



Agenda

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Invocation

5. Agenda Adjustment

6. Minutes

- a. April 23, 2024, Regular Meeting Minutes

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. Ragan Mixed-Use Rezoning (23-REZ-03)
- b. Aura Wildwood Rezoning (23-REZ-04)

10. UDO Text Amendments

- a. Semiannual UDO Text Amendments 24-UDO-01
- b. Conditional Zoning Districts UDO Text Amendment 24-UDO-02

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



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 6.a.

New Business

Title: April 23, 2024, Regular Meeting Minutes

Strategic Priority Area:

Staff Resource:

Action(s):

- Approve April 23, 2024 Minutes

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. Apr_23_2024_PB_Minutes

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

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

The Board completed roll call.

Members Present: Rick Madoni, *Chair*
 Thomas Urquhart, *Vice-Chair*
 Roger Bess, *ETJ*
 Ernie Carpico
 Van Crandall
 Joseph Cuccurullo
 Joanna Holder
 Sara Kempin
 Josh Prizer

Members Absent: None

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. *March 26, 2024 Minutes*

Motion:

Motion to approve the March 26, 2024 Minutes.

Motion by: Mr. Urquhart

Second by: Mr. Carpico

Action: The Planning Board vote in favor of the motion (9-0)

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
- May 21, 2024 – Joe Cuccurullo
 - June 4, 2024 – Josh Prizer
 - June 18, 2024 – Thomas Urquhart

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

Public Comment Period

Mr. Vincent Faszio
3814 Ironwood Drive
Franklinton, NC

Presents to the Planning Board regarding billboards in the Town of Holly Springs.

Agenda Item #9:

- a. Holly Springs Operations Campus (23-REZ-07) - Zone Map Change**
- b. Holly Springs Operations Campus (23-DP-12) – Development Plan**

Ms. Caines, Planning presents the Staff report to the Board

Ms. Jacobs, Engineering continues to present the Staff report to the Board

Mr. Beard, Parks & Rec presents to the Board

Board asks about the Utley Creek Greenway Ph 2 and the pedestrian improvement.

Mr. Prizer asks about the access road and the timeline of when it will be constructed.
Staff confirms this is handled with coordination with DOT, approximately late 2025.

Applicant / Speaker:

Zak Pierce
CLH Design
400 Regency Forest Dr., suite 120
Cary, NC 27158

Owner/Developer: Town of Holly Springs

Kimberly Keyes, Utilities & Infrastructure
Matt Beard, Parks & Rec

Ms. Keyes, TOHS Utilities & Infrastructure presents a background to the Ops Campus, while the Design Engineer, CLH presents to the Board.

Mr. Prizer asks about the proposed Yard waste section. Who will it serve and what are the hours of the machinery? Ms. Keyes confirms the Yard waste section will be resident use and CLH confirms the machinery will likely be during the week and day,

Mr. Prizer asks how many Departments and people are expected to be in the building?

Ms. Keyes explains employees from Town Hall, VOC and Public Works (Business Park) will move to the Ops Campus, the move will free up space within Town Hall, end rent payments to VOC and Public Works in the Business Park has yet to be determined.

Mr. Cuccurullo questions about the longevity of this build-out.

Ms. Keyes confirms this is a 20 year build out. A phase 2 will include a 2nd floor of the Admin Bldg. for future growth of the Town.

Ms. Holder what is the intent for the Residential Yard Waste center of the plan?

CLH confirms the Yard Waste center will be for heavy loads that Town pick up cannot handle.

Ms. Holder asks why this project requires conditional zoning?

Also extends a concern for the Tree canopy.

Ms. Caines revisits the Conditional District Design Goals slide for review with the Board

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

The Planning Board discuss with Staff Conditional Zoning District (CZD) and its minimum requirements within the UDO.

Mr. Ryan explains the CZD is in the UDO to allow flexibility for the Town to achieve its goal as well as the Development to allow for continued growth.

Mr. Cuccurullo confirms the parcel to the southwest of the property line is unlikely to be developed. The Northwest is owned by Seqirus, but is in the Business Park and may be developed in the future.

Ms. Kempin asks if CLH thought about the subdivision nearby and the noise impact the Campus may cause. Ms. Kempin also inquires about the cemetery.

Ms. Caines confirms the subdivision is about a ¼ miles from the campus and is closer to GB Alfred than the site. CLH confirms no construction will be done in the cemetery.

Mr. Prizer brings to the Planning Board some concern over the additional traffic in the area and lack of a signal. A recommendation for Town Council will be to sell the land (Public Works) as Ph 2 is considered in a future build out.

Ms. Holders recommendation for Town Council is to think about the tree canopy and the impact it may have.

Motion:

Motion to adopt the Plan Consistency Statement, as noted in the presentation

Motion by: Mr. Urquhart

Second by: Mr. Prizer

Action: The Planning Board voted in favor of the motion (9-0).

Motion:

Motion that the Planning Board recommend the Town Council **approve Zone Map Change Petition 23-REZ-07** to change the zoning of 30.95 acres of Wake County PIN 0649206441 from RR Rural Residential to HI-CD Heavy Industrial Conditional District, thereby amending the Future Land Use Map to Business & Industrial 23-CPA-05.

Motion by: Mr. Carpico

Second by: Mr. Bess

Action: The Planning Board voted in favor of the motion (9-0).

Motion:

Motion that the Planning Board recommend the Town Council **approve Development Plan 23-DP-12** for Holly Springs Operations Campus as submitted by CLH Design, dated 03/14/24, with the conditions in the Staff report.

Motion by: Mr. Urquhart

Second by: Ms. Kempin

Action: The Planning Board voted in favor of the motion (9-0).

Agenda Item #10: UDO Text Amendment(s)

a. Outdoor Advertising UDO Amendment

Mr. Ryan presents Staff report to the Planning Board

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

Mr. Crandall asks about the size recommendations of the size of the signs.
Mr. Ryan confirms the size of the sign can only be 24 sq. ft (approx. 4x6).

Mr. Crandall asks if Apex and Cary includes Billboards in their Ordinance.
Mr. Ryan confirms Apex and Cary ordinance prohibits all billboards.

The Planning Board hold discussion, there is confusion as to why this is being asked.

Motion:

Motion to adopt the Plan Consistency Statement, as noted in the presentation

Motion: Mr. Prizer

Second by: Mr. Cuccurullo

Action: The Planning Board voted in favor of the motion (7-2)

Mr. Urquhart – Inadequate information, lacking compelling legal reason = no change

Mr. Crandall – inadequate information; Potential distractive driving issues

Motion:

Motion to recommend that the Town Council **approve Unified Development Ordinance (UDO) Text Amendment 24-UD0-03** to *modify the Unified Development Ordinance not as submitted by the Town of Holly Spring, to amend the ordinance to only apply to the HI district only.*

Motion by: Ms. Holder

Second by: Mr. Prizer

Action: The Planning Board voted in favor of the motion (5-4)

Mr. Bess - No rational to differentiate between to the two districts

Mr. Urquhart - Lack of information, lack of reason for the change, danger of damaging the aesthetics of the Town

Mr. Crandall – Agree with Mr. Urquhart, potential distractive driving

Mr. Carpico – Not enough information

Agenda Item #11: Other Business

a. Town Council Official Action Overview

- Eagle's Landing Park Rezoning – Approved
- Eagle's Landing park Dev Plan – Approved

b. Committee Reports

LUAC – Roger Bess / Josh Prizer

- Last meeting – April 2
CANCELLED
- Next meeting – May 7
CANCELLED

TAC – Joanna Holder / Joseph Cuccurullo

- Last meeting – April 8
- Next meeting – April 8

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

- *Arbor Day Tree Planting – April 27*

c. Development Services Report

- *Board Training*
 - *Chapel Hill – May 15, 2024 1:00pm to 4:30pm (in-person)*
 - *Chapel Hill – May 16, 2024 from 1:00pm to 4:30pm (online)*

d. Other Business

Agenda Item #12: Adjournment

Motion:

Motion to adjourn

Motion by: Mr. Prizer

Second by: Mr. Carpico

Action: The Planning Board voted in favor of the Motion (9-0)

Time: 845p

Nikki St. Pierre
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.a.

Requests & Communications - PB

Title: Ragan Mixed-Use Rezoning (23-REZ-03)

Strategic Priority Area:

Staff Resource:

Action(s):

- Adopt Consistency Statement.
- Recommend the Town Council approve/deny Rezoning 23-REZ-03 from RR Rural Residential to NMX - CD Neighborhood Mixed-Use Conditional Zoning District, thereby amending the Future Land Use Map (23-CPA-03).

Explanation:

- The Town has received a Rezoning request to allow for the development of a mixed-use project on 56.90 acres at 3313 Avent Ferry Rd.
- Future development of the site will include commercial at the intersection of Avent Ferry Road and Rex Road, residential (quadruplexes and townhomes), and a public park, which will require separate Development Plan and Major Subdivision Plan review.

Background:

- The parcel was zoned R:30 Residential (reassigned to RR Rural Residential) on June 7, 2016.

Funding Source(s):

n/a

Attachment(s):

1. 23REZ03_RaganMixedUse_StaffReport
2. 23REZ03_RaganMixedUse_Petition
3. 23REZ03_RaganMixedUse_PlanSet
4. 23REZ03_RaganMixedUse_DesignManual



Project Type: Zoning Map Amendment (Rezoning)

Concurrent Applications:

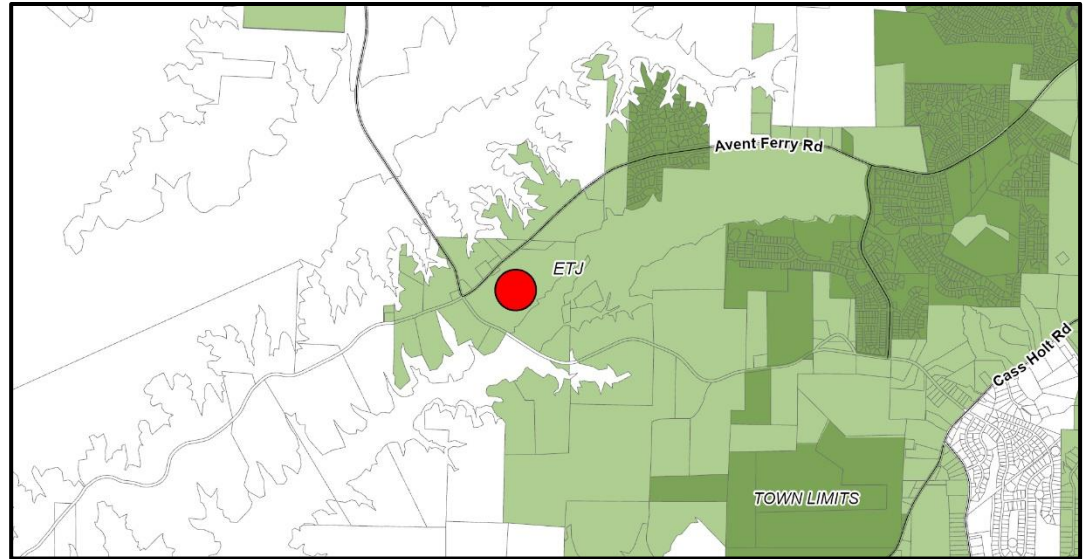
☒ 23-CPA-03

Applicant / Petitioner:

Laura Holloman / McAdams
(See Petition)

Property Address: 3313 Avent Ferry Road

Property Area: 56.90 ac.



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

Project Summary:

A rezoning of 56.9 acres from RR – Rural Residential to NMX-CD – Neighborhood Mixed-Use Conditional Zoning District location at 3313 Avent Ferry Road. The application proposes 32,000 square feet of commercial space, 115 attached dwellings (townhomes), and 164 “Cottage” (quadruplex) units.

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:**

RR Rural Residential

☐ Conditional Zoning District**Proposed Zoning:**

NMX Neighborhood Mixed-Use

☒ Conditional Zoning District

Aerial Photograph

Growth Strategy Map:

Places to Transform

Places to Enhance

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Neighborhood Center

Conservation Neighborhood

Natural Area

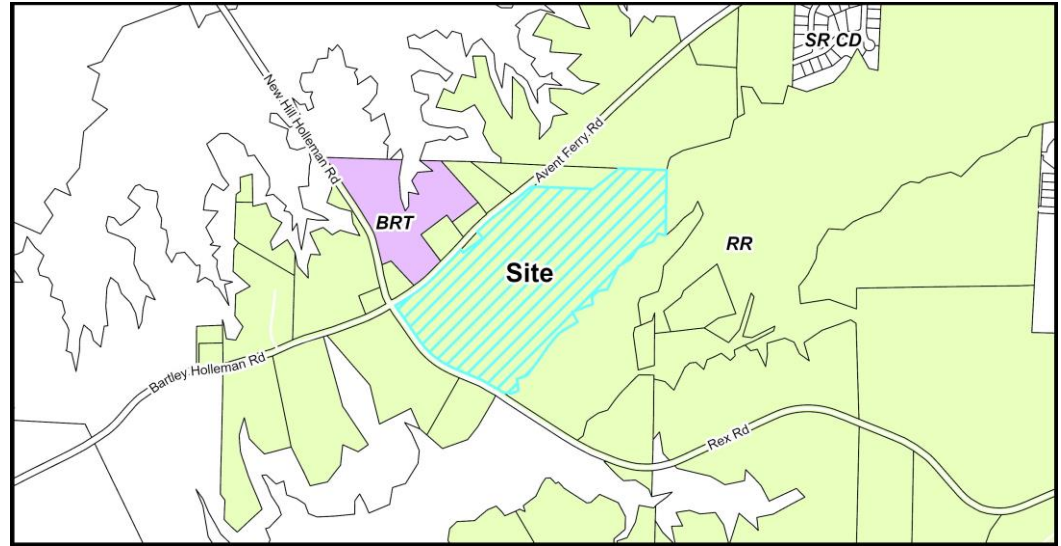
Staff Analysis:The requested Zoning Map Amendment is: ☐ Consistent with Adopted Plans ☒ Inconsistent with Adopted Plans

The proposed Conditional Zoning District achieves several significant themes from the Town's Comprehensive Plan that support the Town's overall goals and objectives. These goals and objectives include adding public park space to the Town's inventory, adding new housing types available to Town residents, and creating commercial development contextual to the community. The proposed modifications to the base standards through the Conditional Zoning District process support a more unique design less seen within the Town's corporate limits. While the proposed Neighborhood Mixed-Use Conditional Zoning District has inconsistencies with the current Future Land Use Map designation, it is reasonable and in the public interest to the Town of Holly Springs as public park space, new housing choices, and conditions which reduce potential impacts to adjacent properties and the neighborhood are provided.

Staff Recommendation: ☒ Approve ☐ Deny

**Current Zoning Information**

Parcel #	Zoning	Area
0627890439	RR	56.9 acres
Total Area		56.9



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR – Rural Residential	Conservation Neighborhood; Neighborhood Center
North	RR – Rural Residential	Conservation Neighborhood
South	RR – Rural Residential	Conservation Neighborhood
East	RR – Rural Residential	Conservation Neighborhood
West	RR – Rural Residential; BRT – Business & Research Technology	Conservation Neighborhood; Neighborhood Center

Parcel Rezoning History

Rezoning Number: 15-REZ-07 (establish ETJ)

Original Zoning: R-80 (Wake County)

Approved Zoning: R-30 – Residential

Approval Date: June 7, 2016



Land Use & Character Information

Growth Strategy Map: Places to Transform
Places to Enhance

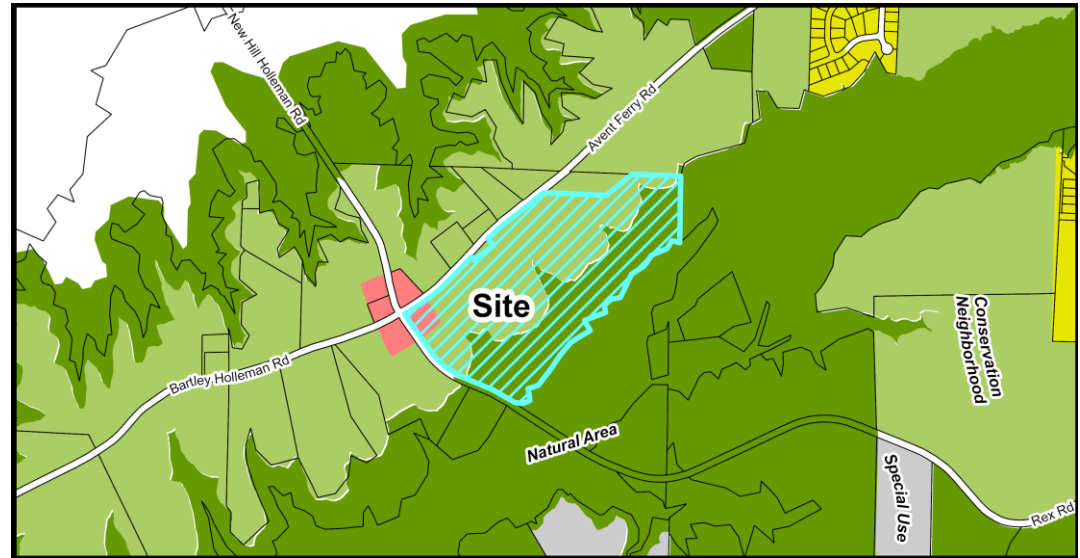
Future Land Use: Neighborhood Center
Conservation Neighborhood
Natural Area

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.

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: Neighborhood Center

Small scale, Neighborhood Centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of Neighborhood Centers transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some Neighborhood Centers may include upper story residential or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from adjacent neighborhoods.

Future Land Use: Conservation Neighborhood

A Conservation Neighborhood preserves 30% to 50% of the buildable land on a site for permanent open space — protecting environmental features, tree stands, or outstanding viewsheds — by closely clustering homes together of varying lot sizes and densities. Conservation Neighborhood design should respond to specific features on the site; however, goals to reallocate gross allowable densities into compact development areas that minimize infrastructure investments and maximize large, continuous areas for permanent open space are encouraged. Resident amenities in these neighborhoods should include walking trails and neighborhood gardens. Conservation Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses.

Future Land Use: Natural Area

Natural Areas are largely undeveloped and reserved for preservation and low-impact recreation (trails and greenways) because of their outstanding beauty, environmental features, or proximity to Harris Lake.



Land Use & Character Information (cont.)

Historic Structures: ☒ None

Across Avent Ferry Road from the subject property is the Samuel Bartley Holleman House, one of three Holly Springs properties on the National Historic Register. Next to the house is Collins Grove Baptist Church and Cemetery, a National Historic Register Eligible property.

Future Land Use Staff Analysis:

The requested Zoning Map Amendment is: ☐ Consistent ☒ Inconsistent

The subject property has three designations on the Future Land Use Map: Neighborhood Center, Conservation Neighborhood, and Natural Area. The proposed Zone Map Amendment is consistent with the Neighborhood Center designated portion, as the application proposes a commercial component at the intersection of Avent Ferry Road and Rex Road. While the proposed Neighborhood Mixed-Use Conditional Zoning District is suitable for a Neighborhood Center, it is not typically a suitable zoning district within a Conservation Neighborhood character area, per the Unified Development Ordinance. The proposed Conditional Zoning District does not achieve the goal of 30-50% preserved buildable land, but does propose 19% open space, with several types of active and passive areas, and dedication of a public park. There is also a significant portion of Natural Area on the site, bordering the southwest property line. The proposed stormwater control measures take up the majority of Natural Area space, and the majority of the site's streams and wetlands are preserved with the proposed district.

The applicant is requesting consideration of a companion Comprehensive Plan Amendment (23-CPA-03) with this application. The request is for the portions of the property designated as Conservation Neighborhood and Natural Area on the Future Land Use Map to be changed to Mixed Residential Neighborhood if the rezoning is approved. The rezoning petition meets several of the characteristics of the Mixed Residential Neighborhood character area, including:

- A mix of housing types - the proposal includes a mix of townhomes and "cottage" dwellings (quadruplexes). The quadruplex "cottages" provide a housing type generally not found within Holly Springs.
- Off-street parking at the side/rear of lots and buildings to enhance streetscape and walkability.
- 32,000 square feet of commercial space
- Development sensitivity to existing natural resources.
- Building materials and design standards fit the area's rural character and existing structures.

The proposed district meets several important themes for Transforming Holly Springs by creating a new mixed-use activity center at a historic road intersection and creating a new gateway transition into the Town. The proposed commercial portion of the district may also reduce transportation impacts by reducing automobile trips for those living within the site, increasing land use-transportation coordination. These themes connect to specific recommendations in the Land Use & Character Plan including CC-8: Increase Walkability and CC-10: Mitigate Impacts of Auto-Oriented Uses.



Land Use & Character Information (cont.)

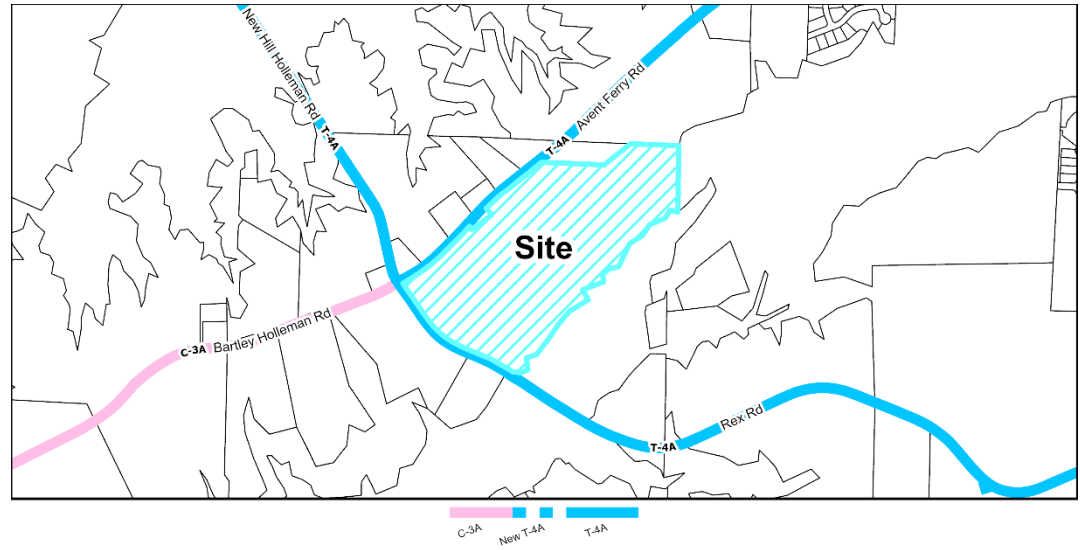
While the proposal does not meet the specific style of development intended by the Conservation Neighborhood character area and is not fully consistent with the Vision Holly Springs Land Use & Character Plan, the proposed Conditional Zoning District meets several important characteristics of the Growth Strategy Map, themes for development, and specific recommendations in the Comprehensive 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:

In accordance with the Unified Development Ordinance (UDO) and Comprehensive Transportation Plan (CTP), road widening is required across the property frontages of Avent Ferry Road and Rex Road to meet ½ of the ultimate cross-sections. The development is proposing two driveway accesses along Avent Ferry Road and 2 driveway accesses along Rex Road.

The Comprehensive Transportation Plans cross section potentially impacts historic structures on the north side of Avent Ferry Road. The applicant has provided a new right-of-way design to minimize impacts to these historic sites. This change by the applicant meets the Land Use & Character Plan's recommendation CC-20: Protect and Maintain Holly Springs's Historic Structures.

New Location Roadways:

There are no new CTP public roads proposed on this parcel.

Hotspot/Safety Study Location:

There are no Hotspot/Safety studies adjacent to this parcel.

Improvement Prioritization:

N/A



Transportation Information (cont.)

Traffic Study Policy

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

Traffic Study Summary

A Traffic Impact Analysis (TIA) and associated Transportation Mitigation Agreement (TMA) was completed with the rezoning petition. This development is required to design and construct all recommended improvements within the approved TIA and TMA as follows:

Avent Ferry Road/Bartley Holleman Road at Rex Road/New Hill Holleman Road

- Provide exclusive northbound right-turn on Rex Road.
- Provide exclusive southbound left-turn on New Hill Holleman Road.
- Modify westbound approach of Avent Ferry Rd to provide exclusive right turn lane and shared left-turn/through lane.
- Install traffic signal.

Avent Ferry Road

- Provide asymmetrical widening to eliminate future conflicts with Collins Grove Baptist Church and its cemetery and also comply with CTP required frontage widening.

Avent Ferry Road at West Site Driveway

- Construct site driveway with left-in/right-in/right-out movements.
- Provide westbound left-turn lane on Avent Ferry Road.
- Provide an eastbound right-turn lane on Avent Ferry Road.

Avent Ferry Road at East Site Driveway

- Construct full-movement site driveway.
- Provide westbound left-turn lane on Avent Ferry Road.
- Provide an eastbound right-turn lane on Avent Ferry Road.

Rex Road at West Site Driveway

- Construct site driveway with right-in/right-out movement.
- Provide westbound right-turn lane on Rex Road.



Transportation Information (cont.)

Rex Road at East Site Driveway

- Construct full-movement site driveway.
- Provide eastbound left-turn lane on Rex Road.
- Provide westbound right-turn lane on Rex Road.

Transportation Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

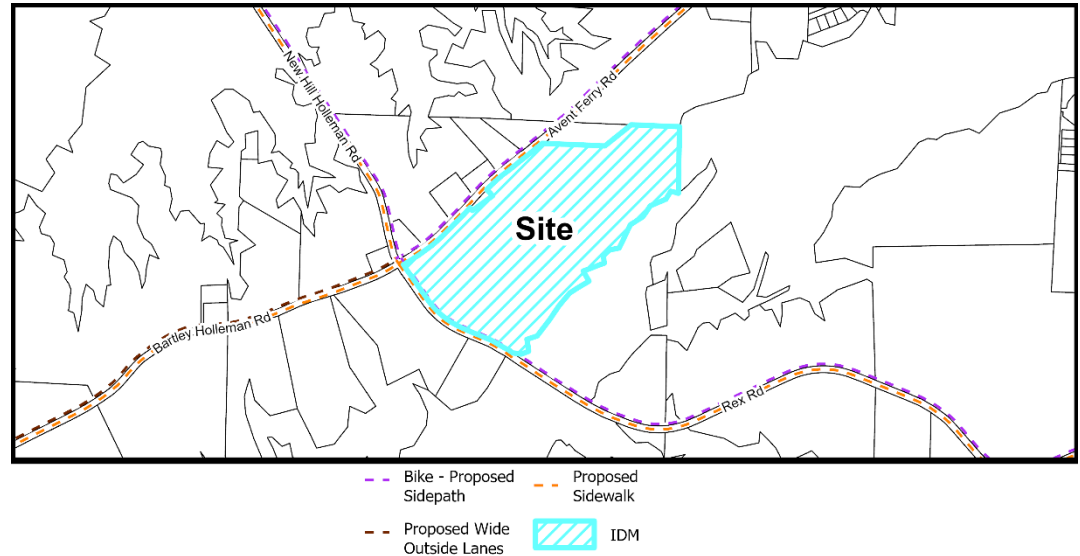
The mitigation improvements within the Transportation Mitigation Agreement set forth by the Traffic Impact Analysis are consistent with the Comprehensive Plan.



Parks, Recreation, & Greenways Information

Park Search Area

☒ Yes

☐ No


Active Transportation Map

Required Active Transportation Improvements

☐ Greenway

☒ Sidepath

The Comprehensive Transportation Plan shows a 10' Sidepath required for both the Rex Rd and Advent Ferry Rd frontage. The application has shown both improvements, including a section across an off-site "notch" as required by UDO Section 7.6 Sidewalks, Sidepaths, and Greenways. Should sufficient right-of-way not already exist across the "notch," the applicant shall endeavor to obtain the necessary right-of-way, and if they are not able to, the Town will be able to assist in the condemnation of the necessary right-of-way to enable the applicant's construction of the Sidepath.

Parks, Recreation, & Greenways Summary

The proposed Rezoning is located within Park Search Area #7 as shown in Comprehensive Plan Section 3. As this proposal contains a residential component and is located within a Park Search Area, they will be required to dedicate Parkland pursuant to the requirements of UDO Section 4.7 Public Park Space. The applicant has identified an approximate 6.9-acre area in the northeast corner of their proposed development, which would be dedicated to meet this UDO requirement. In addition to the land dedication, the applicant has proposed some initial improvements to the park site which would provide an immediate benefit to the future residents of their development upon completion of their buildout. The applicant is working with Town Staff on a Development Agreement to codify the terms of the dedication and improvement/reimbursement. At the time of this report, that Agreement was not yet completed.

Parks, Recreation, & Greenways (cont.)



Parks, Recreation, & Greenways Staff Analysis:

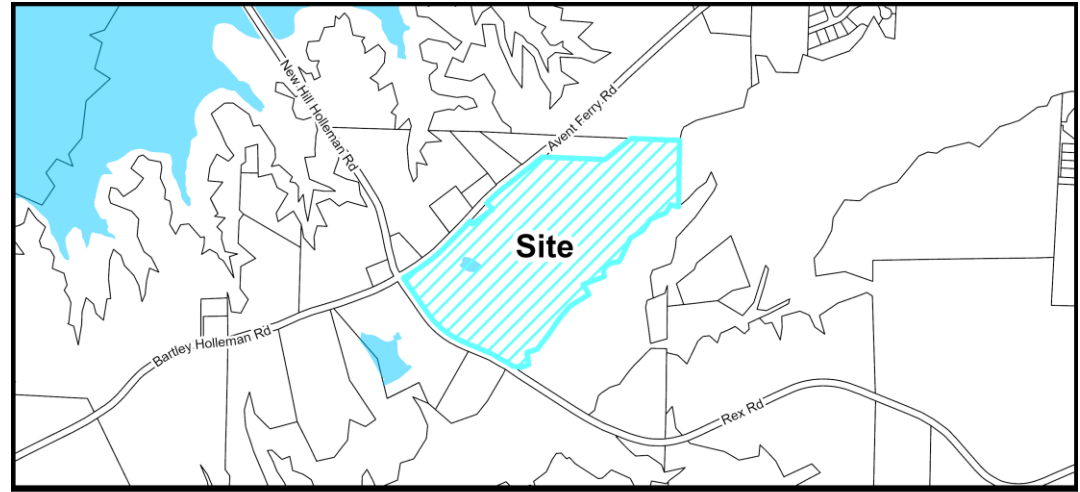
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The proposed Rezoning petition shows compliance with all Parks, Recreation and Greenway-related UDO Ordinance requirements, and reflects the vision of Park Search area #7 as proposed in the Town's Comprehensive Plan Section 3. This would be the first occurrence of our Parkland Dedication requirement actually resulting in the dedication of Parkland rather than a payment of the fee-in-lieu of Parkland Dedication.



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

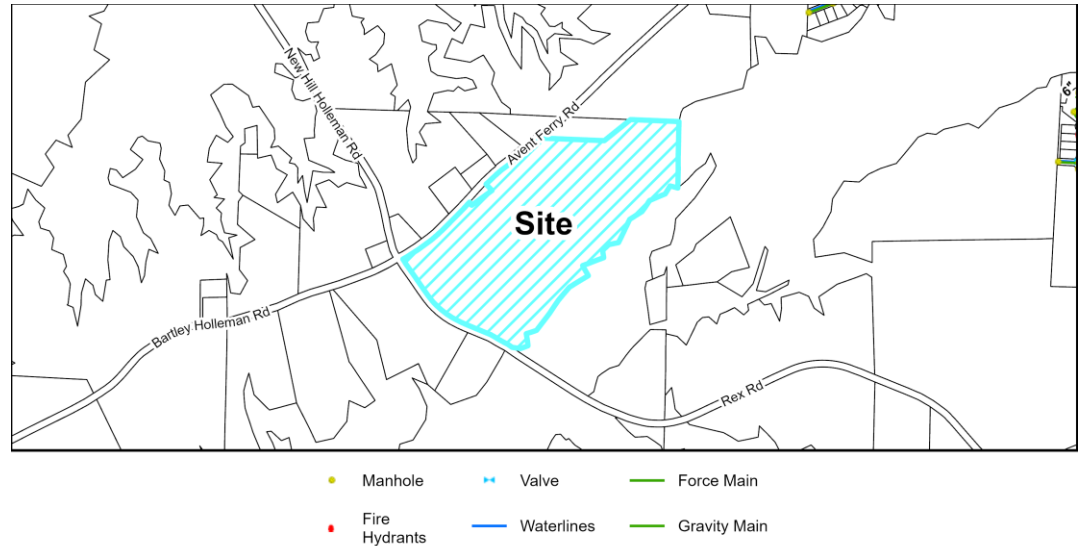
The subject property is outside of a Study Area as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System.



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:

The project is required to tie to and extend Town water facilities to serve the proposed development. Watermains extensions are proposed from the Lochridge Subdivision and along each property frontage of Avent Ferry Road and Rex Road in accordance with the Town's Long-Range Water plan. These waterlines will be installed by the developer in accordance with Towns Policies.

Sanitary Sewer:

Sewer service is proposed to be provided via an onsite pump station and forcemain to discharge to the existing Avent Ferry Pump Station. Easement acquisition and construction associated with the forcemain route are included as part of this development. The Long-Range Wastewater Plan identifies this site for a regional pump station. The developer worked with Town Staff to determine a mutually beneficial solution. However, after coordination with Town Administration and the Utilities and Infrastructure department, it was determined the funding needed to offset the cost for a regional solution is not available at this time. Therefore, the proposed pump station will be sized to serve this development only.

A sewer study, including a pump station capacity analysis for the existing Avent Ferry pump station and the proposed pump station was completed with this rezoning. The study does not anticipate improvements to the Avent Ferry pump station are necessary, but the study must be revisited at Major Subdivision for the Ragan only pump station solution.

Reclaim:

The project is located outside 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 rezoning was submitted on June 2, 2023, and is therefore not subject to the Water Resource Management Policy (effective July 1, 2023).

Infrastructure & Utility Staff Analysis:

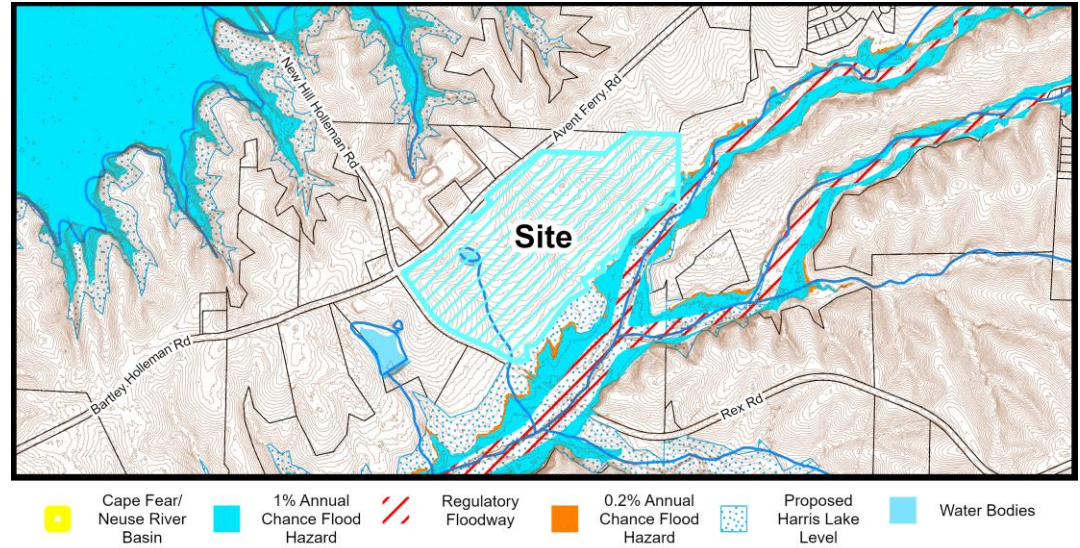
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

While the Long-Range Wastewater Plan identifies this site for a regional pump station and the developer worked with Town Staff to determine a mutually beneficial solution, it was determined the Town funding to support a regional solution is not available at this time. Therefore, the proposed pump station will be sized to serve the Ragan development only. The proposed utility connections and extensions are consistent with the Comprehensive Plan as well as the Engineering Studies associated with the Rezoning Petition.



Natural Resources & Open Space Information

Total Required Open Space	12 % or 6.83 ac.
Tree Preservation Area	10% or 5.7 ac.
Active Recreation Area	0% or 0 ac.
Urban Civic Space	0.5% or 0.28 ac.
Flexible Space	1.5% or 0.85 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The proposed district requires 12% minimum Open Space of the total area (10% Tree Preservation, 0% Active Recreation, 0.5% Urban Civic Space, and 1.5% as Flexible Area). The applicant has proposed a total of 19%, which includes Tree Preservation throughout the site, taking into account the site's natural landscape. The applicant has also proposed Active Recreation includes trails, a pool, pickleball court, dog parks, and tot lots. The flexible space incorporates additional urban civic space and tree preservation.

Stormwater:

The project is located within the Cape Fear River Basin and proposes to treat all new impervious surfaces onsite with several Stormwater Control Measures. There are several jurisdictional features located on and adjacent to the site such as wetlands, a stream, floodplains, and Riparian buffers.

Natural Resources & Open Space Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The applicant has met the required Open Space regulations of the proposed NMX-CD – Neighborhood Mixed-Use Conditional Zoning District, per the Town's Unified Development Ordinance. Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval. This has been designed in a way to minimize impacts to the existing environmental features and is consistent with the Comprehensive Plan.



Conditional Zoning District Standards Information

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

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

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

Conditional Zoning District Summary

Development Standards (UDO Section 2):

Development Density	UDO Standard	Proposed Standard
Maximum Gross Density (Units/Acre)	15 units/acre	5.27 units/acre

Building Placement	UDO Standard	Proposed Standard
Exterior Setback Minimum to Adjacent Residential Districts	5'	10'
Exterior Setback to Adjacent Commercial*	20'	25'

*Applies to Avent Ferry Road and Rex Road frontages



Building Height	UDO Standard	Proposed Standard
Maximum Building Height	45'	45'
Accessory Structure Maximum	N/A	15'

Permitted Uses (UDO Section 3):

The applicant has proposed no additional uses to the NMX district per the Unified Development Ordinance. The NMX – Neighborhood Mixed-Use zoning district allows for a mix of residential and non-residential uses, with certain uses permitted via Conditional Zoning District only.

The proposed Conditional Zoning District lists permitted uses, as seen in the table from the Design Manual below. Several uses were omitted from standard UDO permitted uses such as Residential Care Facilities, Amusement (Indoor), and School (Commercial, Trade, & Business).

PERMITTED USE TABLE

The uses listed in the permitted use table shall be the only uses permitted as part of this development.

Use	NMX
Apartment Dwelling	P
Attached Dwelling	P
Bed and Breakfast	P
Hotel	P
Inn	P
Business Services	P
Childcare Center	P
Medical Office	P
Office Use	P
Personal Services	P
Veterinary Clinic/Hospital	P
Bar/Nightclub/Tasting Room	P
Food/Restaurant Uses	P
Retail Uses	P
Civic Building	P
Community Support Facility	P
Assembly	P
Religious Use	P
Fitness Facilities	P
Recreation Facility, Indoor	P
Solar Energy Systems-Small	P
Transit Station/Terminal	P
Wireless Telecommunications Equipment	P
P = Permitted.	

Landscaping (UDO Chapter 5):

Required Buffering	UDO Standard	Proposed Standard
Thoroughfare Buffer	5' Type A	10' Type B (Commercial) 20' Type B (Residential)

**Building, Site, and Subdivision Lot Design Standards (UDO Chapter 8):**

	UDO Standard	Proposed Standard
Commercial Primary Façade Material Requirements	Type 1 Material: Minimum 60% of Building Façade No more than 3 discernable color families	Type 1 Material: Minimum 40% on Primary Building Façade No color requirements
Commercial Primary Façade Definition	Any Building façade in which any portion of a Lot or Integrated Center is determined to be visible from a Public/Private Street Frontage, Interior Access Drive, or a Side or Rear Lot Line abutting a Residential Use District	Facades facing Avent Ferry Road or Rex Road
Commercial Ground Floor Transparency	Small Buildings (<25,000sf): 40% Medium, Large Buildings (25,000-200,000sf): 20% Extra Large Buildings (>200,000sf): 10%	All Commercial Buildings: 40%
Residential Façade Type 1 Materials	Brick; stone (e.g., natural/cultured, limestone, marble, or granite); split-face block (integral color); architectural or precast concrete, if the surface is designed to simulate brick or stone; a combination thereof; or similar material determined by the Administrator	Brick; stone or synthetic equivalent; cementitious siding; fiber cement (Hardie Plank); stucco
Residential Façade Type 2 Materials	Wood siding; fiber cement siding; stucco; tile; EIFS; or similar material determined by the Administrator	Tile; EIFS, metal
Residential Façade Type 3 Materials	High quality, smooth finish metal panel or similar material determined by the Administrator.	Vinyl siding, trim, accent
Residential Primary Façade Material Requirements	Type 1 Material: Minimum 35% of Building Façade Type 3 Material: Prohibited	Type 1 Material: Minimum 40% of Building Façade Type 3 Material: Maximum 10%

To commit to the rural “farmhouse” theme, the applicant has offered specific elements to commercial buildings such as cupolas, weather vanes, and/or public art pieces of various materials. Commercial roofs may be composed of shingles or metal. Residential facades will have masonry watertables across the front of each building.



Conditional Zoning District Standards Staff Analysis

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

Staff has found the application to be generally consistent with CD Design Goals. The applicant has proposed a mixed-use development at the edge of the Town's Extraterritorial Jurisdiction, with rural, "farmhouse" architectural elements that are in character with nearby properties and land uses. This will contribute to a more unique design less seen within the Town's corporate limits. The applicant has proposed less density than what would normally be permitted in the district and is only slightly higher than what could be achieved using a conservation subdivision. The proposed layout creates opportunities for residents to safely walk within the community, as well as to potential commercial options that can serve the site and community.

The proposed Conditional Zoning District offers a guarantee of the construction of commercial space within a designated Neighborhood Center on the Future Land Use Map. The applicant has committed to a minimum of 10,000 sf of commercial to be constructed prior to the 150th certificate of occupancy, ensuring development of a more traditional-style neighborhood.

Staff has noted some modifications to the UDO are less restrictive than what is currently required. There are less restrictive material requirements for UDO-defined primary commercial facades, and the possible inclusion of UDO Type 2 and 3 materials where not typically allowed. The deviations may inform the farm house style intended by the applicant and it should be considered if the proposed deviations are indicative of higher quality and innovative development.



Decision-Making Information

Zoning Map Amendment (Rezoning) Staff Analysis

The proposed Conditional Zoning District achieves several significant themes from the Town's Comprehensive Plan that support the Town's overall goals and objectives. These goals and objectives include adding public park space to the Town's inventory, adding new housing types available to Town residents, and creating commercial development contextual to the community. The proposed modifications to the base standards through the Conditional Zoning District process support a more unique design less seen within the Town's corporate limits. While the proposed Neighborhood Mixed-Use Conditional Zoning District has inconsistencies with the current Future Land Use Map designation, it is reasonable and in the public interest to the Town of Holly Springs as public park space, new housing choices, and conditions which reduce potential impacts to adjacent properties and the neighborhood are provided.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Land Use Advisory Committee Discussion

The LUAC discussed the initial concept for this project on May 2, 2023.

Planning Board Representatives: Thomas Urquhart, Rick Madoni

Town Council Representatives: Mayor Sean Mayefskie, Mayor Pro Tem Daniel Berry

Summary of Discussion: Land Use Advisory Committee members offered feedback on general layout of the site, a potential regional pump station, more opportunity for commercial, Comprehensive Plan compatibility with the current character area, and concerns over density.

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: 3/22/2023

Summary of Issues: The neighbors asked questions regarding the following:

- Avert Ferry Road widening
- Pump Station appearance, impacts to nearby properties, odor concerns
- Impacts to neighboring driveways, barn across Rex Road
- Buffering
- Utility Connections (Water, Fiber, etc)
- Fencing



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

While the requested Zoning Map Amendment from RR – Rural Residential to NMX-CD Neighborhood Mixed-Use Conditional Zoning District has inconsistencies with the Vision Holly Springs Comprehensive Plan since the current Future Land Use Map destination for a majority of the site is conservation neighborhood, the proposed district meets the characteristics of the Neighborhood Center Future Land Use designation, Conditional District Design Goals, and specific Community Character recommendations as outlined in the Comprehensive Plan. The requested rezoning is reasonable and in the public interest because it provides additional housing choices, appropriate commercial space, and increased public park space to the Town.

Action #2: Zoning Map Amendment Petition Motion

Motion to recommend that the Town Council approve / deny Zoning Map Amendment Petition #23-REZ-03 to change the zoning of 56.9 acres of Wake County PIN #0627890439 from RR – Rural Residential to NMX-CD – Neighborhood Mixed-Use Conditional Zoning District, thereby amending the Future Land Use Map for the portion designated as Conservation Neighborhood to Mixed Residential Neighborhood, as submitted by Laura Holloman of McAdams.



Next Steps

Legislative Public Hearing

Anticipated Town Council Public Hearing Date: 6/18/2024

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: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Project Name: Ragan Mixed- Use

Project Location: 3313 Avent Ferry Road

Use street address. If none, use the closest intersection

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

PIN: 0627890439

Real Estate ID: 0058074

Project Acreage: (Rounded to nearest tenth) 56.9 Partial Parcel: ☒ No ☐ Yes

Sketch Plan Review (Pre-Submittal) Meeting Date: March 16, 2023 LUAC Meeting: May 2, 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.

Petition Request

Current Zoning: Rural Residential Proposed Zoning: Neighborhood Mixed-Use (Conditional)

Current Future Land Use Designation: Neighborhood Center/Conservation Neighborhood

Proposed Future Land Use Designation: Neighborhood Center Mixed Residential Neighborhood

Area Plan Designation (if applicable): N/A

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

Project Applicant/Contact

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

Is the applicant applying on behalf of the property owner(s)? ☒ Yes ☐ No If yes, please complete the Affidavit of Property Owner Consent form and attach. If applicant contact is not the Owner or representing the Owner(s), please complete Property Owner Notification Affidavit and attach.

Name Laura Holloman Company McAdams

Mailing Address 621 Hillsborough Street, Suite 500

City Raleigh State NC Zip 27603

Telephone # (919) 287-0770 E-Mail holloman@mcadamsco.com

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

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

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

Name Agarwal Family LLC Company Greenhawk Corporation

Mailing Address 1330 Sunday Drive, Suite 105

City Raleigh State NC Zip 27607

Telephone # (919) 258-2087 E-Mail jmedlin@greenhawkcorp.com

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

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

Owner's Authorization

Owner's Signature(s)

PIN/REID

Date

[Signature]

0627890439/0058074

May 24, 2023

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: Ragan Mixed-Use

Proposed Zoning District: Neighborhood Mixed-Use (Conditional)

Proposed Land Use/Density: 4.84 d/u per acre

Future Land Use Plan Map Designation: Neighborhood Center/Conservation Neighborhood

Future Land Use Plan Designation Land Use/Density: 5 d/u per acre

For DS Use only

Project # _____

Date Received: _____

Plan Consistency Statement:

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

Petitioner's Response

Executive Summary

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

6/2/2023

Plan Consistency Statement: Petitioner's Response

Executive Summary:

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

- *To enable all residents with the ability to live within walking distance of a neighborhood commercial center and central civic space*
 - The proposed development would provide a variety housing, pocket parks, open civic green spaces, and commercial uses in a walkable development with ample pedestrian access.
- *To accommodate a variety housing types that includes single family, executive housing, townhouses, condominiums, and apartments*
 - This project will provide increased housing options for Holly Springs residents. The proposed development will allow for both cottage style homes and townhome units as a part of this mixed-use development. The variety of housing types will increase housing stock and choice for the growing population. The cottage style homes will be a new housing type in the town, diversifying the housing stock made available to the community.

Section 1: Future Land Use and Community Character

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

A. Future Land Use

The subject site is identified in the Future Land Use Plan as a Place to Transform and a Place to Enhance.

"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."

"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.”

This project proposes a mix of commercial and residential (including multi-family and single-family attached)uses, increasing the much needed density in this area of town. The improved transportation access, variety of uses, and increased density will position this community to alignment with the vision for Holly Springs established in the Comprehensive Plan.

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 the rezoning petition achieves:

Land Use Patterns

The subject site is located toward the southwestern boundary of Holly Springs, serving as a key connection point and gateway to town. The proposed development will serve as a vibrant mixed-use project, welcoming residents and visitors to the Holly Springs community. This area of town is currently under-developed, and the proposed development would serve as an anchor to encourage further growth and expansion of the Town’s tax-base.

Open Space

Mixed-use developments are required to provide open space areas in the form of linear parks, courtyards, and pocket parks. Specifically, this project proposes a community gathering area envisioned as a central village green, a network of walking trails, and reforestation areas. Additionally, several active recreation areas will be incorporated throughout the development. These open space amenities will create a sense of place and encourage social interaction throughout the development, while maintaining the natural feel of a conservation neighborhood.

Transportation Networks

Prior to submitting a rezoning petition, applicants must establish a TIA Scope of Work with Engineering and NCDOT. This ensures the applicant ample time to complete the study and evaluate associated recommended improvements.

- The project incorporates a connected street and alley network paired with sidewalks and connections to Avent Ferry and Rex Roads.
- The project provides bicycle parking and storage compliant with UDO requirements.
- Thoroughfare streetscape planting requirements along Avent Ferry and Rex Roads are intended to be used as energizers to shape and define the public realm. Additionally, the development will meet street tree requirements, in

conjunction with the approved thoroughfare planting plan, installed at the developer's expense, along Avent Ferry and Rex Roads. Internal streets will continue this same vision by incorporating on-street parking and street tree installation to encourage natural traffic calming and a traditional main street feel.

Parking Location

- Parking will be located behind buildings so as not to be visible from the street. This will enhance community character by preventing a "sea of parking," which can be visually distracting from the rest of the development. On-street parking will also be provided throughout the residential and commercial areas of the development. Townhomes will have rear-access driveways and garages along alleys. A variety of garage, on-street, and surface parking options will be provided for the cottage units.

Lot Size and Building Placement

- Commercial buildings will be oriented to interact with the development and the intersection at Avent Ferry and Rex Roads. Many of the townhome and cottage buildings will front open space or natural areas, and townhomes will have rear alley access throughout the development.

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 the Town's vision. The Future Land Use Plan designates this parcel as a Conservation Neighborhood along Avent Ferry Road and a Neighborhood Center at the intersection of Avent Ferry and New Hill Holleman Roads. Per the Future Land Use Plan, the Conservation Neighborhood and Neighborhood Center areas shall be as described:

"A Conservation Neighborhood preserves 30% to 50% of the buildable land on a site for permanent open space — protecting environmental features, tree stands, or outstanding viewsheds — by closely clustering homes together of varying lot sizes and densities. Conservation Neighborhood design should respond to specific features on the site; however, goals to reallocate gross allowable densities into compact development areas that minimize infrastructure investments and maximize large, continuous areas for permanent open space are encouraged. Resident amenities in these neighborhoods should include walking trails and neighborhood gardens. Conservation Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses."

"Small scale, Neighborhood Centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential

development. The design of Neighborhood Centers transitions effectively between residential and nonresidential uses and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some Neighborhood Centers may include upper story residential or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from adjacent neighborhoods.”

Because the proposed zoning is not currently aligned with the Conservation Neighborhood designation along Avent Ferry Road, the applicant has requested a Comprehensive Plan Amendment to the Future Land Use Plan to Mixed Residential Neighborhood. It should be noted that the site has been timbered significantly. The Mixed Residential Neighborhood designation would better align with the Neighborhood Center designation at the intersection, as it would provide for the level of density needed to support a small-scale commercial development. Per the Future Land Use Plan the Mixed Residential Neighborhood shall be as described:

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

The proposed rezoning to Neighborhood Mixed Use Conditional zoning, will achieve the goals of both the Neighborhood Center and Mixed Residential Neighborhood. The residential portion of the development will consist of a mix of townhomes and cottage-style multi-plex units, which will cater to residents at many stages of life, including young professionals, small families, and empty nesters. On-street parking and a variety of open spaces, recreation areas, and pocket parks will be located throughout the development, along with pedestrian connections to the commercial area. The proposed development intends to preserve existing trees where possible and has committed to significant reforestation across the site. The development will incorporate a performance-based enhanced landscaping plan, as well as ample open space, and reforestation areas to align the intent of the Future Land Use Plan with the rural character of the surrounding area. Green stormwater infrastructure will be implemented across the site. Walking trails, pocket parks, and reforested spaces throughout the development creating a natural and welcoming environment.

Section 2: Transportation/Comprehensive Transportation Plan

As the town grows, traffic will become an increasingly critical issue. As a new development, it is only fair that this potential project contributes to the mitigation of its potential impacts. This will be done in conjunction with the Town’s engineers and NCDOT. While the project does propose to dedicate the necessary right-of-way to meet half of future row-width per the CTP, a number of constraints exist

creating constructability issues to provide ultimate section at this time. The subject development will coordinate with the Town and NCDOT on the appropriate provisions for roadway improvements, avoiding impacts to historic properties, and managing access impacts to existing uses (such as the church) that may otherwise occur with the construction of the median section.

The project meets several goals under the CTP:

- *“Promote a pedestrian-friendly environment by filling gaps and improving connectivity throughout the sidewalk system and to key destination or activity nodes.”*
 - This project will yield much needed high-quality development near the edge of town resulting in a mixed-use destination, accessible to pedestrians and cyclists from nearby neighborhoods, resulting in an activated pedestrian climate.

The CTP outlines the same goals or objectives as the transportation section of the Comprehensive Plan. The project proposes a multimodal transportation network, fostering healthy growth in the surrounding environment. This is done through three elements: roadway, bicycle and pedestrian, and transit. Avent Ferry Road and Rex Road are shown as four-lane thoroughfare with a side path in the CTP. The ultimate right-of-way section along Rex Road will be accommodated, but consistent with item 1a, the project will coordinate with staff to determine which portions of the roadway section are appropriate for implementation. These improvements are aimed at improving existing traffic and accommodate the proposed project traffic. Analyses indicated that long delays and queues would be expected at the Avent Ferry Road – Rex Road intersection in the future study year even without the project. However, the improvements proposed as part of the TIA (which include the installation of a traffic signal) are substantial enough that the future build-out delays are shorter than the future no-build delays. As such, these improvements (which are not known to be proposed as part of any other public or private projects) are sufficient to address both site and non-site traffic impacts. This project shall incorporate its design of the road segment within its property only, and, at time of development plan, shall confirm that the remaining extension shall be constructible in the future.

The bicycle and pedestrian element is achieved through the integrated pedestrian network via sidewalks and trails throughout the development.

The transit element is dependent upon future transit service in the area. Currently there are no nearby transit stops. As part of the development plan, staff will evaluate the need for an additional shelter adjacent to the 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: Parks and 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:

- *Offer recreation access to people of all ages and ability levels*
 - The project proposes several recreational and open space areas as a part of the development including walking trails, pocket parks, civic gathering spaces, play areas, and green space located throughout the site. Residents will have convenient access to these amenities that offer a range of recreational activities for them to enjoy.

- *Amenities that encourage physical activity*
 - The proposed development will feature walking trails, pocket parks, outdoor play spaces, and other active areas that will promote physical activity.
- *Seek excellence in everything the Town provides to its residents by: placemaking compliance, updated technology.*
 - The project proposes to meet active open space requirements by providing plazas and programmed amenities throughout the development. In addition, the project will be required to meet all NC ADA requirements. The proposed project will also be installing multiple EV charging stations, consistent with the new UDO, ensuring that the site will meet updated technology needs.

Section 4: Community Facilities

Community facilities address the need to be mindful of the increased demand for public services as the growth continues. Community facilities can include fire, police, EMS, as well as public school facilities. The Comprehensive Plan contains several community facility objectives, specifically the project achieves the following:

“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.”

Developers plan for community facilities such as police, fire and EMS when designing a development. Drive aisles are designed to accommodate the largest emergency response vehicle. A turning-move template is reviewed by staff to ensure vehicles can safely maneuver through all access points and parking areas. Emergency response facilities exist within reasonable proximity to the subject site 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, can adequately handle new growth resulting from development. Holly Springs has smartly planned for rapid growth by entering into a water agreement with Harnett County serving the town by abundant water from the Cape Fear River.

The project will utilize Town of Holly Springs public water and sewer to service the development. Currently, a 12” water main exists within Avent Ferry Road (in front of Lochridge Subdivision) which will be extended down Avent Ferry Road to the subject property and across the property frontages of both Avent Ferry and Rex Roads. Public sewer will be serviced by gravity design throughout the development, and a Pump Station is anticipated in the southeast corner of the development. The pump station will discharge to the existing Avent Ferry Pump Station. A Sanitary Sewer Evaluation is being reviewed by the Town of Holly Springs in relation to the proposed pump station and will be approved in conjunction with a successful rezoning petition. Site stormwater will be treated and controlled by stormwater control measures located on site to meet the UDO requirements of the Town of Holly Springs. The project will likely require at least two (2) SCMs to address the post construction runoff for both quantity and quality. The project will likely need to construct a Pump Station and a traffic signal at the intersection of Avent Ferry Road and Rex Road. Both of these facilities, if constructed, will be connected to the Town’s fiber optic network at the developer’s expense.

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 petition, the developer agrees he/she (i) is familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with the Non-Residential Project. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development

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 each project, subject request included, meets all state, federal, and local requirements to protect stream and wetland features. As part of the master planning process, an environmental scientist is retained by the developer to perform any needed delineations of streams and wetlands on-site. These delineations are then confirmed by the appropriate state and federal agencies through an on-site visit. Once this visit is performed, the agency will then issue an official determination letter that is valid for a period of five (5) years (if no development of the property occurs). This letter must be submitted to town staff to verify that all environmental features on-site have been accounted for and protected accordingly.

On March 1, 2023, the town adopted a new UDO. As part of that ordinance, a tree preservation section must be adhered to and include tree preservation requirements.

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: March 22, 2023
Time: 6:00pm to 7:00pm
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: March 6, 2023

Conduct of Meetings:

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

Summary of Issues:

See meeting summary attached.

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:
Amenity was moved to more central location.

Attach Additional Sheets as needed

Additional attachments required for the report:

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

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Date

6/2/23

OWNER	ADDR1	ADDR2	ADDR3
AGARWAL FAMILY III LLC	1330 SUNDAY DR STE 105	RALEIGH NC 27607-5196	
BANE, LUCY MCDONALD	3424 AVENT FERRY RD	NEW HILL NC 27562-9298	
COLLINS GROVE BAPTIST CHURCH	2305 AVENT FERRY RD	HOLLY SPRINGS NC 27540-8941	
COLLINS GROVE BAPTIST CHURCH INC	2305 AVENT FERRY RD	HOLLY SPRINGS NC 27540-8941	
DUKE ENERGY PROGRESS INC	550 S TRYON ST	CHARLOTTE NC 28202-4200	
DUKE ENERGY PROGRESS INC	550 S TRYON ST	CHARLOTTE NC 28202-4200	
DUKE ENERGY PROGRESS INC	550 S TRYON ST	CHARLOTTE NC 28202-4200	
DUKE ENERGY PROGRESS INC NC EASTERN MUNICIPAL POWER AGENCY	550 S TRYON ST	CHARLOTTE NC 28202-4200	
HARRIS LAKE BOAT STORAGE LLC	8712 HOLLY SPRINGS RD	APEX NC 27539-9120	
HARRISON REALTY, LLC	FAHRENHEIT GROUP	4508 FOREST DR	HOLLY SPRINGS NC 27540-9430
HOBBY, GREGORY W HOBBY, JULIE K	5401 HARDISON RD	CHARLOTTE NC 28226-6427	
HONER, MICHAEL P HONER, SHARON JEAN	3516 BARTLEY HOLLEMAN RD	NEW HILL NC 27562-9744	
HUDSON, JEREMY D	5524 REX RD	HOLLY SPRINGS NC 27540-9728	
JONES, ALAN B JONES, SUSAN H	3128 AVENT FERRY RD	NEW HILL NC 27562-9292	
LATCHAW, KRISTA LATCHAW, STEVEN M	417 BENFIELD RD	SEVERNA PARK MD 21146-2708	
MITCHELL, WILLIAM ALLEN	3309 AVENT FERRY RD	NEW HILL NC 27562-9297	
PARKER HOLDINGS LLC	PO BOX 339	APEX NC 27502-0339	
RAGAN, EDITH BALL	WILLIAM RAGAN	753 ATHERTON WAY	ROCK HILL SC 29730-8095
SMITH, PHILIP C	8802 THREE CHOPT RD APT 208	HENRICO VA 23229-4731	

Ragan Meeting

Zoom Meeting on March 22, 2023, from 6-7pm

Attendees (14 attendees, including project team)

Project Team: Ben Glass, Jeremy Medlin, Skylar White, Megan Ledbetter, Laura Holloman, Tyler Probst, Kate Murdoch, Tish Shapiro, Kevin Dean

Neighbors (based on Zoom name): scmacon (scmacon@splithousevineyard.com), Frans iPhone, Jeremy Hudson (5524 Rex Road), 919-669-0931 (no name, just #), ipcsa (Mrs. Mitchell0, joined around 6:30)

Overall Submittal Process Summary

- No rezoning request submitted to date
- 1st step is pre-submittal meeting, which was conducted recently
- Neighborhood meeting (this call)
- Rezoning request submittal anticipated this Spring
- Staff review process (7-10 months)
- Public meetings
 - o Planning Board
 - o Town Council
- Even if rezoning were approved, won't start construction right away; still have to work through preliminary development plans (which also have associated public hearings) & then construction drawings (administrative review at Staff level)
- Total process start to finish is ~18-24 months

Site Summary

- Currently zoned Rural Residential
- Project would also require annexation to get public utilities
- Have reviewed Future Land Use Plan
 - o Corner of Rex at Avent Ferry has been designated as Neighborhood Center (allows for appropriately scaled commercial/retail, so not "big box" like out on GB Alford)
 - o Majority of remainder is light green as Conservation Neighborhood
 - Discussions with Town Staff since this site has been timbered, and only real tree cover is in wetlands
 - May be changing with mixed residential given existing conditions and to complement Neighborhood Center designation at corner

Sharing Concept Plan

- Proposing to rezone to neighborhood mixed use – conditional district
- When going with CD, have to provide a Master Plan and conditions to help narrow the "unknowns" and work towards Concept Plan; will also provide elevations
- As you see on the concept plan, different colors represent the various "pods"
 - o Red: neighborhood mixed use area in the corner; walkable neighborhood retail area

- Dark yellow: “cottage style” units/quadplexes – two-story buildings, 4 units, 1-2 bedrooms each; rented units; options for garage, on-street, or off-street parking
- Lighter beige: townhomes; instead of having front-loaded units, expecting these to be rear loaded with alley access to create a more attractive streetscape
- Purple: active recreation areas; shown options for linear and pocket parks, gathering areas
- Light blue: tree preservation; site has recently been timbered so not a lot of trees, but are looking to save what trees we can and replant native vegetation to get back to tree coverage
- Dark Green: stormwater ponds
- Gray: pump station

Sharing Circulation Plan

- Avent Ferry Road and Rex Road will have to improve to Comprehensive Plan standards
 - Plan shows 4-lane median divided sections on both
 - 10’ multiuse paths, which sets up for future connections to proposed elementary school further to Rex Road
- Red street is commercial access, while pink are more residential-nature streets
 - Residential streets will have on-street parking, which will act as traffic calming

Sharing Landscape Plan

- Dominated by the tree preservation and reforestation areas across the site
- Also have a 20’ landscaped buffer along Rex and Avent Ferry Roads
- 10’ buffer along northern and eastern property lines (The vacant Duke Energy property is to the east)

Proposed Open Space and Landscaping

- Meant to enhance the community, and will include walking trails, sidewalks, pollinators, native vegetation, etc.

Questions:

- Jeremy Hudson (on south side of Rex Road): what will the 20’ buffer along Rex Road consist of? Will there be a berm?
 - Laura: The Town’s UDO was revamped in order to create a more-urbanized streetscape; will be a Type A streetscape which, per the street tree planting plan, will include street trees outside the R/W; will have street trees, large and small shrubs, and deciduous trees; not intended to be a fully opaque buffer (so visibility to commercial buildings) per the Town’s requirements; not proposing any berm
- Jeremy Hudson: what will the buildings look like?
 - Laura: They will look more like townhomes instead of apartments
- Fran: how will the widening work given the proximity to church, cemetery, historic home?
 - Laura/Kevin: The developer will work with the Town to identify appropriate widening
- Jeremy Hudson: how will the widening work? Is it just Avent Ferry that’s a 4-lane roadway or will that include Rex as well?

- Kevin: We will be widening along our frontage and providing turn lanes (may look at median alternatives); and yes, both Rex and Avent Ferry designated as 4-lane roadways
- Jeremy Hudson: what will be the area around the pump station look like around the pump station? Impacts to property
 - Tyler/Laura: The Wildwood Subdivision near Lowe's is a good example of a neighborhood with a pump station – there are very nice single-family homes near the pump station; the pump station will be required to be fenced & screened with evergreen & planting materials; will have to submit separate plans for the pump station to prove that it meets the UDO requirements, and then the Town inspects the pump station before it goes online
 - Jeremy Medlin: sensitive to that concern, but have worked to surround it with tree conservation/reforestation (and it is pushed back off the road)
- Jeremy Hudson: driveway across from his house and concerns with turning out of the driveway
- Jeremy Hudson: there's a red barn across the street from the project; will that be impacted?
 - Kevin/Jeremy: thoroughfare widening only done as part of developments and not compelled to widen on the opposite side of the road; know of important structures in the area and aim to work to avoid those structures; no planned projects to widen Rex Road (other than through development) so not compelled to impact opposite side
- Jeremy Hudson: how does the topography work and could he/Parker family tie into the pump station?
 - Tyler: haven't set the elevation/depths of pump station at this point of the project so not sure how that could tie in; plans for a future pump station to the southwest of this area (that may allow for a tie-in) but that also would occur through development
 - Tyler: also correct that there was going to be a regional pump station south of Rex Road, but this pump station with our site will take the place of that
- Jeremy Hudson: are there mitigation efforts related to pump station odor control? Concerns with existing Avent Ferry pump station?
 - Tyler: yes, the Town requires those accommodations and the Town's inspections team takes over maintenance of the pump station and monitors/addresses those odors once online
 - Laura/Tyler: the Avent Ferry pump station predates the new requirements, so this on-site pump station should be better-designed and addressed than that one
- "ipsca" (Mrs. Mitchell?): would like a 20' buffer, and concerns about the impacts to property? Will these be wells or Town water? Will this have fiberoptic cable?
 - Laura: The 10' Type C is proposed (and the Type C is the most-dense planting and will have 75% evergreens to provide year-round coverage); also, have less-dense uses on the perimeter and more-dense towards the interior (so will have townhomes along north side, with tree preservation/replanting adjacent and there will not be any structures there)
 - Tyler: These will have Town utilities
 - Jeremy Medlin: dry utility providers typically follow development, so would be reasonable to think that those would follow
 - Jeremy Hudson: there has been some fiber run through here to the power plant but no "nodes" to date
- ipsca" (Mrs. Mitchell): will there be a fence provided between the development and the Mitchell property?
 - Laura: The developer will take a look at what provisions can be made (maybe increase planting materials, privacy fence, etc.); we'll take a look at that to address that concern

Jeremy gave quick overview of GreenHawk as a company

- Jeremy Medline noted that they are proposing farmhouse style architecture in this area, and while rentals these would have fixtures and feel much higher than typical “rental” product
- Mr. Medlin added that he would be happy to meet/discuss in the future.

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

Laura Holloman of McAdams
(Name of Representative) (Name of Company)

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

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

For DS Use only

Project # _____

Date Received: _____

Signature of Owner(s):

[Signature]

Wake County PIN/REID:

0627890439/0058074

State of North Carolina

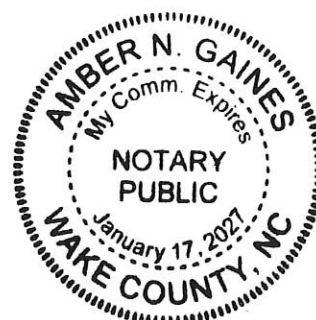
County of Wake

Sworn to and subscribed before me the 26th day of May, 2023.

Notary Public in and for the State of North Carolina. My Commission expires: 1/17/2027

[Signature] / Amber N Gaines
Notary Public Printed

Seal



CERTAIN ITEMS WITHIN THESE PLANS HAVE BEEN PRODUCED
IN COLOR FOR CLARITY OF THE PLANS. THESE PLANS MUST BE
PLOTTED IN COLOR TO BE VALID.

RAGAN MIXED-USE

MASTER PLAN
3313 AVENT FERRY ROAD
NEW HILL, NC 27562
23-REZ-03/PLRZ202300140

MASTER PLAN
PROJECT NUMBER: GHK-22001
DATE: JUNE 2, 2023

SHEET INDEX	
C1.00	EXISTING CONDITIONS
C2.00	CONCEPT PLAN
C2.01	TRANSPORTATION PLAN
C2.02	OPEN SPACE & PRESERVATION PLAN
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
C8.00	TYPICAL SECTIONS
L5.00	LANDSCAPE PLAN

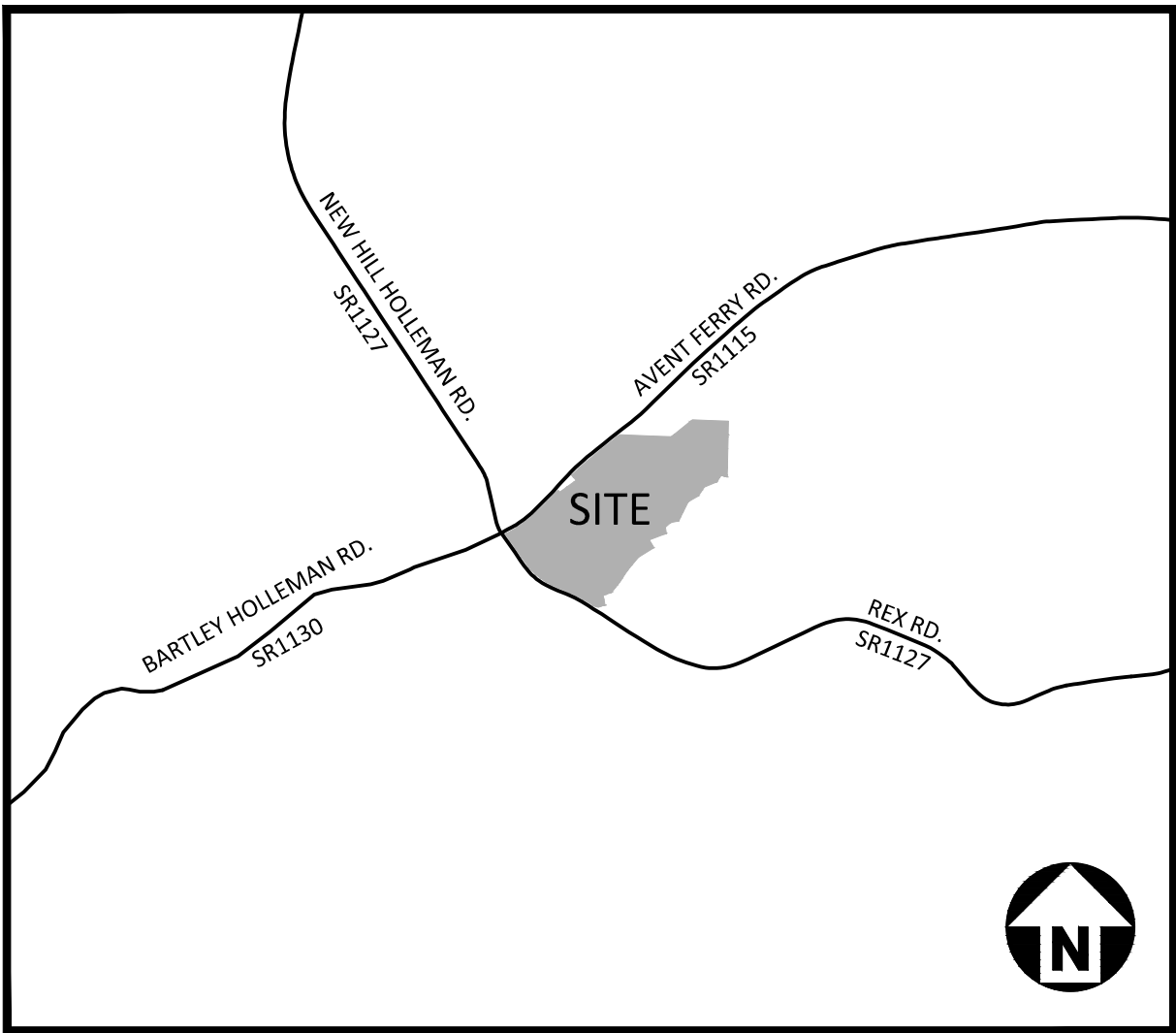
SITE DATA				NMX ZONING OPEN SPACE SITE DATA	
OWNERS	NAME AGARWAL FAMILY III LLC 1330 SUNDAY DR STE 105 RALEIGH NC 27607-5196	PIN 0627890439	REAL ESTATE ID 0058074	GROSS SITE AREA 56.91 ACRES (2,479,152 SF)	
SITE ADDRESS	3313 AVENT FERRY RD NEW HILL, NC 27562			ON-SITE PRIVATE OPEN SPACE	REQUIRED: 6.83 ACRES (12%) PROVIDED: 11.20 ACRES (19% MIN.)
DEVELOPER	GREENHAWK CORPORATION			TREE PRESERVATION AREA	REQUIRED: 5.69 ACRES (10%) PROVIDED: 5.7 ACRES (10% MIN.)
EXISTING ZONING	RURAL RESIDENTIAL			ACTIVE RECREATION AREA	REQUIRED: 0.00 ACRES (0%) PROVIDED: 3.0 ACRES (5%)
PROPOSED ZONING	NEIGHBORHOOD MIXED-USE CONDITIONAL DISTRICT (NMX-CD)			URBAN CIVIC SPACE	REQUIRED: 12,396 SF (0.5%) PROVIDED: 12,396 SF (MIN.)
SITE AREA	GROSS SITE AREA: 56.913 ACRES (2,479,152 SF)* RIGHT OF WAY DEDICATION: 8.54 ACRES (371,865 SF) NET SITE AREA: 48.38 ACRES (2,107,287 SF) *INCLUDES ACREAGE WITHIN AVENT FERRY R/W			FLEXIBLE SPACE	REQUIRED: 0.85 ACRES (1.5%) PROVIDED: 2.5 ACRES (4% MIN.)
RIVER BASIN	CAPE FEAR RIVER BASIN				
WATERSHED OVERLAY	NONE APPLICABLE				
EXISTING USE	FORESTRY/ VACANT				
PROPOSED USES	COMMERCIAL; ATTACHED DWELLING; MULTI-FAMILY				

PROPOSED DEVELOPMENT STANDARDS

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	15 units/acre	5.27 units/acre
Maximum Gross Floor Area		
Floor Area: Ground Floor Story Allowed	16,000 sf	16,000 sf
Open Space and Gathering Area		
Overall Minimum Open Space Required	12%	30%
Interior Building Setbacks - All Structures (ft)		
Front	Min: 5' Max: 20'	Min: 5' Max: 20'
All other setbacks (Side and Rear)	5'	Min: 5'
Side - Corner Setback	5'	5'
Exterior Building Setbacks - All Structures (ft)		
Exterior Setback to Adjacent All Other Residential Districts (minimum)	5'	10'
Exterior Setback to Adjacent Commercial	20'	25'
Thoroughfare Setback	25'	25'
Buffers		
RR Buffer (Single Family Parcel)	10' Type B	10' Type C
RR Buffer (Duke Energy Parcel)	10' Type B	10' Type B
Thoroughfare Buffer	5' Type A	10' Type B (commercial) 20' Type B (residential)
Building Height		
All Primary Structures (maximum)	45'	45'
Primary Structures - Minimum number of stories	1	1
Primary Structures - Maximum number of stories	3	3
Accessory Structures (maximum)	n/a	15'
Residential Primary Structure(s) Finished Floor Elevation Above Sidewalk Grade (ft)	1.5'	1-1.5'
All other applicable development standards not listed here shall follow UDO standards and requirements.		

GENERAL NOTES

- STREETS, VEHICULAR DRIVES, SIDEWALKS, MUTLI-USE/SIDE PATHS, AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PLAN ARE APPROXIMATE. AT THE TIME OF DEVELOPMENT PLAN REVIEW, THE LOCATION AND DESIGN OF SUCH FEATURES SHALL COMPLY WITH THE APPLICABLE STANDARDS OF THE HOLLY SPRINGS UDO AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES AND GUIDELINES.
- EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS MASTER PLAN, DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS UDO, ALL OF WHICH SHALL CONSTITUTE THE ZONING REGULATIONS FOR THE APPROVED DISTRICT AND ARE BINDING ON THE PROPERTY.
- ALL MODIFICATIONS TO MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH UDO SECTION 11.16.
- BOUNDARY SHOWN PER ESP ASSOCIATES, INC..
- THE LOCATION OF ACCESS POINTS AND INTERNAL STREETS SHOWN ON THE MASTER PLAN ARE ILLUSTRATIVE, WITH FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN.
- CHANGES TO THE USE/INTENSITY AND PROPOSED USES SHALL REQUIRE A REZONING.



VICINITY MAP
1" = 2000'



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

TYLER PROBST, PE
probst@mcadamsco.com
PHONE: 919. 287. 0844

CLIENT

GREENHAWK CORPORATION, INC.
1330 SUNDAY DR, SUITE 105
RALEIGH, NC 27607
JEREMY MEDLIN
PHONE: 919. 258. 2087



REVISIONS

NO.	DATE	REV PER TOWN COMMENTS
1	07.14.2023	REV PER TOWN COMMENTS
2	08.18.2023	REV PER TOWN COMMENTS
3	10.20.2023	REV PER TOWN COMMENTS
4	01.19.2024	REV PER TOWN COMMENTS
5	05.03.2024	REV PER TOWN COMMENTS
6		

MASTER PLAN FOR:
RAGAN MIXED-USE
MASTER PLAN
3313 AVENT FERRY ROAD
NEW HILL, NC 27562
PROJECT NUMBER: GHK-22001



McAdams

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CLIENT

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1330 SUNDAY DR, SUITE 105
RALEIGH, NC 27607
JEREMY MEDLIN
PHONE: 919. 258. 2087



RAGAN MIXED-USE
MASTER PLAN
3313 AVENT FERRY ROAD
NEW HILL, NC 27562

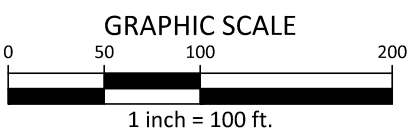
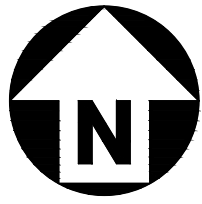
Parcel Curve Table					
Curve #	Radius	Length	Bearing	Chord	Delta
C1	1959.04	216.00	N 47°07'04" E	215.89	6°19'33"
C2	9257.75	214.35	N 31°04'14" E	214.34	1°19'36"
C3	1665.53	244.21	N 60°36'56" V	243.98	8°42'35"
C4	1185.34	134.07	N 64°10'01" V	134.00	6°28'50"
C5	627.06	277.34	N 48°31'15" V	275.08	25°20'27"
C6	1012.87	190.97	N 53°37'45" E	190.69	10°48'10"
C7	2466.95	333.10	N 44°29'10" E	333.05	3°29'28"

Parcel Line Table		
Line #	Direction	Length
L1	N 54°15'30" E	216.99
L2	N 38°30'26" V	104.00
L3	N 51°55'33" E	397.21
L4	N 50°28'08" E	105.49
L5	S 87°22'49" E	47.57
L6	S 51°32'48" V	234.88
L7	S 87°23'24" E	550.01
L8	N 51°30'05" E	295.08
L9	S 87°23'18" E	389.21
L10	S 1°27'38" V	594.85
L11	N 77°21'51" V	4.18
L12	N 76°32'52" V	64.13
L13	S 31°17'21" V	82.93
L14	S 68°02'16" V	147.74
L15	S 33°23'21" V	111.43
L16	S 59°09'57" V	132.02
L17	S 26°06'31" V	225.29
L18	S 77°58'55" V	87.29
L19	S 49°10'23" V	74.71

Parcel Line Table		
Line #	Direction	Length
L20	S 8°05'09" E	68.03
L21	N 69°48'41" V	195.77
L22	S 29°59'19" E	99.58
L23	S 58°39'16" V	193.23
L24	S 40°38'36" V	146.26
L25	S 34°16'57" V	170.75
L26	S 37°42'08" V	158.33
L27	S 70°08'18" V	96.92
L28	S 9°28'35" E	104.68
L29	S 70°42'11" V	71.32
L30	N 81°41'07" V	34.99
L31	N 56°29'27" V	26.61
L32	N 66°56'52" V	188.18
L33	N 34°58'23" V	433.98
L34	N 60°01'53" E	139.98
L35	N 47°28'54" E	76.26
L36	S 36°56'04" E	56.69
L37	N 87°23'18" V	530.01
L38	N 25°39'56" E	106.63

LEGEND

AG... ABOVE GROUND	△... VRS CONTROL POINT
BL... BELOW GROUND	▲... NEW MGN NAIL SET
BL... BOOK	●... NIR... NEW IRON REBAR
BL... BOUNDARY LINE	○... EXISTING IRON PIPE/REBAR/AXLE
BL... BOOK OF MAPS	■... EXISTING CONCRETE MONUMENT
CGF... COMBINED GRID FACTOR	■... TOPO OBJECT
CONC... CONCRETE	●... POWER POLE
DA... DATED BOOK	CP / TP... UTILITY COMBO / TELEPHONE POLE
EASE... EASEMENT	●... TREE
ECM... EXISTING CONCRETE MONUMENT	□... AC UNIT
ED... EXISTING IRON PIPE/REBAR/REDUCABLE	—... OVERHEAD UTILITY LINE
ELEV... ELEVATION	---... EXISTING EASEMENT LINE
EP... EDGE OF PAVEMENT	---... BOUNDARY LINE
EX... EXISTING	---... BOUNDARY LINE (NOT SURVEYED)
L... LINE LENGTH	---... ROW LINE (NOT SURVEYED)
N/E... NOW OR FORMERLY	---... TIE LINE
N/S... NOT TO SCALE	
PG... PAGE	
POS... PARCEL IDENTIFIER NUMBER	
POB... POINT OF BEGINNING	
POS... REAL ESTATE ID	
R/W... RIGHT OF WAY	
W... WITH	



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

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6		

PLAN INFORMATION

PROJECT NO.	GHK-22001
FILENAME	GHK22001-XC1
CHECKED BY	TEP
DRAWN BY	TEP
SCALE	1" = 100' XREF
DATE	06.02.2023

SHEET

EXISTING CONDITIONS

C1.00

\\projects\GHK\22001\04-Production\Engineering\Current\Drawings\MasterPlan\GHK22001-S1.dwg, 3/14/2024 3:15:37 PM, Tyler Probst



LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK
- PUBLIC PARK BOUNDARY
- NEIGHBORHOOD MIXED USE
- COTTAGE DWELLINGS/ QUADPLEX
- TOWNHOMES
- STORMWATER CONTROL MEASURE
- TREE PRESERVATION AREA/ REFORESTATION AREA
- ACTIVE RECREATION AREA
- FLEXIBLE SPACE
- URBAN CIVIC SPACE
- FLOODWAY
- FLOODPLAIN (1%)

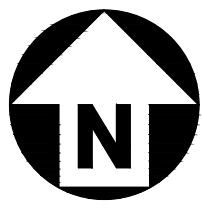
NMX ZONING OPEN SPACE SITE DATA

GROSS SITE AREA	56.91 ACRES (2,479,152 SF)
ON-SITE PRIVATE OPEN SPACE	REQUIRED: 6.83 ACRES (12%) PROVIDED: 11.20 ACRES (19% MIN.)
TREE PRESERVATION AREA	REQUIRED: 5.69 ACRES (10%) PROVIDED: 5.7 ACRES (10% MIN.)
ACTIVE RECREATION AREA	REQUIRED: 0.00 ACRES (0%) PROVIDED: 3.0 ACRES (5%)
URBAN CIVIC SPACE	REQUIRED: 12,396 SF (0.5%) PROVIDED: 12,396 SF (MIN.)
FLEXIBLE SPACE	REQUIRED: 0.85 ACRES (1.5%) PROVIDED: 2.5 ACRES (4% MIN.)

NOTE: ALL ACREAGE LISTED ON THE CONCEPT PLAN ARE SUBJECT TO CHANGE DURING SUBSEQUENT DEVELOPMENT PLAN REVIEWS SO LONG AS THE MINIMUM ACREAGE LISTED WITHIN THE NMX ZONING OPEN SPACE SITE DATA TABLE HAVE BEEN PROVIDED. PUBLIC STREETS, BLOCKS, VEHICULAR CIRCULATION AND TRAILS (PUBLIC AND PRIVATE) ARE APPROXIMATE IN LOCATION AND SUBJECT TO ADJUSTMENT DURING SUBSEQUENT DEVELOPMENT PLAN REVIEWS.

IN ACCORDANCE WITH UDO SECTION 4.3.2, UTILITY EASEMENTS AND STORMWATER CONTROL MEASURES MAY SATISFY ON-SITE PRIVATE OPEN SPACE REQUIREMENTS.

NOTE: EXISTING STRUCTURES LOCATED ON ADJACENT PROPERTIES TRACED FROM WAKE COUNTY AERIAL IMAGERY AND ARE APPROXIMATE LOCATIONS.



GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McAdams

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CLIENT

GREENHAWK CORPORATION, INC.
1330 SUNDAY DR, SUITE 105
RALEIGH, NC 27607
JEREMY MEDLIN
PHONE: 919. 258. 2087



RAGAN MIXED-USE MASTER PLAN 3313 AVENT FERRY ROAD NEW HILL, NC 27562



REVISIONS

NO.	DATE	REV PER TOWN COMMENTS
1	07.14.2023	REV PER TOWN COMMENTS
2	08.18.2023	REV PER TOWN COMMENTS
3	10.20.2023	REV PER TOWN COMMENTS
4	01.19.2024	REV PER TOWN COMMENTS
5	05.03.2024	REV PER TOWN COMMENTS
6		

PLAN INFORMATION

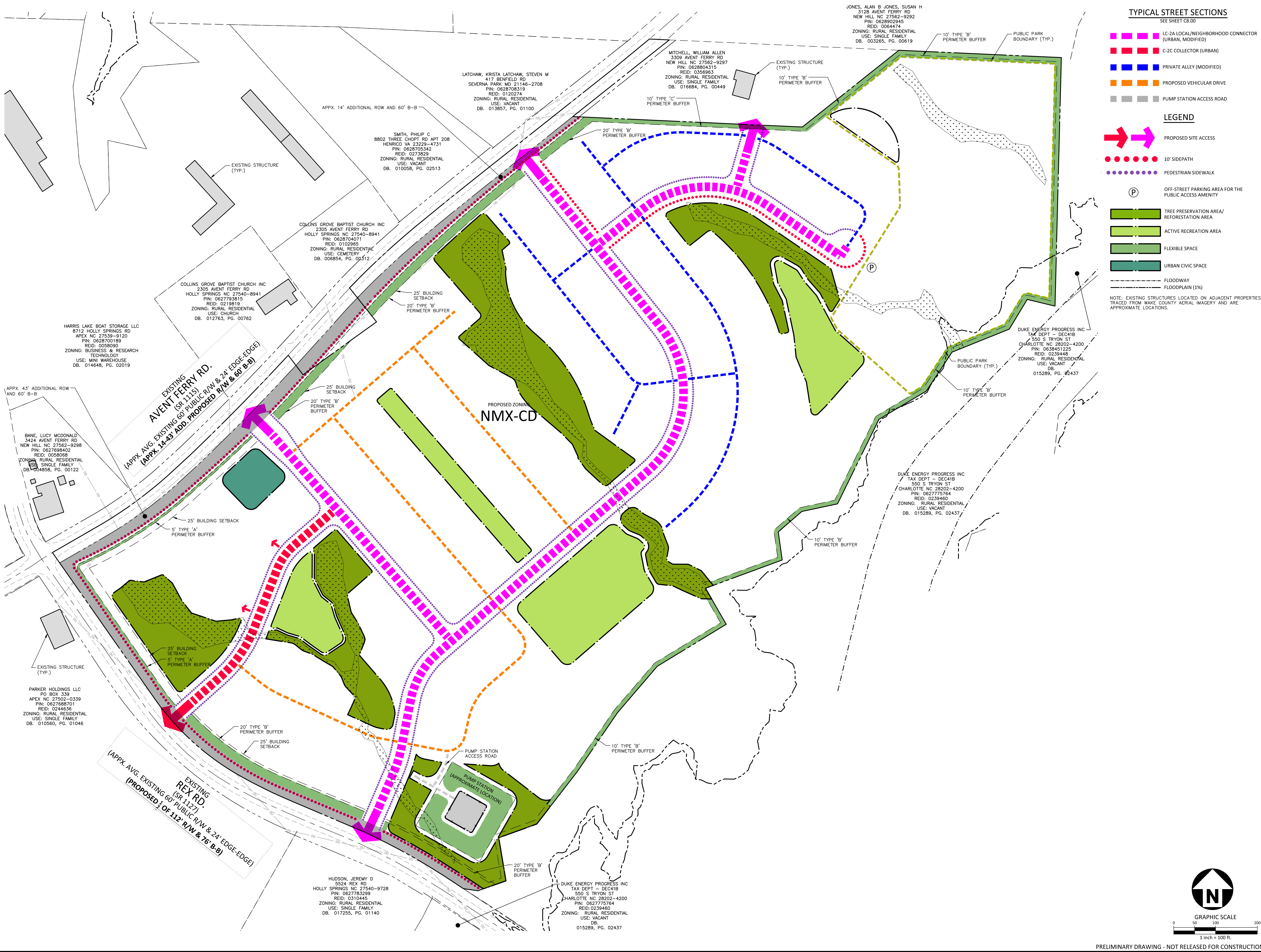
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FILENAME GHK22001-S1
CHECKED BY MV
DRAWN BY SMV
SCALE 1"=100'
DATE 06.02.2023

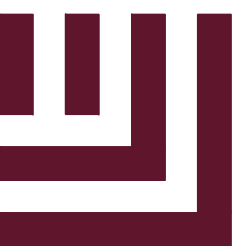
SHEET

CONCEPT PLAN

C2.00

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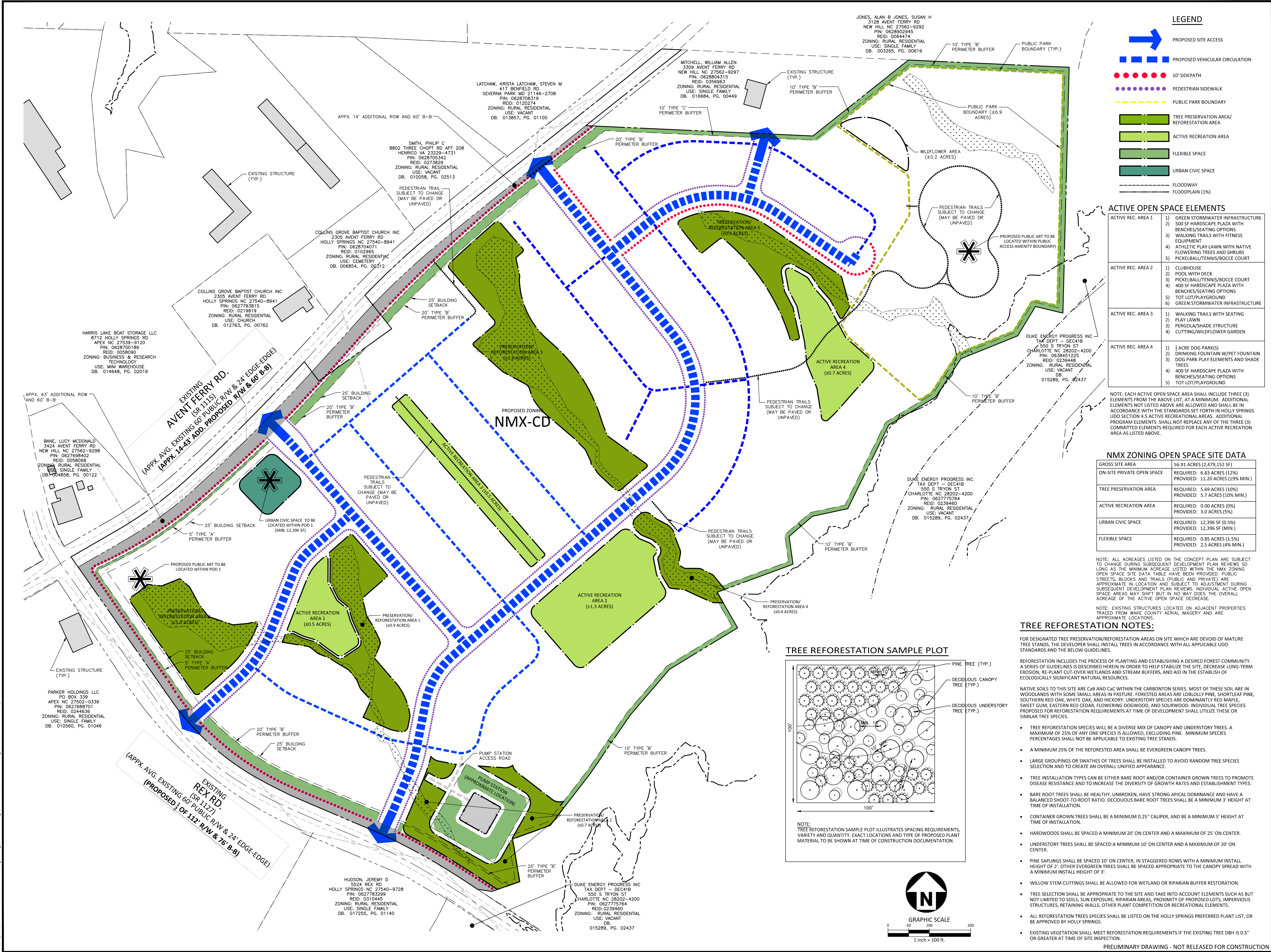


RAGAN MIXED-USE MASTER PLAN 3313 AVANT FERRY ROAD NEW HILL, NC 27562



REVISIONS		
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1	07. 14. 2023	REV PER TOWN COMMENTS
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5	05. 03. 2024	REV PER TOWN COMMENTS
6		
PLAN INFORMATION		
PROJECT NO.	GHK-22001	
FILENAME	GHK22001-S1	
CHECKED BY	MV	
DRAWN BY	SMV	
SCALE	1"=100'	
DATE	06. 02. 2023	
SHEET		
TRANSPORTATION PLAN		
C2.01		

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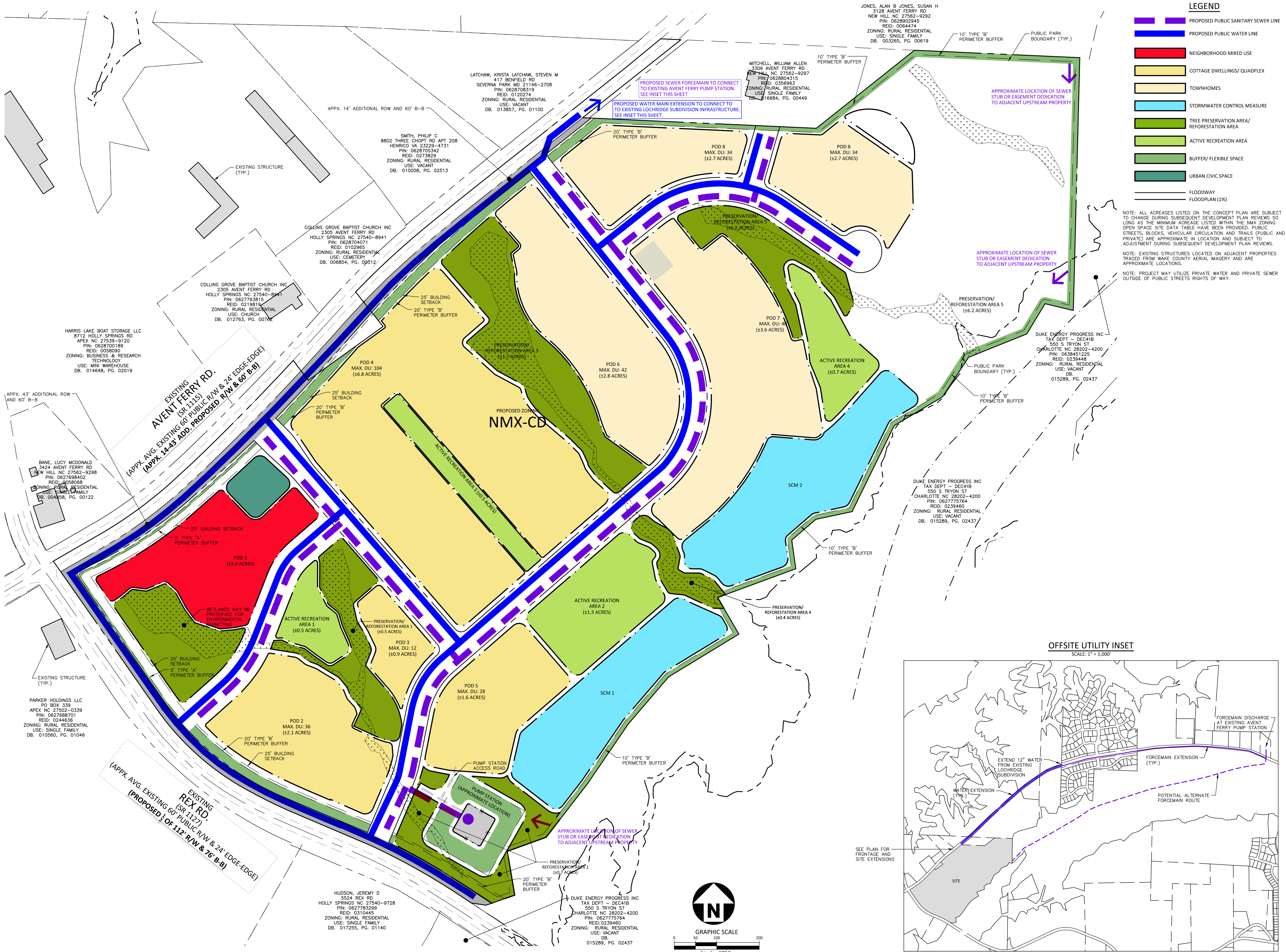
**RAGAN MIXED-USE
MASTER PLAN**
3313 AVENT FERRY ROAD
NEW HILL, NC 27562



REVISIONS		
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6		
PLAN INFORMATION		
PROJECT NO.	GHK-22001	
FILENAME	GHK22001-S1	
CHECKED BY	MV	
DRAWN BY	SMV	
SCALE	1"=100'	
DATE	06. 02. 2023	
SHEET		
OPEN SPACE & PRESERVATION PLAN		
C2.02		



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GREENHAWK

**RAGAN MIXED-USE
MASTER PLAN
3313 AVENT FERRY ROAD
NEW HILL, NC 27562**



REVISIONS

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3	10.20.2023	REV PER TOWN COMMENTS
4	01.19.2024	REV PER TOWN COMMENTS
5	05.03.2024	REV PER TOWN COMMENTS
6		

PLAN INFORMATION

PROJECT NO. GHK-22001
FILENAME GHK22001-U1
CHECKED BY TEP
DRAWN BY TEP
SCALE 1" = 100'
DATE 06.02.2023

SHEET

UTILITY PLAN

C4.00

REVISIONS

NO.	DATE	REV PER TOWN COMMENTS
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2	08.18.2023	REV PER TOWN COMMENTS
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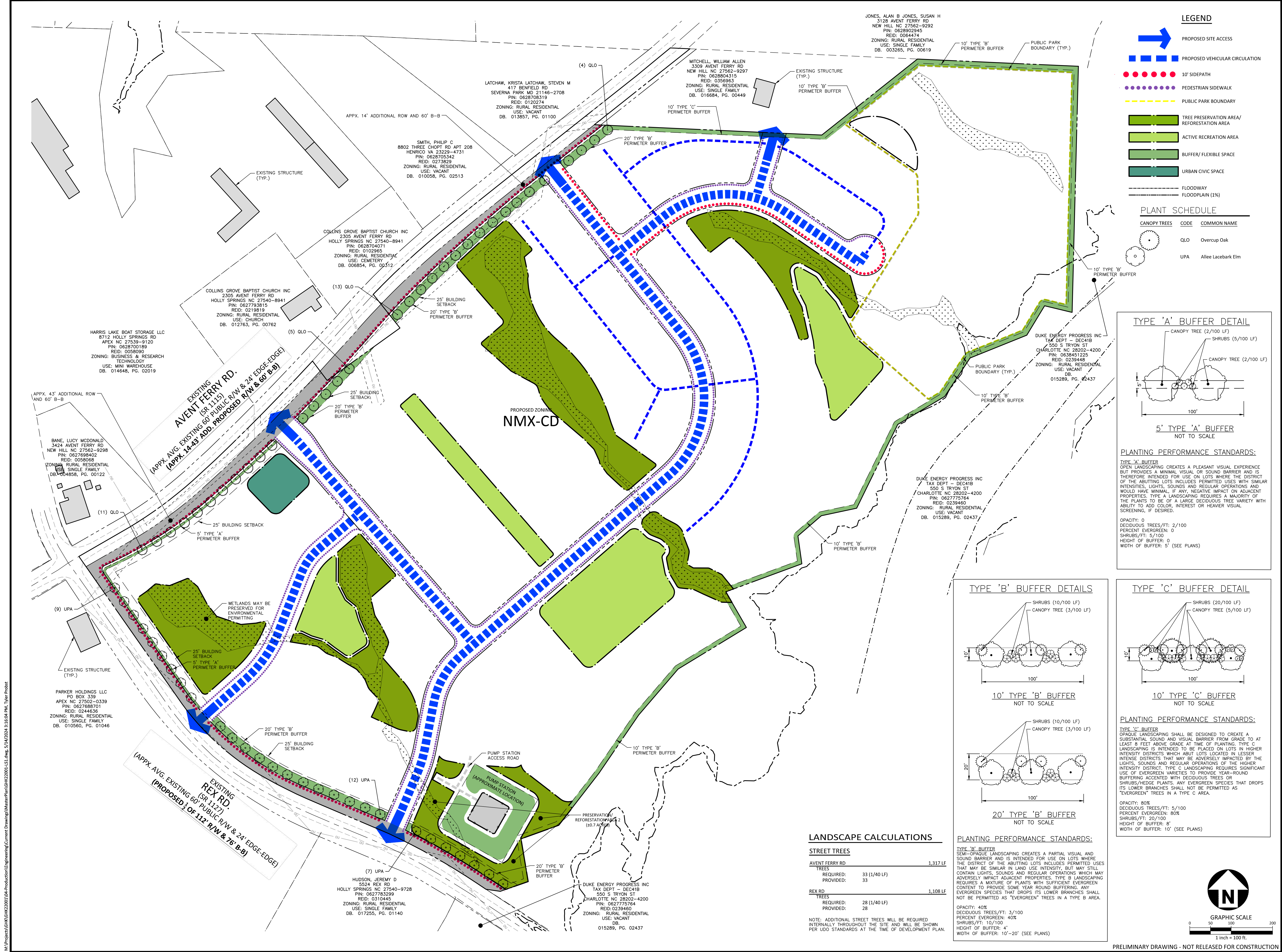
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PROJECT NO.	GHK-22001
FILENAME	GHK22001-LS1
CHECKED BY	MV
DRAWN BY	SMV
SCALE	1" = 100'
DATE	06.02.2023

SHEET

LANDSCAPE PLAN

L5.00



RAGAN MIXED-USE

Development and Design Manual



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1 Introduction

PURPOSE

Ragan Mixed-Use is located at a key gateway into Holly Springs, at the intersection of Avent Ferry and Rex Road. This mixed-use community will allow for high-quality multifamily housing as well as walkable, neighborhood-scale commercial options. This Design Manual utilizes conceptual images to properly convey design elements which speak to: caliber of design, overall quality of materials, and the type, character, and relationship of design elements that may be used and combined to create a unique sense of place. As a result, the actual design will naturally vary from the Town's architectural standards with the overall design including materials and design elements substantially similar to those pictured and described in this Design Manual to achieve a high quality development.

This Manual is also designed to provide the developer with opportunities for flexibility and creativity in achieving the committed level of design and quality. The pictures and descriptions in this Manual are conceptual examples of the high quality of materials and caliber of design envisioned for Ragan Mixed-Use. The materials, architectural features, fixtures, hardscape, and landscape components depicted ("design elements") are i) not intended to be exclusive, (ii) not exhaustive examples of design elements that will meet the level of quality required, and (iii) not required to be duplicated in the design or construction of Ragan Mixed-Use. Instead, these design elements are intended to be used as examples of acceptable building massing and articulation, street level architecture, fenestration and materials, lighting and art, historic preservation, landscaping, and gathering and open spaces (together "Guideline elements"). Guideline elements are intended to be applied in a manner that promotes variability and variation, in order to achieve the overall goal of creating Ragan Mixed-Use as a high quality development all its own.

VISION

Generally, Ragan Mixed-Use will accomplish the design objectives by:

- » Utilizing green space and reforestation areas to create a natural and peaceful environment, inviting visitors and residents to explore and linger throughout the development;
- » Including a high level of sophistication in style, character, and design throughout Ragan Mixed-Use, in a manner that accentuates the individual uses while weaving an overall blended fabric that speaks to the project's unique amenities and architecture;
- » Designing each building in a manner to present the building in a distinguished and appealing way, consistent with the overall development;
- » Thoughtfully integrating attractive hardscaping and performance landscaping throughout well-designed community gathering spaces; and
- » Utilizing high quality materials to construct the buildings, architectural features, fixtures, hardscaping, and landscaping.

APPLICATION

This Design Manual was developed for the Ragan Mixed-Use rezoning as a zoning condition for the project to help facilitate Ragan's development as a high quality, mixed use development. The purpose of this Design Manual is to ensure that Ragan Mixed-Use is developed with a higher level of quality and an overall higher caliber of design than would otherwise be required by the Town of Holly Springs' existing building & design standards which are contained in the Town's Unified Development Ordinance ("UDO").

The Manual pursues these purposes by identifying specific types of design elements and then illustrating the level of quality required for Ragan Mixed-Use. This Design Manual utilizes pictures to convey the caliber of design, overall quality of materials, and the type, character, and relationship of design elements that may be used and combined to create a unique and special sense of place for Ragan Mixed-Use.

1 Introduction

VICINITY MAP

dated November 2022

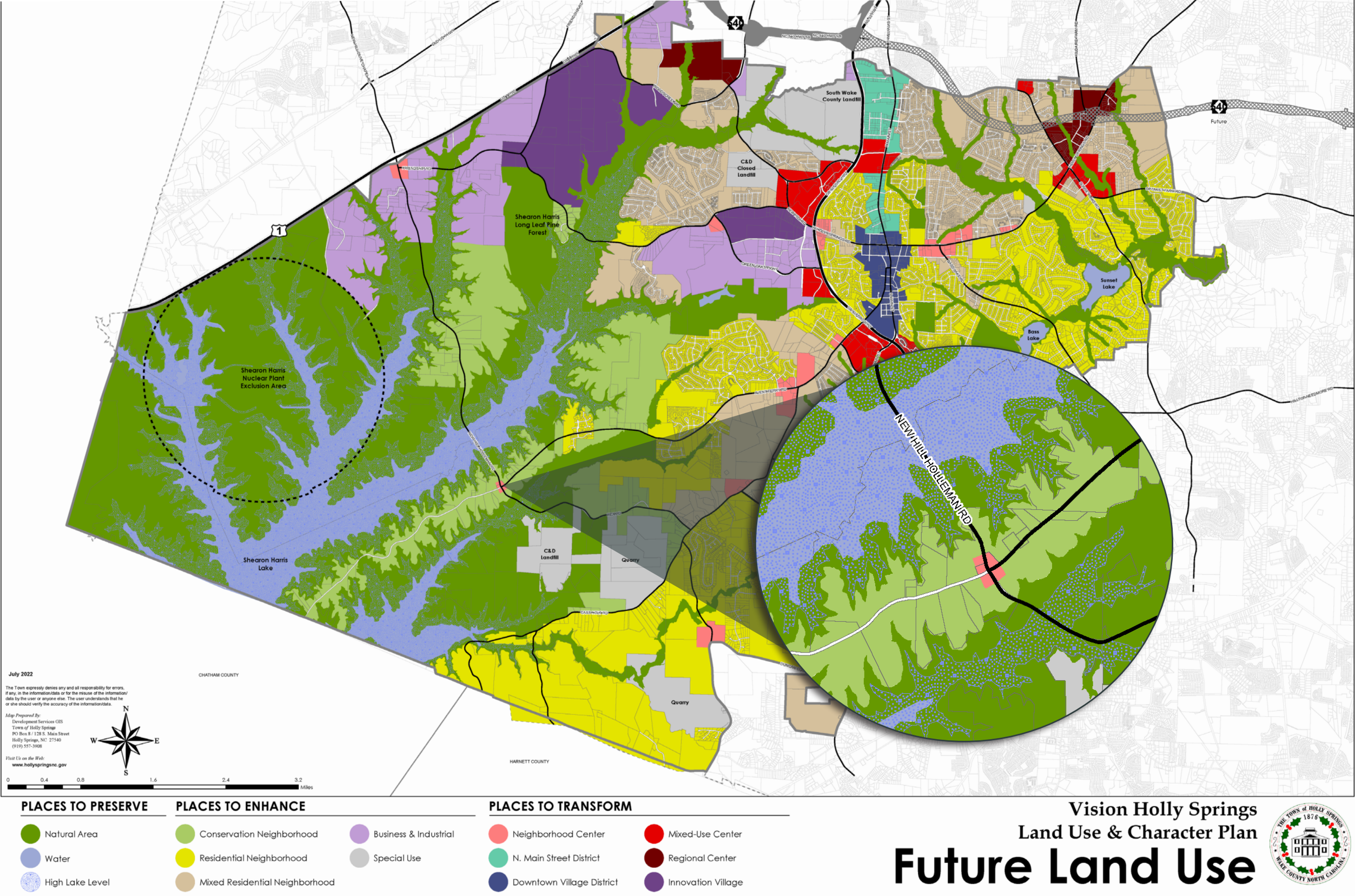


2 Land Use

Ragan Mixed-Use is a mixed-use project proposed in the southeast quadrant of the Avent Ferry Rd and Holleman Hill Rd intersection. The current zoning for this parcel is Rural Residential (RR), however Holly Spring's Future Land Use Map (FLUM) identifies the project site as a place to transform into a Neighborhood Center and Conservation Neighborhood. However the requested zoning district for this project is Neighborhood Mixed-Use. It will maintain the intent of the Comprehensive Plan by enabling the development of a small commercial center at the intersection of Avent Ferry Road and Rex Road. In addition, existing environmental features are protected and key forestation areas will be established. Furthermore, this district will enable the project to develop at a density level which will offset the infrastructure costs associated with the required improvements that will serve the sewer basin.

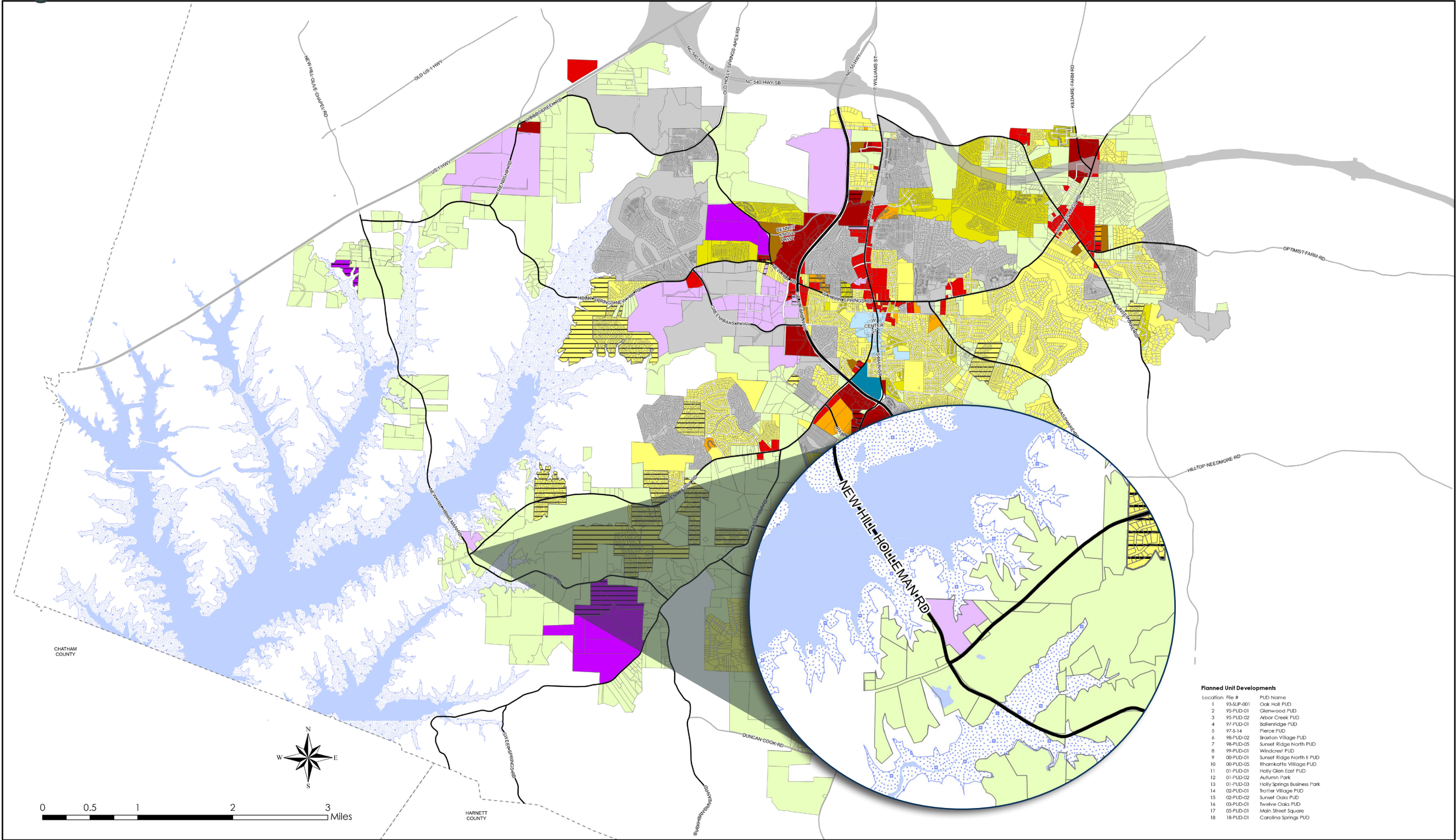
2 Land Use

dated July, 2022



3 Zoning

dated March 22, 2002



Planned Unit Developments

Location	File #	PUD Name
1	93-SUP-001	Oak Hill PUD
2	95-PUD-01	Glenwood PUD
3	95-PUD-02	Alabar Creek PUD
4	97-PUD-01	Balfordridge PUD
5	97-S-14	Pierce PUD
6	98-PUD-02	Braxton Village PUD
7	98-PUD-05	Sunset Ridge North PUD
8	99-PUD-01	Windcrest PUD
9	00-PUD-01	Sunset Ridge North II PUD
10	00-PUD-05	Rhankirkle Village PUD
11	01-PUD-01	Holly Glen East PUD
12	01-PUD-02	Autumn Park
13	01-PUD-03	Holly Springs Business Park
14	02-PUD-01	Roller Village PUD
15	02-PUD-02	Sunset Oaks PUD
16	03-PUD-01	Twelve Oaks PUD
17	05-PUD-01	Main Street Square
18	18-PUD-01	Caroline Springs PUD

Parcels	Conditional Use	RR Rural Residential	NCR Neighborhood Center Res	DMX Downtown Mixed Use	SP CU Special District
Shearon Harris Lake		SR Suburban Residential	MXR Mixed Use Residential	PUD Planned Unit Development	BRT Business Research Technology
Proposed Shearon Harris Lake Level		NR Neighborhood Residential	NMX Neighborhood Mixed Use	CB Community Business	HI Heavy Industrial

The Town expressly denies any and all responsibility for errors, if any, in the information/data or for the misuse of the information/data by the user or anyone else. The user understands that he or she should verify the accuracy of the information/data.

Map Prepared By:
Development Services GIS
Town of Holly Springs
PO Box 8 / 125 N. Main Street
Holly Springs, NC 27540
(919) 557-3908

Visit Us on the Web:
www.hollyspringsnc.gov

Town of Holly Springs
Zoning Map



Updated: March 22, 2022

3 Zoning

The proposed rezoning to Neighborhood Mixed-Use - Conditional District (NMX-CD) is partially consistent with Holly Springs’ Future Land Use Map, and the intent of the Comprehensive Land Use Plan. Currently the land is zoned Rural Residential. The rezoning to NMX-CD will allow for a higher quality development that will fill both a much-needed housing gap, and function as a destination for existing residents. The project will make use of performance landscaping features, reforestation areas, and preservation of existing trees where possible to mediate the fact that the site had been timbered. The small, neighborhood scale commercial area would be located at the intersection of Avent Ferry Road and Rex Road, where the Future Land Use plan calls for a Neighborhood Center.

PERMITTED USE TABLE

The uses listed in the permitted use table shall be the only uses permitted as part of this development.

Use	NMX
Apartment Dwelling	P
Attached Dwelling	P
Bed and Breakfast	P
Hotel	P
Inn	P
Business Services	P
Childcare Center	P
Medical Office	P
Office Use	P
Personal Services	P
Veterinary Clinic/Hospital	P
Bar/Nightclub/Tasting Room	P
Food/Restaurant Uses	P
Retail Uses	P
Civic Building	P
Community Support Facility	P
Assembly	P
Religious Use	P
Fitness Facilities	P
Recreation Facility, Indoor	P
Solar Energy Systems-Small	P
Transit Station/Terminal	P
Wireless Telecommunications Equipment	P
P = Permitted.	

4 Proposed Development

Ragan Mixed-Use is a mixed use center proposed on approximately 56.91 acres comprised of one existing parcel on the western side of Holly Springs. This project will consist of townhomes, cottages, and neighborhood scale commercial uses. Reforestation areas, pocket parks, walking paths, and enhanced performance landscaping will be incorporated throughout the project to create a natural and calming village character. The proposed commercial section of the development will provide much needed business infusion in this part of town, and provide increased commercial access to the residents of Ragan Mixed-Use and the surrounding neighborhoods.

This project will provide increased housing options for Holly Springs residents. The development will include both cottage style homes and townhome units as a part of this mixed-use development. The variety of housing types will increase housing stock and choice for the growing population of the Town. The cottage style homes will be a new housing type to the Town and increase the housing diversity of the community.

The project will incorporate significant active, passive, and reforested open space throughout the site, as well Green Stormwater Infrastructure, in the form of bio-retention devices, permeable pavement, rain cisterns, and/or integrated rain gardens, which will enhance sustainability in the community. In addition the development proposes a public park for residents of Holly Springs to recreate at.

The proposed deviations from the UDO Standards for the NMX district will help to maintain the rural character of the community, while still allowing small-scale commercial uses to develop in the area identified as a neighborhood center.

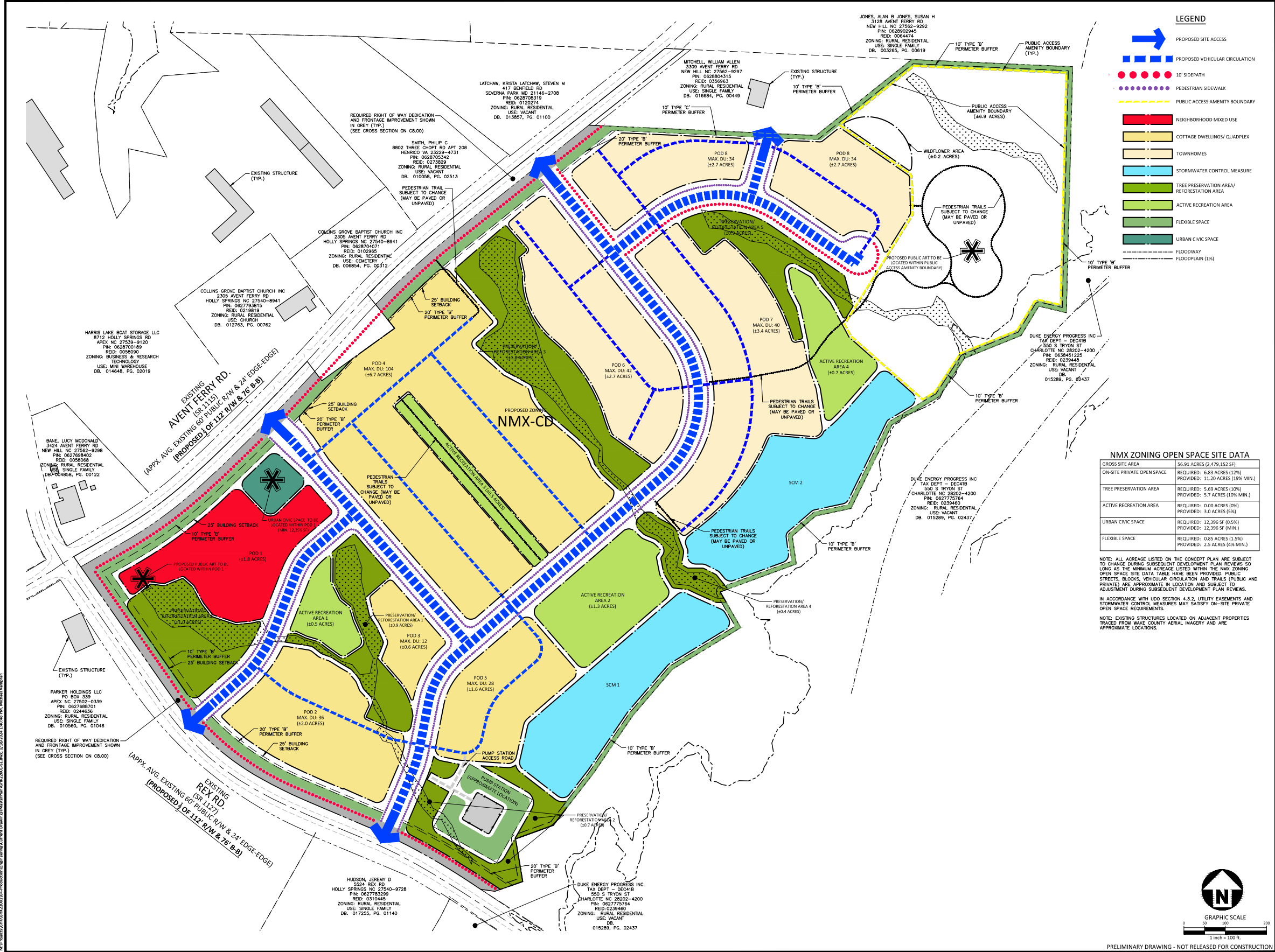
Proposed Uses	Units/Square Footage
Commercial*	32,000 sf
Single Family Attached	115 units
Multi-Family (Cottages)**	164 units

* A minimum of 10,000 sf of commercial shall be constructed prior to the 150th residential certificate of occupancy.

**Cottages shall be defined, for this conditional zoning, as: Multiplex units composed of four (4) individual dwelling units, each with their own entrance and outdoor yard or deck space. Parking for these units shall be provided through a combination of garages, on-street parking, and limited off-street parking spaces connected to the unit.



4 Proposed Development



4 Proposed Development

DEVELOPMENT STANDARDS

The following standards shall apply to all proposed buildings within the development. Building and Site Design shall be in accordance with UDO Sections 3,4,and 5, except as modified in this section:

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	15 units/acre	5.27 units/acre
Maximum Gross Floor Area		
Floor Area: Ground Floor Story Allowed	16,000 sf	16,000 sf
Open Space and Gathering Area		
Overall Minimum Open Space Required	12%	19%
Interior Building Setbacks - All Structures (ft)		
Front	Min: 5' Max: 20	Min: 5' Max: 20'
All other setbacks (Side and Rear)	5'	Min: 5'
Side - Corner Setback	5'	5'
Exterior Building Setbacks - All Structures (ft)		
Exterior Setback to Adjacent All Other Residential Districts (minimum)	5'	10'
Exterior Setback to Adjacent Commercial	20'	25'
Thoroughfare Setback	25'	25'
Buffers		
RR Buffer (Single Family Parcel)	10' Type B	10' Type C
RR Buffer (Duke Energy Parcel)	10' Type B	10' Type B
Thoroughfare Buffer	5' Type A	10' Type B (commercial) 20' Type B (residential)
Building Height		
All Primary Structures (maximum)	45'	45'
Primary Structures - Minimum number of stories	1	1
Primary Structures - Maximum number of stories	3	3
Accessory Structures (maximum)	n/a	15'
Residential Primary Structure(s) Finished Floor Elevation Above Sidewalk Grade (ft)	1.5'	1-1.5' (does not apply to alleys)
All other applicable development standards not listed here shall follow UDO standards and requirements.		

PARKING STANDARDS

The following shall apply to all proposed commercial buildings within the development. Parking Standards shall be in accordance with UDO section: 6 except as modified below:

- » On-street parking shall be used to meet parking space requirements for the commercial buildngs on site.
- » Parking areas shall be allowed to front on rear access streets.

4 Proposed Development: Cottages

Elevations are for demonstration purposes only.



LEFT ELEVATION
FARMHOUSE 1/8" = 1'-0"



REAR ELEVATION
FARMHOUSE 1/8" = 1'-0"



RIGHT ELEVATION
FARMHOUSE 1/8" = 1'-0"

Only change to this elevation is the stone water table around the building



COLOR SCHEME 2
BUILDING A2 | YARDLY QUAD BUILDINGS | CAROLINA REGIONAL PRODUCT

8-10-2023

taylor
morrison

FELTENGROUP

4 Proposed Development: Cottages

Elevations are for demonstration purposes only.



LEFT ELEVATION
FARMHOUSE 1/8" = 1'-0"



REAR ELEVATION
FARMHOUSE 1/8" = 1'-0"



RIGHT ELEVATION
FARMHOUSE 1/8" = 1'-0"



COLOR SCHEME 2

BUILDING A3 | YARDLY QUAD BUILDINGS | CAROLINA REGIONAL PRODUCT

8-10-2023

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morrison

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4 Proposed Development: Cottages

Elevations are for demonstration purposes only.



LEFT ELEVATION
FARMHOUSE 1/8" = 1'-0"



REAR ELEVATION
FARMHOUSE 1/8" = 1'-0"



RIGHT ELEVATION
FARMHOUSE 1/8" = 1'-0"



FRONT ELEVATION
FARMHOUSE 1/4" = 1'-0"

COLOR SCHEME 2
BUILDING B1 | YARDLY QUAD BUILDINGS | CAROLINA REGIONAL PRODUCT

8-10-2023

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4 Proposed Development: Cottages

Elevations are for demonstration purposes only.



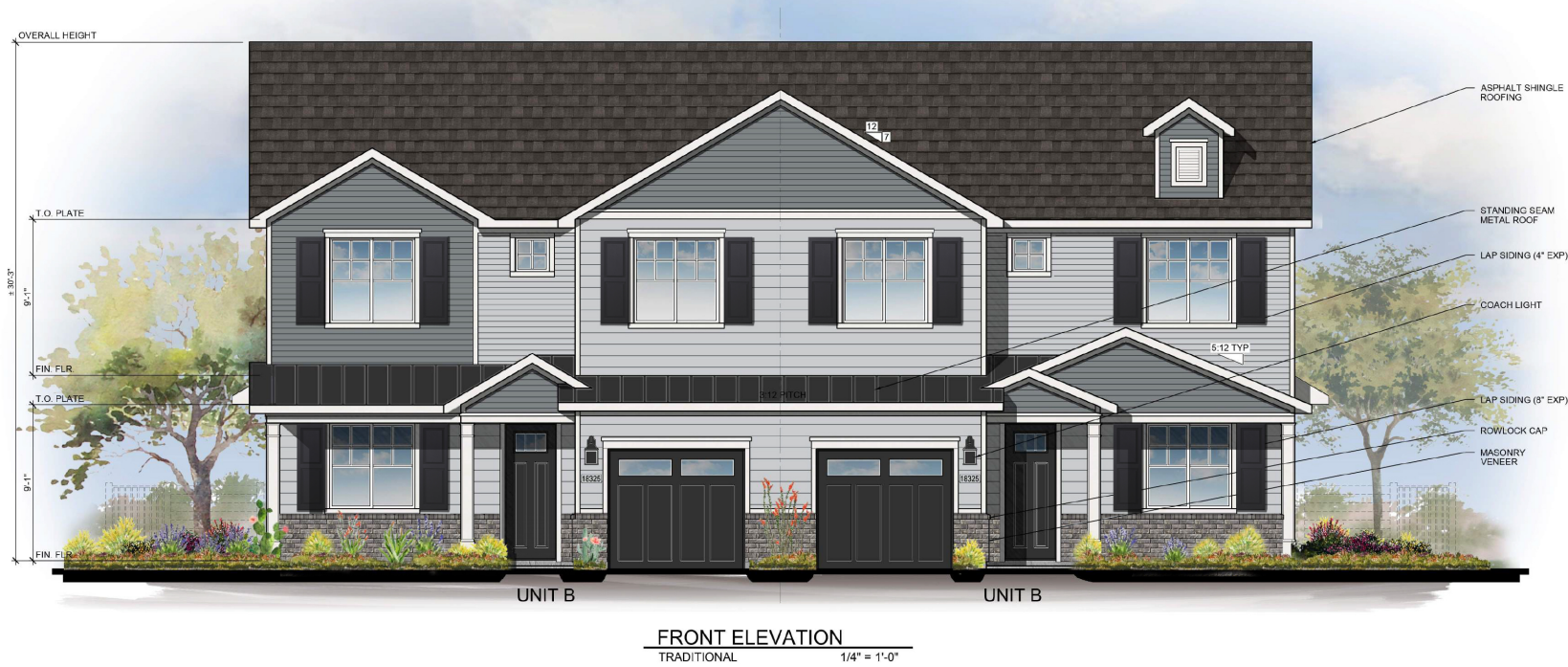
LEFT ELEVATION
TRADITIONAL 1/8" = 1'-0"



REAR ELEVATION
TRADITIONAL 1/8" = 1'-0"



RIGHT ELEVATION
TRADITIONAL 1/8" = 1'-0"



COLOR SCHEME 3
BUILDING B2 | YARDLY QUAD BUILDINGS | CAROLINA REGIONAL PRODUCT

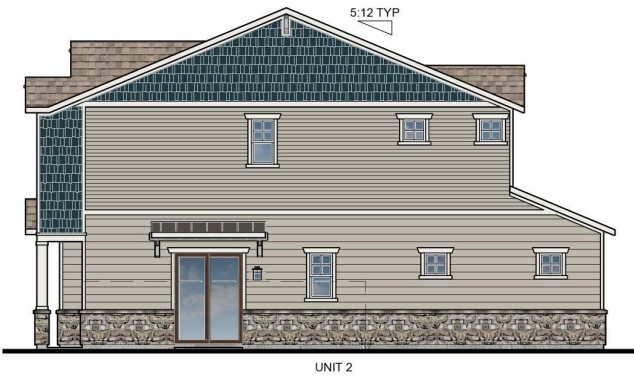
8-10-2023

taylor
morrisson
Homes Inspired by You
4900 N Scottsdale Rd #2000 Scottsdale, AZ 85251
Phone: (480) 845-8100

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4 Proposed Development: Townhomes

Elevations are for demonstration purposes only.



RIGHT ELEVATION
CRAFTSMAN 1/8" = 1'-0"



REAR ELEVATION
CRAFTSMAN 1/8" = 1'-0"



LEFT ELEVATION
CRAFTSMAN 1/8" = 1'-0"



FRONT ELEVATION
CRAFTSMAN 1/4" = 1'-0"

4 Proposed Development: Townhomes

Elevations are for demonstration purposes only.



RIGHT ELEVATION
CRAFTSMAN 1/8" = 1'-0"



REAR ELEVATION
CRAFTSMAN 1/8" = 1'-0"



LEFT ELEVATION
CRAFTSMAN 1/8" = 1'-0"



FRONT ELEVATION
CRAFTSMAN 1/4" = 1'-0"

4 Proposed Development: Commercial

*Precedent imagery are conceptual and for demonstration purposes only.



5 Building Design Standards

The following standards shall apply to all proposed buildings within the development. Building and Site Design shall be in accordance with UDO Section 8, except as modified in this section:

VERTICAL VARIATIONS

Building walls shall consist of a building bay or structural building system visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, or an equivalent element that subdivides the wall into human scale proportions. Minimum change shall be two (2) inches depth.

COMMERCIAL FACADE STANDARDS

The following shall be in place of UDO Section 8.2. G.4.a in order to create a rural character that aligns with the surrounding areas:

- » **Type 1 Materials:** brick; stone (e.g., natural/cultured, limestone, marble, or granite); split-face block (integral color); architectural or precast concrete, if the surface is designed to simulate brick or stone; glass; a combination thereof; or similar material determined by the Administrator.
- » **Type 2 Materials:** wood siding; fiber cement siding; stucco; tile; EIFS; trim; or similar material determined by the Administrator.
- » **Type 3 Materials:** high quality, smooth finish metal panel or similar material determined by the Administrator.
- » **Primary Façades (facades facing Avent Ferry Road and/or Rex Road)-** minimum 40% Type 1 Materials
- » **Secondary Façade-** Type 2 materials Secondary facades are defined as facades not facing the primary (public) road.
- » **Accents-** maximum 10% Type 3 materials
- » Commercial buildings shall have a minimum of 40% transparency on the ground floors up to 10' above the finish floor at grade to maintain the rural character of the development.
- » Concrete, concrete paver, or brick paver accents at walkways;
- » 'Trex' or similar decking at decks and porches;
- » Wood, synthetic wood, metal or vinyl soffits;
- » Feature elements such as cupolas, weather vanes, and/or public art pieces of various materials.
- » Commercial roofs may be composed of shingles or metal.

RESIDENTIAL FACADE STANDARDS

The following shall be in place of UDO Section 8.2. G.4 in order to create a rural character that aligns with the surrounding areas:

- » **Type 1 Materials:** brick; stone or synthetic equivalent; cementitious siding; fiber cement (Hardie Plank), stucco
- » **Type 2 Materials:** tile, EIFS, metal
- » **Type 3 Materials:** vinyl siding, trim, accents
- » **Primary Façades-** shall consist primarily of Type 1 materials
- » **Secondary Façades-** shall consist primarily of Type 2 materials
- » **Accents-** maximum 10% Type 3 materials
- » The primary facades shall include a masonry watertable along the entire front of the building.
- » Different brick colors, textures and finishes shall be used to create different architectural looks.
- » No buildings of the same exterior color will be located immediately adjacent to each other or across the street from each other.



Different colors and materials create unique architectural looks.



A variety of materials including cementitious siding, brick, and stone shall be used on residential buildings



Awnings and varying materials create inviting and cohesive spaces



Cupolas and art installations such as weathervanes enhance the rural character of the community

5 Design Standards

LANDSCAPE DESIGN

KEY ELEMENTS

- » Plant species shall be selected that offer strong, bold seasonal colors and a variety of textures.
- » Wildflower meadows shall be located in the large open space area on the northeastern side of the project. These will enhance the natural landscape and biodiversity of the site through the planting of pollinator species which will help to preserve wildlife, including monarch butterflies.
- » Placemaking shall be encouraged in commercial areas, which may contain decorative pavers, benches, trash receptacles, as well as supplemental plantings.
- » Whenever foundation landscaping is not feasible along commercial buildings, potted planters shall be installed along the front building facade. Final pot design and placement shall be approved by Development Services.
- » A 20' perimeter buffer shall be utilized where residential areas border Rex Road and Avent Ferry Road.
- » A 10' perimeter buffer shall be utilized where commercial areas border Rex Road and Avent Ferry Road.
- » Street trees shall be required to be placed every 40 feet along Rex Road and Avent Ferry Road.
- » Reforestation areas will be located across the development and distributed to ensure access for all residents. These will be planted in accordance with UDO section 4.4.3. A.

GREEN STORMWATER INFRASTRUCTURE

- » Green Stormwater Infrastructure will be used on the project site to treat a portion of stormwater runoff from development. The specific usage will include at least one of the specific GSI type devices below:
 - » Bio-retention Basin; Permeable Pavement; Rainwater Cistern; Planter Boxes; Integrated Rain Gardens
 - » Rain Gardens shall be implemented in the commercial section of the development and at the residential amenity center.



Pocket park areas throughout the site encourage active recreation.



Reforestation areas will be planted throughout the site in accordance with UDO standards.



Buffers will be planted along roadways. 20' buffers will be used for residential uses and a 10' buffer will be used for commercial uses.



Wildflower meadows will protect biodiversity and enhance the natural environment of the site.



Street trees will be planted along Avent Ferry and Rex Road.

5 Design Standards

GATHERING & OPEN SPACE

KEY ELEMENTS

- » Urban civic space shall be met by introducing plaza areas that will be available for all residents and business patrons alike. These plaza areas shall contain the following elements: benches, trash receptacles, decorative pavers and supplemental landscaping.
- » The overall open space provided shall be 11.2 acres.
- » Pocket parks shall be distributed throughout the entire development and connected via sidewalks for easy bicycle and pedestrian access.
- » A public park shall be constructed as part of the Town’s park search area program.
- » A pedestrian network of trails and sidewalks shall be dispersed across the development area.
- » Active Recreation space shall include walking trails, native flowers, a pickle ball court, shade structures, benches, a clubhouse, play lawns, a pool, dog parks, and tot lots.
- » Community art pieces shall be installed at the commercial corner at the intersection of Avent Ferry and Rex Road and within the pollinator garden located in the public access recreation area on the eastern side of the site.

OPEN SPACE SITE DATA TABLE		
Total Site Area: 56.91 acres	UDO Standard	Proposed Standard
On-site Open Space	12% 6.83 acres	19% 11.2 acres
Tree Preservation Area	10% 5.7 acres	10% 5.7 acres
Active Recreation Area	0% 0 acres	5% 3.1 acres
Urban Civic Space	0.5% 12,396 sf	0.5% 12,396 sf
Flexible Space	1.5% 0.85 acres	4% 2.5 acres



Pocket parks dispersed across the project area



Balance of hardscape and landscape



Benches, seating and other amenities will activate open spaces



Supplemental plantings and varied planters add visual interest



Walking paths and trails

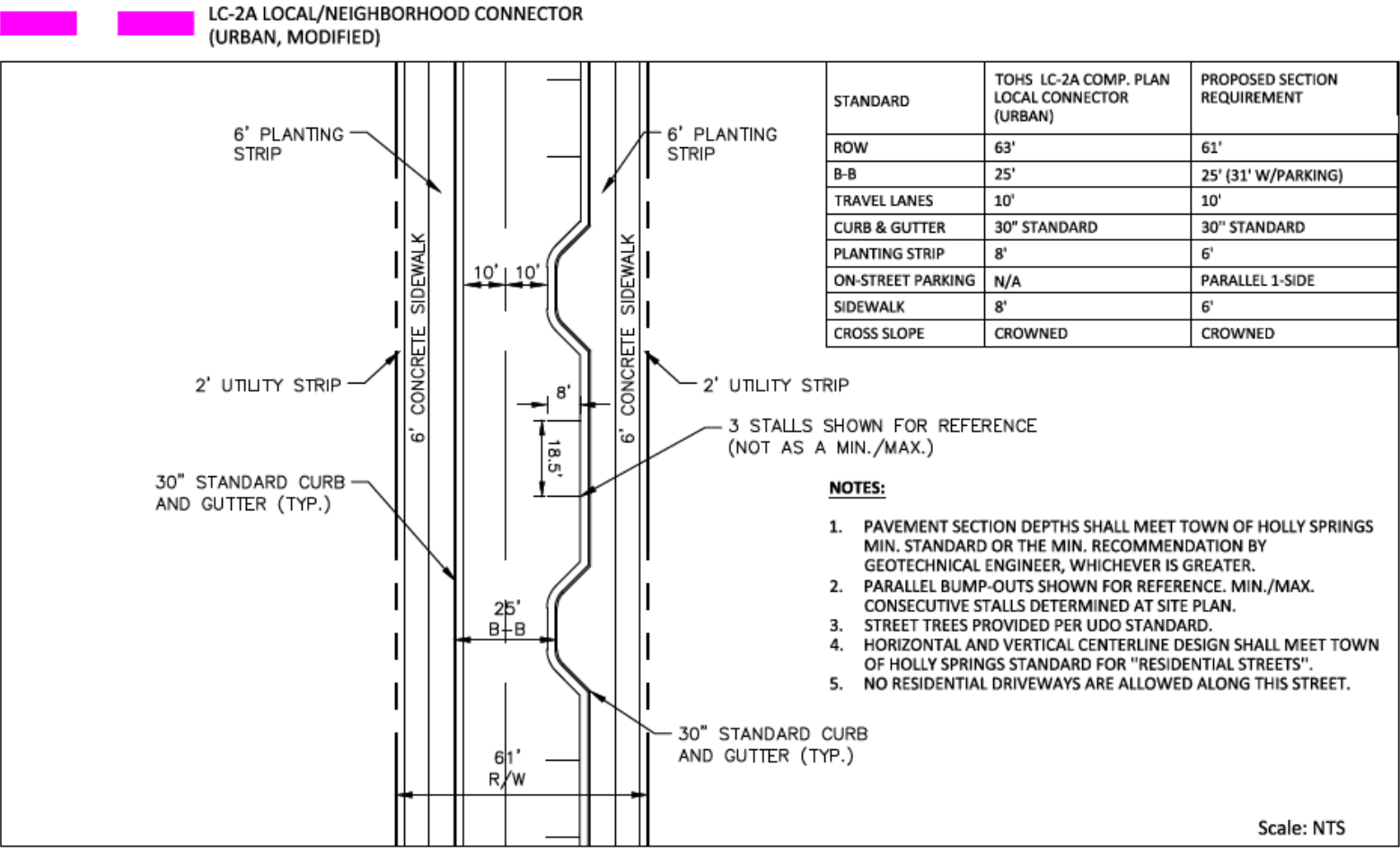


Variation assures interest is maintained within the gathering space

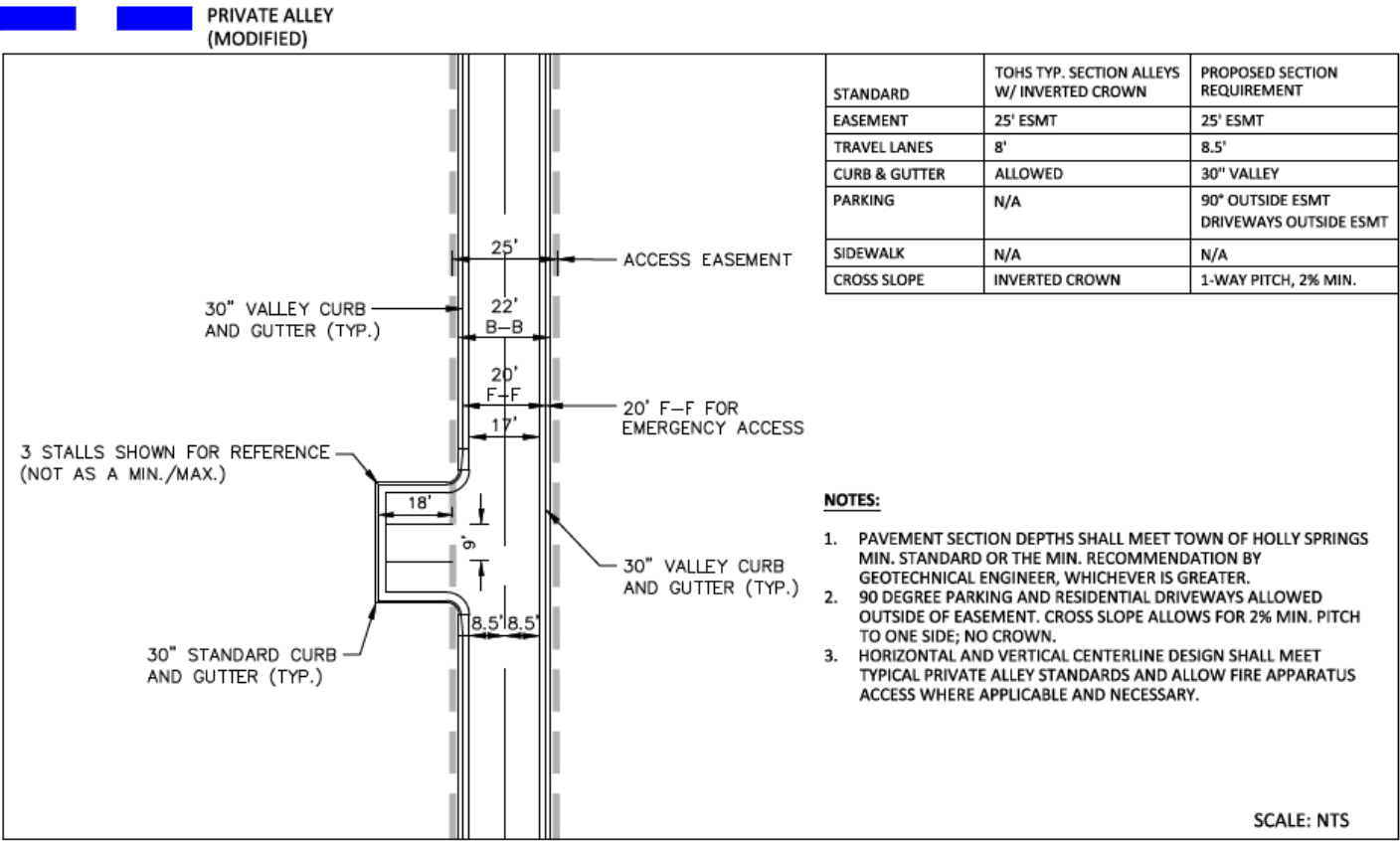
6 Streetscape and Mobility Standards

The internal streets for Ragan Mixed-Use shall be constructed to the standards outlined in this section.

PUBLIC RESIDENTIAL STREETS

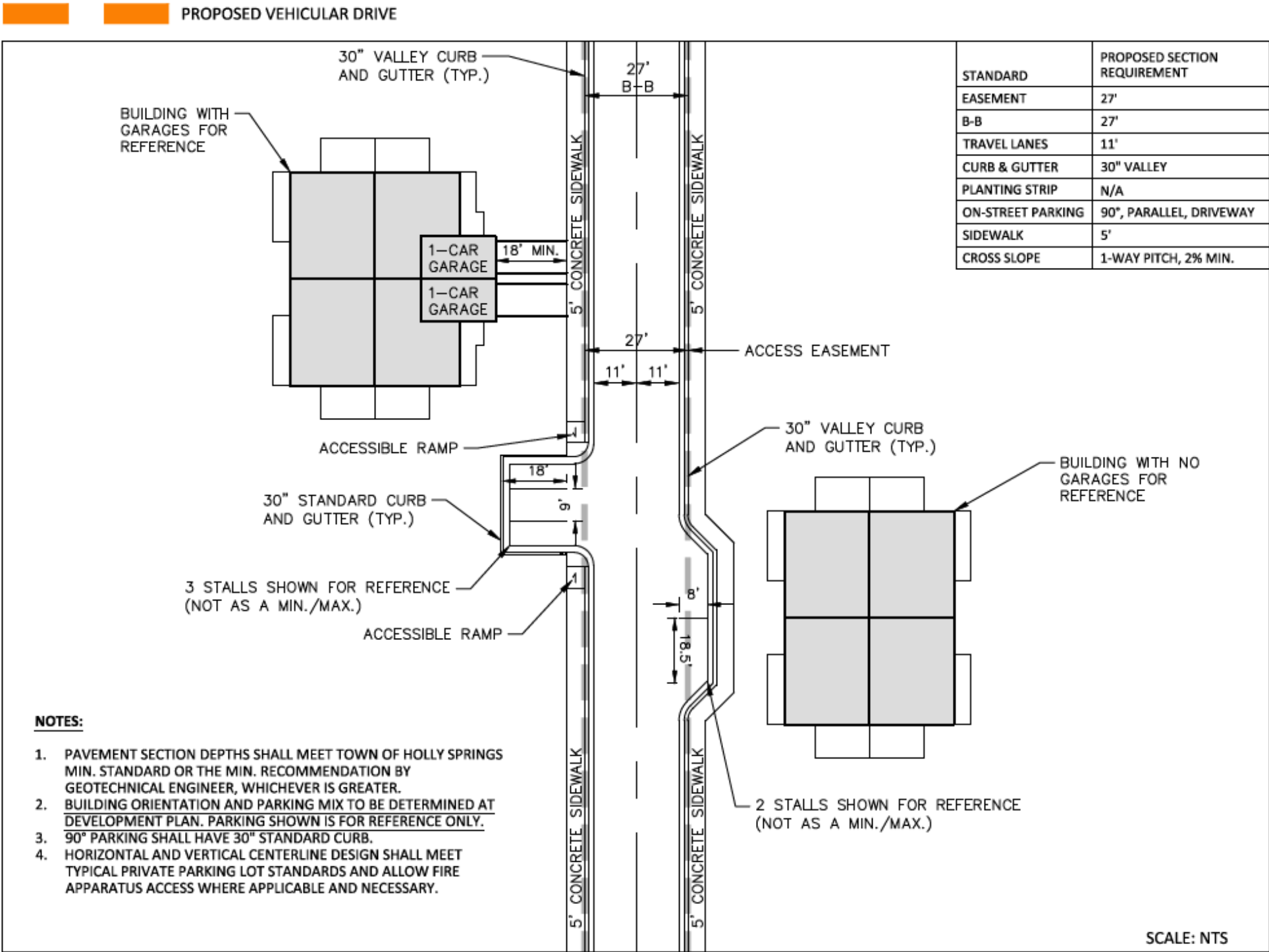


RESIDENTIAL ALLEYS



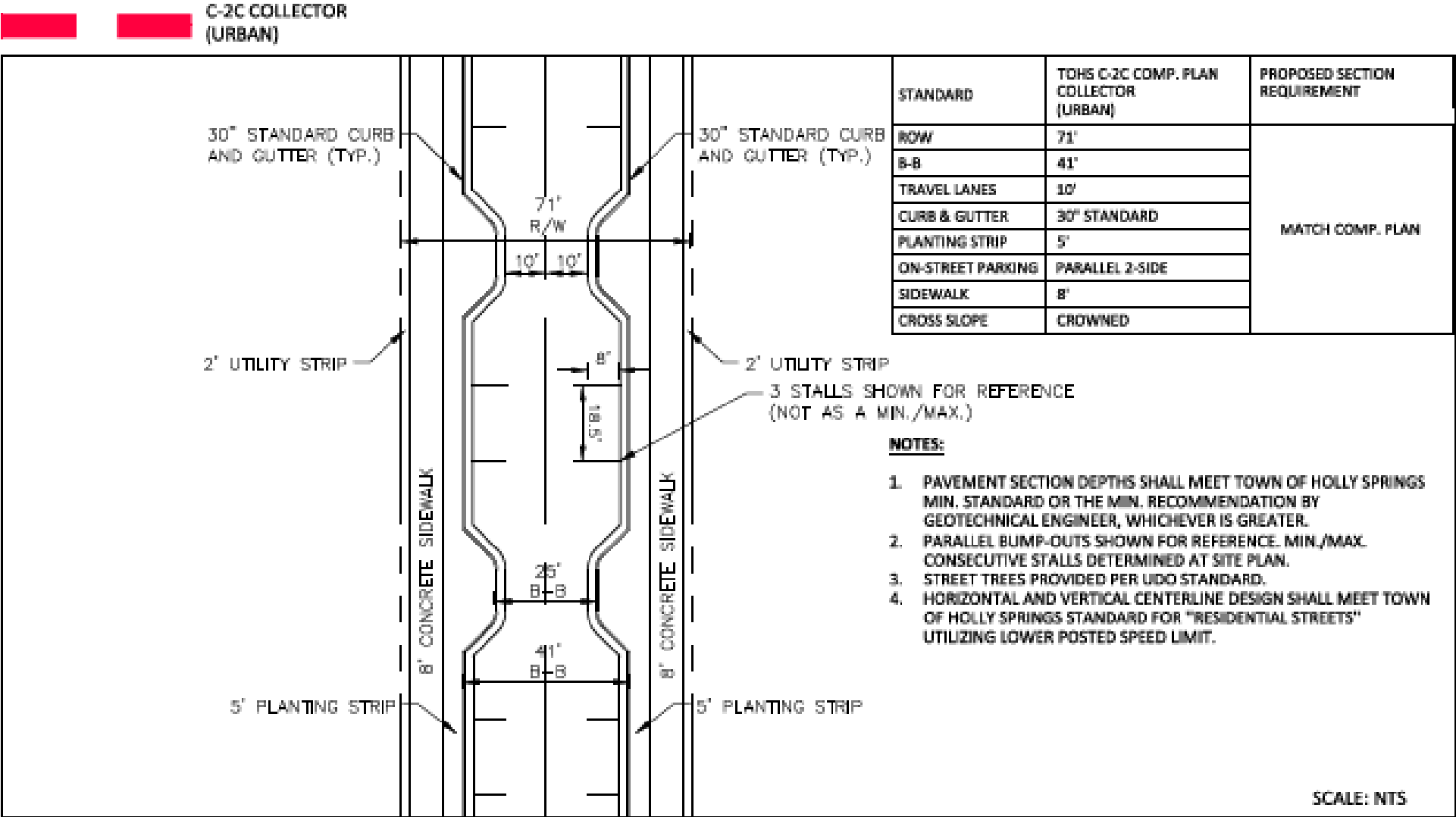
6 Streetscape and Mobility Standards

Private Drives



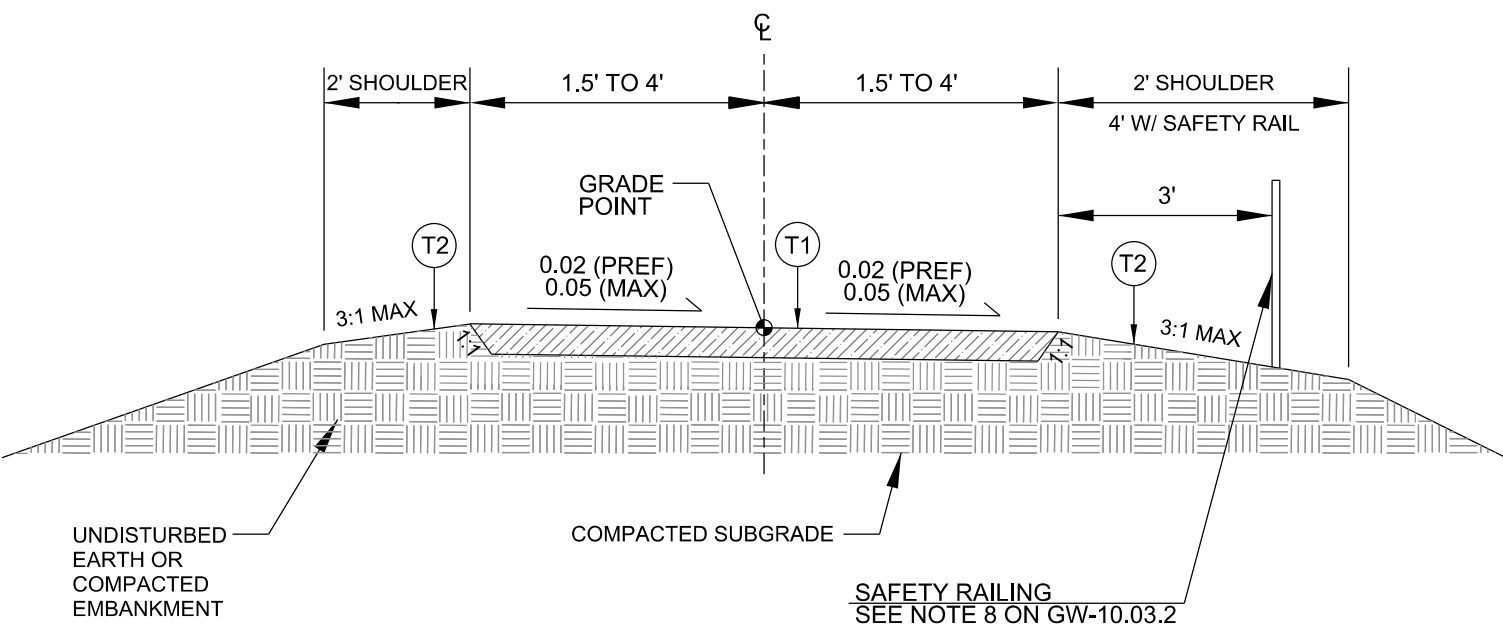
6 Streetscape and Mobility Standards

COMMERCIAL ACCESS STREETS

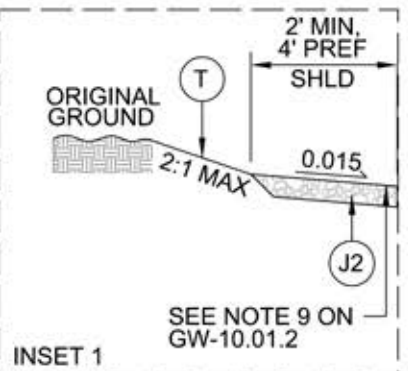
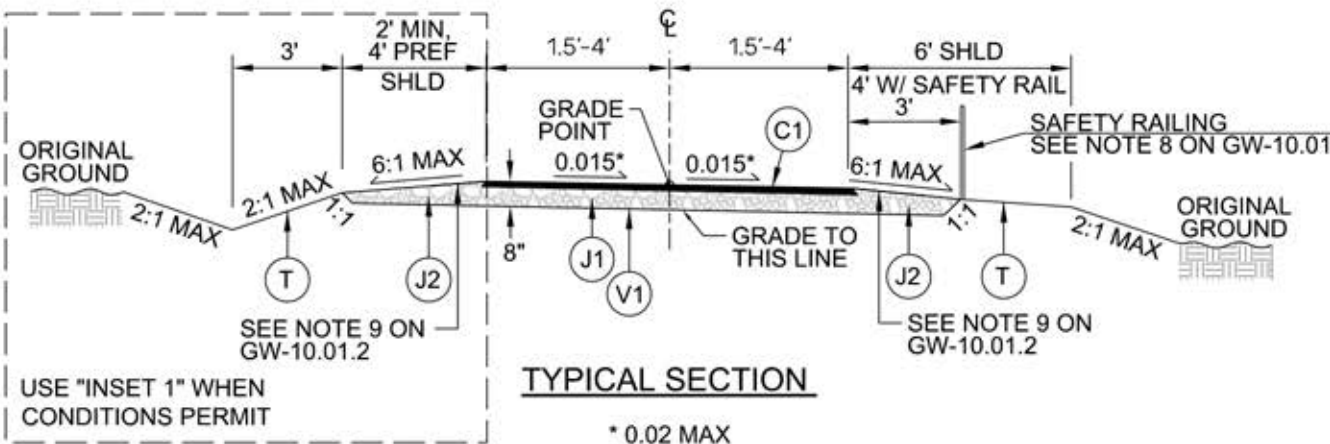


6 Streetscape and Mobility Standards

Pedestrian Trails Furniture location and detail to be finalized at time of development plan.



UNPAVED TRAIL



ASPHALT TYPICAL TRAIL SECTION
VARIABLE WIDTH



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.b.

Requests & Communications - PB

Title: Aura Wildwood Rezoning (23-REZ-04)

Strategic Priority Area:

Staff Resource:

Action(s):

- Adopt Consistency Statement.
- Recommend the Town Council approve/deny Rezoning 23-REZ-04 from CB Community Business to RMX-CD Regional Mixed-Use Conditional Zoning District.

Explanation:

- The Town has received a Rezoning request to allow for the development of a new mixed-use project on 61.19 acres at 7450 GB Alford Highway.
- Future development will include five development PODs separated by type of use.
- Separate Development Plans and Major Subdivision Plan must be submitted for future development of the site.

Background:

- The parcel was rezoned from R-30: Residential to CB Community Business on August 19, 2008.

Funding Source(s):

n/a

Attachment(s):

1. 23REZ04_AuraWildwood_StaffReport
2. 23REZ04_AuraWildwood_Petition
3. 23REZ04_AuraWildwood_PlanSet
4. 23REZ04_AuraWildwood_DesignManual



Project Type: Zoning Map Amendment (Rezoning)

Concurrent Applications:

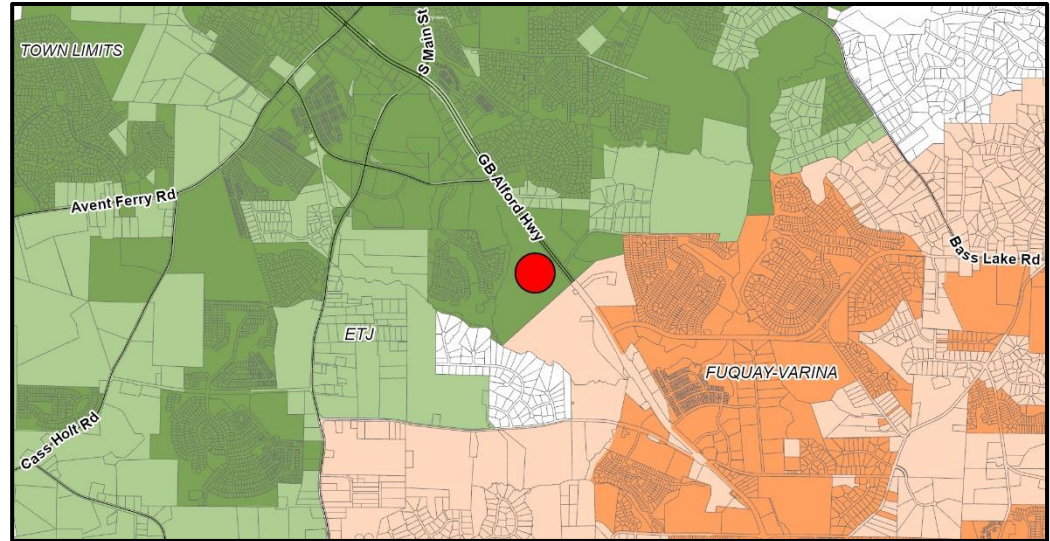
☐ n/a

Applicant / Petitioner:

Ryan Stewart / Trinsic Acquisition Company LLC
(See Petition)

Property Address: 7450 GB Alford Highway

Property Area: 61.19 ac.



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

Project Summary:

A rezoning of 61.19 acres from CB – Community Business to RMX-CD – Regional Mixed-Use Conditional Zoning District at 7450 GB Alford Highway. The proposal includes 5 “Pods,” each separated by type of use. Pod A proposes ~400 multifamily units, Pod B ~200 townhome units, Pod C a Health and Fitness Center, Pod D as Shopping and Dining space, and Pod E as Office/Retail.

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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Decision-Making Information	Page 23



Case Summary

Current Zoning:

CB: Community Business

☐ Conditional Zoning District

Proposed Zoning:

RMX Regional Mixed-Use

☒ 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:

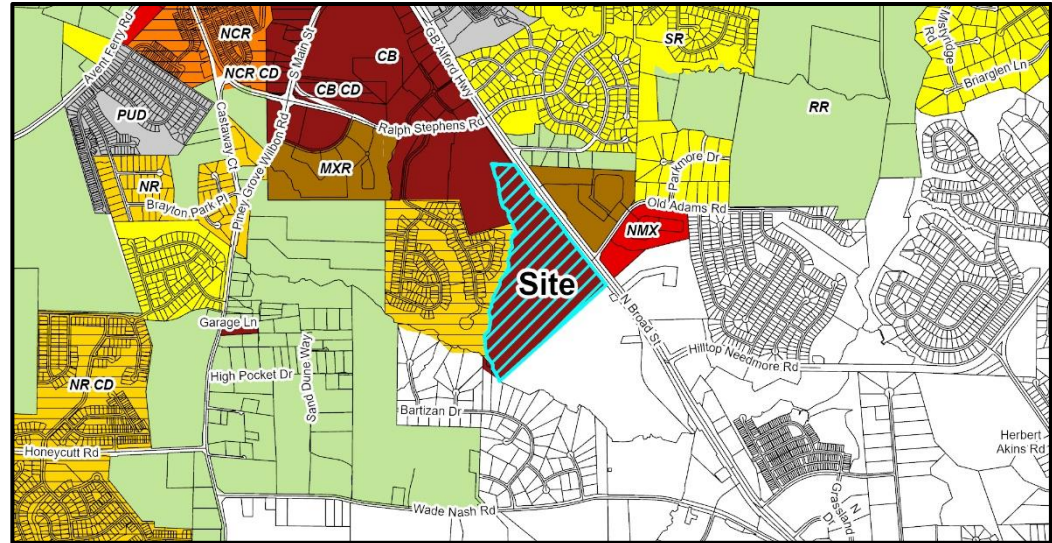
The requested Zoning Map Amendment is: ☐ Consistent with Adopted Plans ☒ Inconsistent with Adopted Plans

The proposed Conditional Zoning District is for a prominent parcel of land with historic significance, along the Town's most traveled thoroughfare at the edge of its jurisdiction. It offers some uses that may benefit Town residents, but does not offer these uses in a way that meets the Town's goals and objectives as identified in the Comprehensive Plan or the Unified Development Ordinance. The proposed Regional Mixed-Use Conditional Zoning District is not reasonable nor in the public interest as it fails to meet these Town goals and expectations, which include higher quality development and design, a pedestrian-oriented community, appropriate commercial space, and a visually and functionally connected community.

Staff Recommendation: ☐ Approve ☒ Deny

**Current Zoning Information**

Parcel #	Zoning	Area
0658138067	CB	61.19
Total Area		61.19 acres



Current Zoning Map

Adjacent Property Current Zoning Information

Subject Property	Zoning	Existing Land Use
North	CB -- Community Business	Mixed Use Center
South	(Town of Fuquay-Varina ETJ) RA – Residential Agricultural	(Town of Fuquay-Varina ETJ) SC – Suburban Commercial
East	NMX – Neighborhood Mixed Use; MXR -- Mixed-Use Residential	Mixed Use Center
West	NR-CD – Neighborhood Residential Conditional Zoning District	Mixed Residential Neighborhood

Parcel Rezoning History

Rezoning Number: 08-REZ-03

Original Zoning: R-30 - Residential

Approved Zoning: CB – Community Business

Approval Date: August 19, 2008



Land Use & Character Information

Growth Strategy Map: Places to Transform

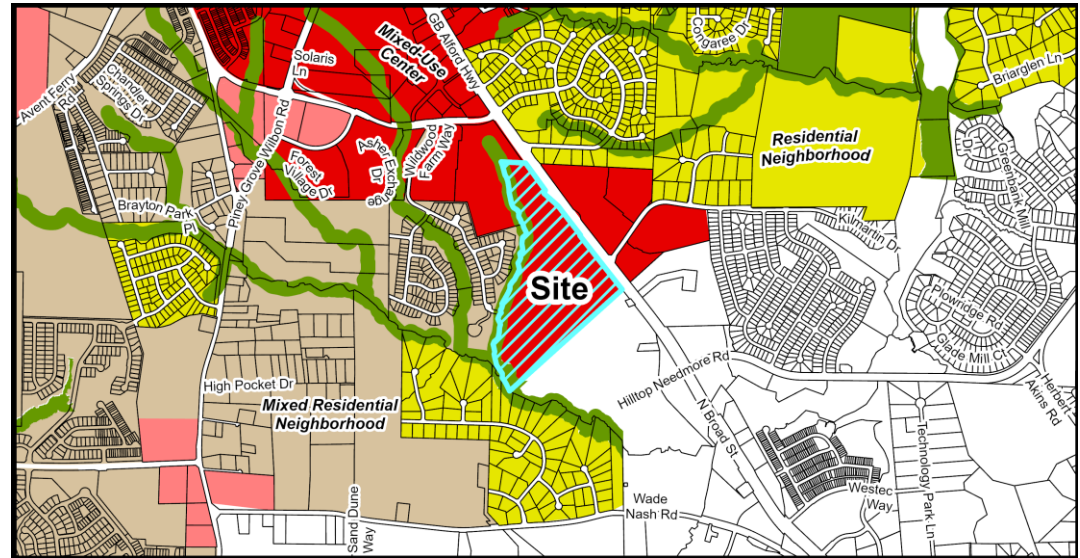
Future Land Use: Mixed-Use Center
Natural Area

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.

Key Characteristics of a Mixed-Use Center include:

- Redevelopment and new development in these areas will utilize formal small block patterns and relocate parking to the interior of blocks.
- Parking between the street and the building should be limited.
- These areas 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.
- Front setbacks are variable, but in new development should be as small as possible. Side and rear setbacks are variable.
- 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.
- Multi-dwelling housing in a Mixed-Use Center should not extend more than two consecutive blocks in any direction unless included in a vertical mixed-use building.

Future Land Use: Natural Area

Natural Areas are largely undeveloped and reserved for preservation and low-impact recreation (trails and greenways) because of their outstanding beauty, environmental features, or proximity to Harris Lake.



Land Use & Character Information (cont.)

Small Area Plan: N/A

Historic Structures: Richard L. Adams Farm (WA0612)

The site includes a home and several outbuildings. The home is described as a Late 19th century double pile hip roof frame house. Capital Area Preservation completed a site visit in September 2020 and determined the house was in excellent condition and a good candidate for preservation. The site has not been reevaluated since the initial site visits and conditions may have changed. The house and property are eligible for the National Historic Register.

Future Land Use Staff Analysis:

The requested Zoning Map Amendment is: ☐ Consistent ☒ Inconsistent

Character Area Consistency:

Per the Unified Development Ordinance, a Regional Mixed-Use zoning district is potentially compatible with the Mixed-Use Center and Natural Area character areas.

The applicant has proposed certain characteristics as part of the Conditional Zoning District that meet Mixed-Use Center guidelines:

- Lower density housing furthest from the project core, with increased density closer to the center and road.
- Taller buildings closer to GB Alford Highway, with shorter buildings adjacent to existing neighborhoods.

However, the proposed Conditional Zoning District fails to meet other key characteristics:

- A compact walkable environment with primarily vertical-mixed use buildings. Only one building within Pod A includes residential units above retail, which totals 11,000 square feet of available commercial space.
- Small blocks connecting residential and non-residential uses around a community green or open space.
- The proposed site layout incorporates suburban development characteristics, in conflict with the theme of Suburban Retrofit in which the Town seeks to convert its existing auto-oriented uses into more sustainable activity centers.

The proposed rezoning also fails to meet the following Community Character Recommendations:

- **CC-3 Improve Parking Design** – The proposal includes significant surface parking throughout the site, primarily in Pods A and C.
- **CC-8 Increase Walkability** – The overall site design does not sufficiently create safe and inviting conditions for walking throughout the site.
- **CC-9 Enhance Character and Walkability by Orienting All Buildings to the Street** – Pod C: Health and Fitness orients its building to a large surface parking lot.
- **CC-10 Mitigate the Impacts of Auto-Oriented Uses** – The outdated parking design and separated uses encourage traveling to each Pod via car, creating traffic and less safe conditions for residents and visitors who prefer to travel via other means.



Land Use & Character Information (cont.)

- **CC-20 Protect and Maintain Holly Springs's Historic Structures** - The applicant has proposed to relocate the primary farm house and potentially another outbuilding within the site "if feasible." While the proposal has the potential to meet CC-20, the language in the proposed Design Manual states "if feasible", which leaves the potential for not meeting this recommendation. Capital Area Preservation has also advised staff that relocating the farm house from its relationship to the road will almost certainly remove any opportunity for the house to be considered for the National Historic Register.

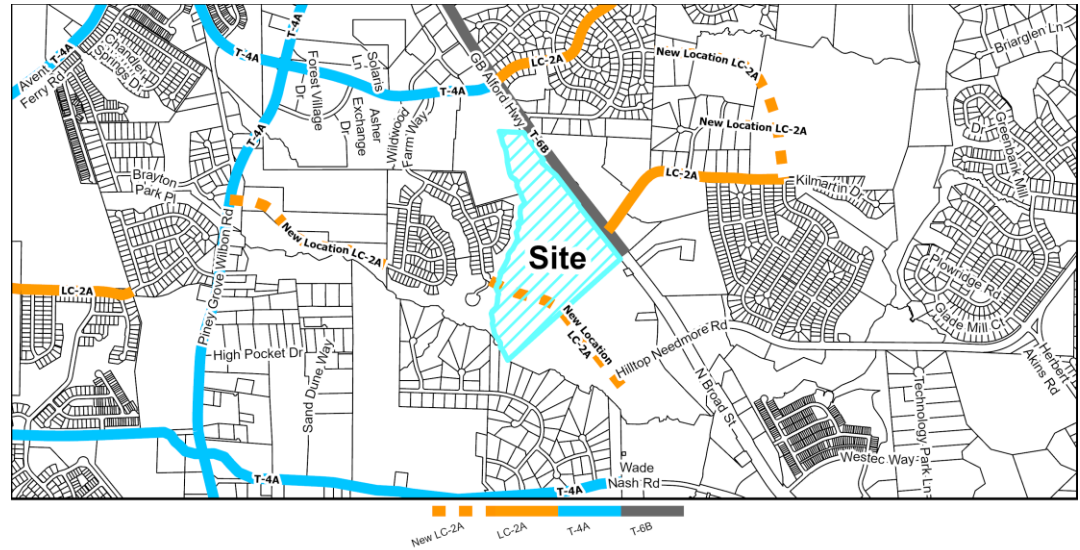
While meeting some characteristics of the character area and specific recommendations of the Comprehensive Plan, the proposed Conditional Zoning District contains significant inconsistencies. Staff finds that the proposed Conditional Zoning District is not consistent with the Vision Holly Springs Land Use & 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:

In accordance with the Unified Development Ordinance (UDO) and the Comprehensive Transportation Plan (CTP), road widening is required across the property frontage of GB Alford Highway to meet ½ of the ultimate cross section. The development is proposing three driveway accesses along GB Alford Highway, a connection to the adjacent Lowe's Home Improvement driveway, and a connection to the existing Wildwood Farm Way.

New Location Roadways:

There is a new CTP roadway affecting this property: the extension of the existing Wildwood Farm Way across the property. It will be extended across the property and stubbed to the southern property line for future extension to the future Fuquay Parkway and Wade Nash Road. The design and construction of this CTP extension is included as part of this development. The development is proposing an internal street network with several proposed street cross sections that deviate from the approved cross sections set forth within the Comprehensive Transportation Plan. The proposed modifications that do not meet the standards set forth by the Comprehensive Transportation Plan include reduced planting strip widths, altered lane widths, and perpendicular parking spaces along public streets.

Hotspot/Safety Study Location:

There are no Hot Spot Studies impacting this project.

Improvement Prioritization: n/a



Transportation Information (cont.)

Traffic Study Policy

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

Traffic Study Summary

A Traffic Impact Analysis (TIA) and associated Transportation Mitigation Agreement (TMA) was completed with this rezoning petition. This development will be required to adhere to and construct all recommended improvements within the approved TIA as follows:

NC 55 Bypass at S. Main Street

- Construct a second northbound/westbound left-turn lane on NC 55 Bypass to provide dual left-turn lanes on that approach.
- Modify the existing traffic signal to accommodate the additional lane.

NC 55 Bypass between Ralph Stephens Road and the northern project property line

- Reconfigure southbound NC 55 Bypass (between Ralph Stephens Road and the northern project property line) to provide a third southbound through lane that extends to the frontage widening provided as part of this project.
- The existing right-turn lane into the Lowes Driveway will be restriped as a shared through/right with this widening in place.

NC 55 Bypass Southbound at Northern Site Driveway

- Construct the Northern Site Driveway as a right-in/right-out access.
- In addition to the additional southbound lane along NC 55 Bypass, provide an exclusive southbound right-turn lane.

NC 55 Bypass Southbound at Central Site Driveway

- Construct the Central Site Driveway as a right-in/right-out access with one ingress lane and one egress lane with 100' of Internal Protection Stem (IPS) per NCDOT's review of the TIA.
- In addition to the additional southbound lane along NC 55 Bypass (provided as part of thoroughfare widening), provide an exclusive southbound right-turn lane with 100 feet of storage and appropriate tapers.

NC 55 Bypass at Southern Site Driveway

- Construct the Southern Site Driveway as a left-in/right-in/right-out access (at the existing median break aligning with Old Adams Road).
- Stripe the additional southbound lane along NC 55 Bypass as an exclusive right-turn lane at this intersection.



Transportation Information (cont.)

- Install a traffic signal for the Southern Site Driveway approach of the intersection if warranted and approved by the Town and NCDOT.

NC 55 Bypass Northbound at Proposed U-Turn South of Southern Site Driveway

- Construct a new U-turn bulb-out on NC 55 Bypass south of the Southern Site Driveway.
- Provide a U-turn lane on NC 55 Bypass.
- Install a traffic signal if warranted and approved by the Town and NCDOT.

NC 55 Bypass at Ralph Stephens Road

- Construct a southbound/eastbound right-turn lane on NC 55 Bypass if not completed by another development prior to Aura Wildwood.

Ralph Stephens Road and Wildwood Farm Way

Conduct signal warrant analysis at the time of public street connection made to Wildwood Farm Way. If warranted and approved by NCDOT and the Town of Holly Springs, install a traffic signal if not completed by another development prior to Aura Wildwood.

Transportation Staff Analysis:

The requested Zoning Map Amendment is: ☐ Consistent ☒ Inconsistent

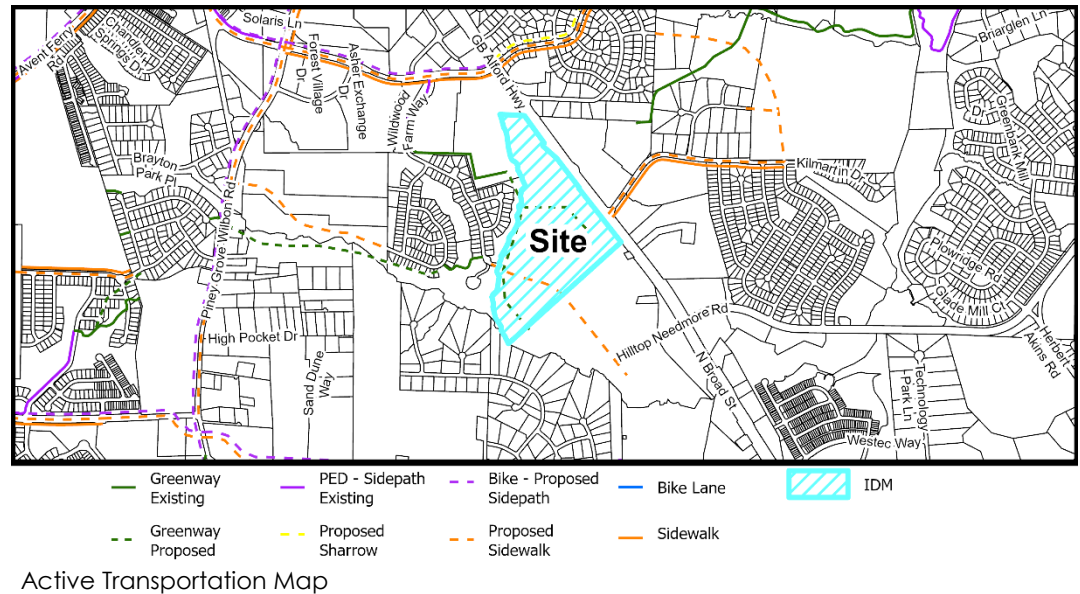
The Traffic Study and associated mitigation improvements are consistent with the Traffic Study policy; however, the proposed modified internal street cross sections that include reduced planting strip widths, altered lane widths, and perpendicular parking spaces along public streets are not consistent with the Town's Comprehensive Transportation Plan.



Parks, Recreation, & Greenways Information

Park Search Area

☐ Yes

☒ No


Required Active Transportation Improvements

☒ Greenway

☐ Sidepath

The Active Transportation Map shows several proposed Greenways on and adjacent to the site. This location was also identified in the Town's Parks, Recreation, and Greenways Master Plan as a Regional Connection point with future Greenway/Sidepath improvements with the Town of Fuquay-Varina. The proposed rezoning follows these plans as well as Section 7.6 of the Town's UDO by showing two Greenway connections to existing trails within the adjacent Wildwood community as well as two Greenway stubs on the southern edge of the project where the Town of Fuquay-Varina has proposed Greenways and Sidepaths to be built in the future.

Parks, Recreation, & Greenways Summary

This property proposed for Rezoning is located outside of all Park Search Areas identified in the Town's Comprehensive Plan Chapter 3: Parks, Recreation, & Greenways Master Plan. The applicant will be required to pay a fee-in-lieu of Parkland Dedication rather than dedicate land directly.

Parks, Recreation, & Greenways Staff Analysis:

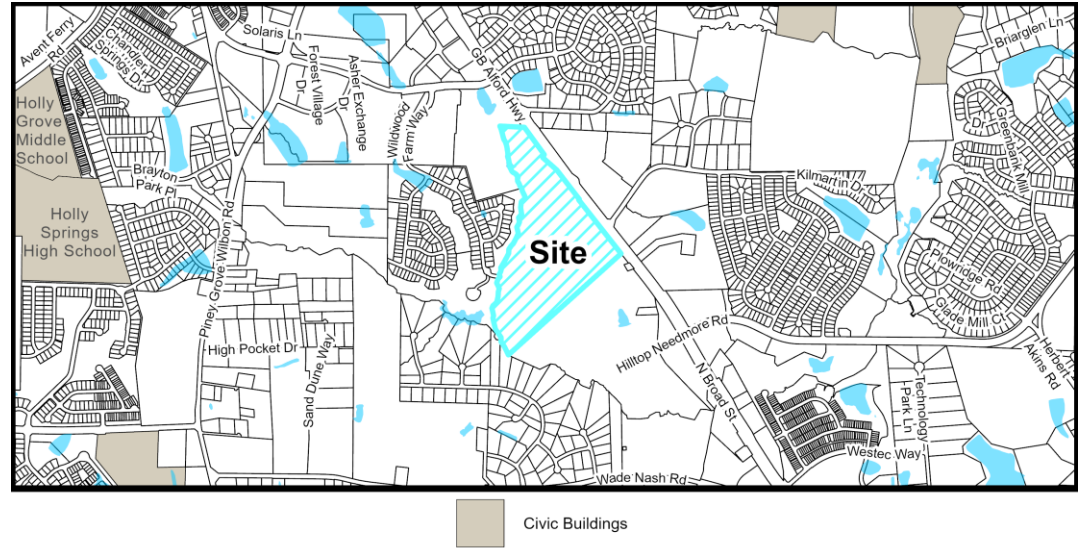
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The proposed Rezoning petition shows compliance with all Parks, Recreation and Greenway-related UDO Ordinance requirements and represents an excellent opportunity to improve Greenway connectivity within the Town and Regionally.



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

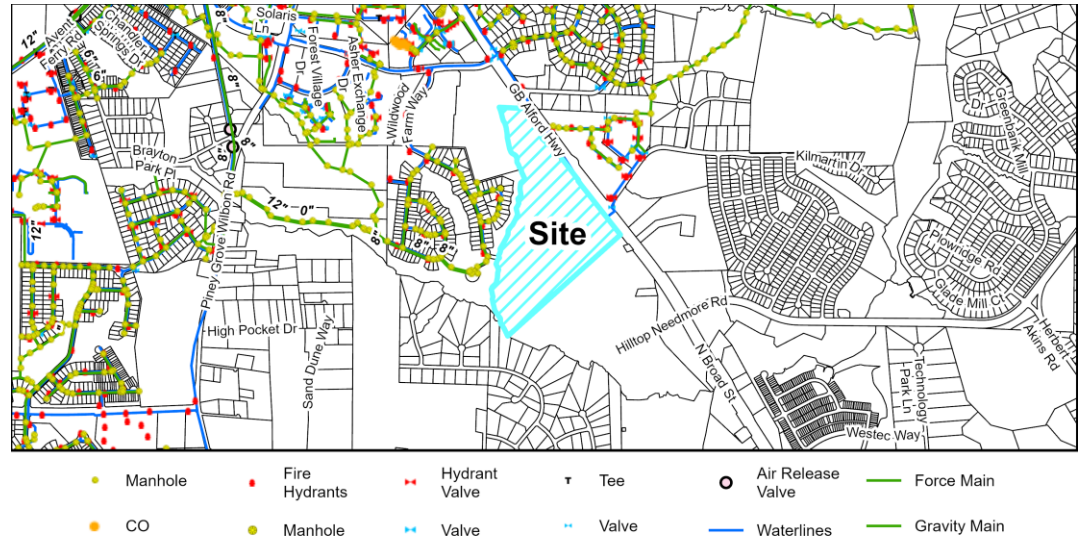
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.



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:

The project is required to tie to and extend Town water facilities across the property frontage of GB Alford Highway as well as throughout the site to serve the proposed development. These waterlines will be installed by the developer in accordance with Town Policies.

Sanitary Sewer:

Sewer service to the proposed development will be via extension of a gravity sewer network ultimately draining to the existing Basal Creek Pump Station. A downstream sewer study, including a pump station capacity analysis for the existing pump station, was completed and it concluded the existing downstream sewer infrastructure and the existing pump station do not have adequate capacity and improvements are necessary to support this development. Improvements include upsizing a section of gravity sewer pipe, upgrading the existing Basal Creek Pump Station with the Phase 3 improvements laid out in the previously approved study associated with the Lowe's development, as well as additional improvements to the existing pump station laid out in this study as "Phase 4." These improvements take into consideration the impacts from this development, previously approved but not yet built projects, and provides an additional capacity to the pump station of approximately 150,000 gallons per day (gpd).

Reclaim:

This project is not located 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 rezoning was submitted on June 30, 2023, and is therefore not subject to the Water Resource Management Policy (effective July 1, 2023).

Infrastructure & Utility Staff Analysis:

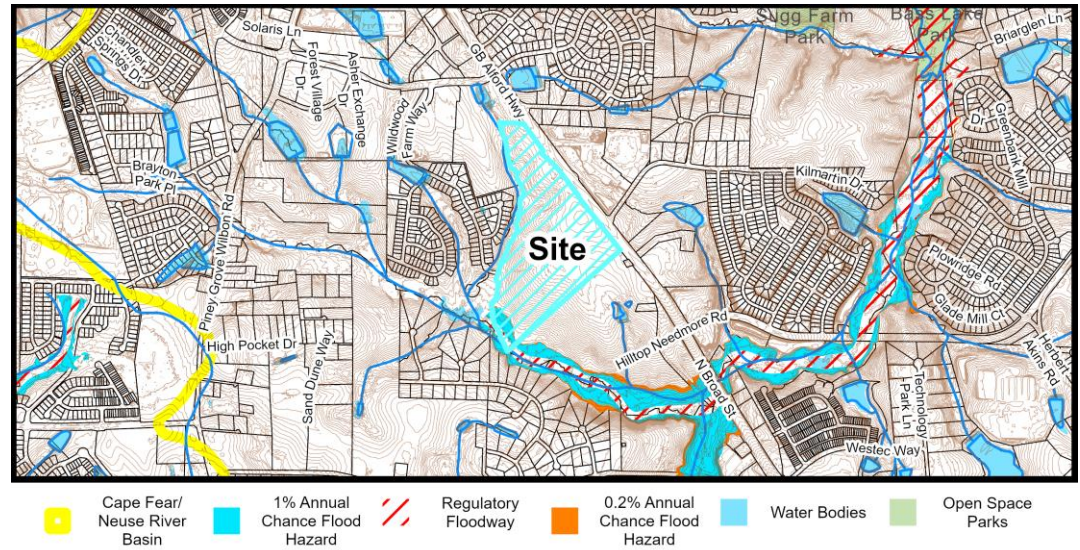
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The proposed improvements to the Basal Creek Pump Station are consistent with the requirements of the sewer study and the Comprehensive Plan. However, the impact of the increased intensity of the proposed project was not considered holistically and will tie up station capacity originally planned for other parcels. With this proposed rezoning, this development is proposing to significantly increase the amount of sewer flow than was planned for this parcel in a previous analysis of the overall Basal Creek Pump Station basin (70,000 gpd *planned* to 210,000 gpd *proposed*). Staff recommended the developer provide additional improvements (in addition to those listed above) to the pump station to offset their impact on other parcels within the Basal Creek Pump Station basin that will be displaced by Aura Wildwood's increased flow. The developer did not commit to any additional improvements. This will ultimately require additional improvements to increase the overall capacity of this pump station to allow for the full buildout of the proposed land uses within the basin.



Natural Resources & Open Space Information

Total Required Open Space:	15% or 9.18 ac.
Tree Preservation Area	0% or 0 ac.
Active Recreation Area	2% or 1.22 ac.
Urban Civic Space	0.5% or 0.3 ac.
Flexible Space	12.5% or 7.65 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant has proposed 16.5 acres of open space. Tree preservation is proposed furthest from GB Alford Hwy, in the southwest corner of the property. Active Recreation includes the Multi-Family Dwelling amenity center, and various pocket parks and plazas throughout the Townhome Pod. The Urban Civic Space is provided as the interior plaza Area in Pod D: Dining and Shopping.

Stormwater:

The project is located within the Neuse River Basin proposing to treat all new impervious surfaces onsite with a Stormwater Control Measure. There are several jurisdictional features located on and adjacent to the site such as floodplains, wetlands, streams and Riparian buffers.

Natural Resources & Open Space Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The applicant has proposed various open space types in locations throughout the site. Generally, the open spaces serve each particular Pod and fail to connect the Pods together. The proposed Urban Civic Space has potential for a nice outdoor seating and gathering area, but could be better located closer to residences. The pocket parks and plazas help create green spaces around the proposed townhomes. The greenway along the side facing Wildwood and Lowe's appears to be an interesting concept



Natural Resources & Open Space (cont.)

for the townhomes that front it, however staff cannot recommend approval of the proposed trail and townhomes fronting the stormwater control measure as it does not seem to provide accessible open space to all residents of the development.

Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval. This project has been designed in a way to minimize impacts to the existing environmental features and is consistent with the Comprehensive Plan.



Conditional Zoning District Standards Information

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

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

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

Conditional Zoning District Summary

The standards shown below are modifications of the Unified Development Ordinance allowed via Conditional Zoning District. Any standards not listed must adhere to those set by the UDO.

Development Standards (UDO Chapter 2):

Development Density	UDO Standard	Proposed Standard
Maximum Gross Density (Units/Acre)	15 Units/Acre (915 units)	9.8 units/acre (600 units)

POD A: Multi-Family and Mixed-Use

Lot Configuration	UDO Standard	Proposed Standard
Minimum Lot Width at Setback Line • Apartment Dwellings	N/A	50'



Building Placement	UDO Standard	Proposed Standard
Front Setback Maximum	20'	0'
Side Setback Interior Minimum	0'	5'
Setback Adjacent to RR/SR/NR Districts (Minimum)	50'	30'

Building Height	UDO Standard	Proposed Standard
Maximum Building Height	55'/5 stories	55'/5 stories
Accessory Structure Minimum	25'/2 stories	20'/1 story*

*Applies only to Leasing Office/Amenity Center

POD B: Townhomes

Lot Configuration	UDO Standard	Proposed Standard
Minimum Lot Width at Setback Line Attached Dwellings	N/A	20'
Minimum Lot Frontage	0'	18'
Minimum Frontage for a Driveway	60'	18' (for rear loaded)

Building Placement	UDO Standard	Proposed Standard
Front Setback Maximum	20'	25'
Setback Adjacent to RR/SR/NR Districts (Minimum)	50'	30'
Accessory Structure(s) < 144sf (Minimum)	5'	3'
Accessory Structure(s) > 144sf	0'	5'
Accessory Structure(s) > 144 sf Setback from Alley	0'	< 5' or > 20'

Building Height	UDO Standard	Proposed Standard
Primary Structure(s) Minimum	25'/2 stories	20'/2 stories
Primary Structure(s) Maximum	55'/5 stories	40'/3 stories
Accessory Structure(s) Maximum	55'/5 stories	25'

**POD C: Health & Fitness; POD D: Shopping & Dining; POD E: Office & Retail**

Building Placement	UDO Standard	Proposed Standard
Front Setback Maximum	20'	0'

Building Height	UDO Standard	Proposed Standard
Primary Structure(s) Minimum	25' / 2 stories	20' / 1 story
Accessory Structure(s) Maximum	55' / 5 stories	20' / 1 story

Permitted Uses (UDO Chapter 3):

The RMX – Regional Mixed-Use zoning district offers the opportunity to serve broader economic, entertainment, and housing needs of the community in a compact walkable environment. It allows for a mix of residential and non-residential uses, with certain uses such as attached dwellings, permitted via Conditional Zoning District only.

The proposed Conditional Zoning District lists permitted uses for each Pod, and omits all other RMX uses not specified. Permitted uses would still be required to follow additional standards set by the UDO, if applicable. The applicant has limited the Drive-In/Drive-Through use in Pod D and Pod E, by setting a maximum of 2 in Pod D, and 1 in Pod E.

The applicant has stated in the Design Manual that “Accessory uses, buildings, or structures are permitted on a lot without a primary building.” Staff cannot support this proposed, unrestricted modification to the UDO without any further clarity as to the purpose of this modification.

PERMITTED USES	
POD A (Multifamily and Mixed Use Pod) (N1)	Apartment Dwelling, Recreation Facility Indoor, Recreation Facility Outdoor (<50 acres), Business Services, Office Use, Personal Services, Food/Restaurant Uses, Retail uses, Fitness Facilities / Studios, Bar/Nightclub/Tasting Room, Theater, Assembly Use, Amusement (Indoor), Child Care Center, Laundry Self-Service
POD B (Townhouse Pod)	Attached Dwelling, Recreation Facility Indoor, Recreation Facility Outdoor (<50 acres)
POD C (Health and Fitness Pod)	Fitness Facilities / Studios, Recreation Facility Indoor, Recreation Facility Outdoor (<50 acres), Business Services, Child Care Center, Medical Office, Office Use, Personal Services, Food / Restaurant Uses, Retail Uses
POD D (Dining and Shopping Pod) (N2)	Bar/Nightclub/Tasting Room, Food / Restaurant Uses, Drive In/Drive Through (maximum 2 drive throughs permitted), Retail Uses, Bed and Breakfast, Personal Services, Theater, Assembly Use, Business Services, Amusement (Indoor), Food/Restaurant Uses
POD E (Office and Retail Pod) (N3)	Office Use, Medical Office, Retail Uses, Bed and Breakfast, Personal Services, Fitness Facilities / Studios, Assembly Use, Civic Building, Hotel, Inn, Community Support Facility, Religious Use, Business Services, Child Care
	Center, Laundry Self-Service, Infrastructure / Utilities (Minor), Bar/Nightclub/Tasting Room, Amusement (Indoor), Food/Restaurant Uses, Drive In/Drive Through (maximum 1 drive through permitted) Parking Garage, Wireless Telecommunications Equipment
N1	Business Services, Office Use, Personal Services, Food/Restaurant Uses, and Retail Uses are permitted only on the ground floor in the area shown on the master plan either as standalone uses or in live-work units. The Office Use shall include coworking.
N2	Drive throughs shall comply with the design requirements of UDO 3.3.5.D.
N3	Drive throughs shall comply with the design requirements of UDO 3.3.5.D. Within POD E, only banks or financial institutions shall be permitted to have a drive-through.

**Landscaping (UDO Chapter 5):**

Required Buffering	UDO Standard	Proposed Standard
NC-55 Thoroughfare Buffer	50'	50'
Adjacent to SR – Suburban Residential	20' Type C	20' Type C
Adjacent to CB – Community Business	5' Type A	10' Type B

Building, Site, and Subdivision Lot Design Standards (UDO Chapter 8):

	UDO Standard	Proposed Standard
Pod A		
Façade Materials	Type 2 Materials: wood siding; fiber cement siding; stucco; tile; EIFS; or similar material determined by the Administrator.	Additional Type 2 materials: wood trim and fiber cement trim
Façade Activation	Residential Building Standards: Residential Buildings shall provide a minimum of 3 activation features listed in 8.2.G.2.d.ii.	Changed an activation feature from: Covered Porch to: Covered porches/balconies
Horizontal Variation	Two Variations; A clearly defined Base, Middle, and Top; Minimum 50% Base	None
Maximum Residential Building Length	250'	360'
Pod B		
Building Design standards do not apply to Townhomes, but the applicant has proposed the following standards: • With 2+ façade materials, each material will be different but complementary colors • Vinyl may only be used for window trim, shutters, soffits, fascia, and/or corner boards • Adjacent Units shall not utilize the same elevation or primary color • Main roof pitches fronting the street townhomes shall be at least 6:12 • For every 30' of continuous side elevation, there shall be one window or door added to side elevation. Any siding break on the side of the home such as fireplace, side porch, wall offsets, etc. may be used as alternate to windows. • Townhomes shall have a minimum width of 20' and a minimum heated area of 1,700sf • All homes shall include architectural style shingles		
Pod C		
Additional standard: • 3' screen wall added to Thoroughfare Buffer to screen views of Health and Fitness Center parking lot from NC-55'		



Pod D & E		
Transparency	Ground floor windows should be traditional storefront style and generally vertical in orientation	Windows and storefront glazing shall be divided to be either square or vertical in proportion so that each section is taller than it is wide

Conditional Zoning District Standards Staff Analysis

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

The 2019 Future Land Use and Character Plan established the Regional Center Character Area designation and strategically located these Regional Centers on the Future Land Use Map adjacent to the NC 540 interchanges at Holly Springs Road and at Old Holly Springs Apex Road. A Regional Center is envisioned as a hub for entertainment and employment, containing a mix of business, entertainment, civic, and cultural activities with a mix of housing types within and surrounding the center. As a magnet to surrounding towns and neighborhoods, a Regional Center becomes an iconic symbol and exciting focal point in southern Wake County.

The 2022 UDO subsequently established a new zoning district, the Regional Mixed-Use District (RMX), to allow for the implementation of this Character Area. While the RMX district is not restricted to areas only designated as a Regional Center on the Future Land Use Map, the RMX district was created to support the goals and policies of the Future Land Use and Character Plan in or near the designated Regional Centers. The UDO indicates that the requested RMX district may be compatible with the Mixed-Use Center Character Area designation currently established on the subject property, however, it is important to note that the UDO only provides general guidance on where particular Base Zoning districts are appropriate in the Town and not every application of the district is automatically consistent with the Land Use and Character Plan.

The proposed rezoning to RMX-CD is consistent with several Comprehensive Plan and CD design goals and includes several positive aspects with the proposal:

- Incorporating creativity and imagination through its greenway and trail design and proposed Urban Civic Space.
- The applicant has worked to incorporate the historic Adams House within its proposal, and consideration to keep it onsite (with the caveat that the applicant has left non-committal language in the application).
- Two separate housing types are provided with apartment and attached dwellings.
- The applicant also has been willing to meet with staff on their proposal, and incorporate staff feedback into their designs. The changes the applicant made based on staff comments include the proposed roundabouts, Adams house enhancements, and the central vertical mixed-use building.



- After significant communication with the surrounding neighborhood, considerations for the neighboring Wildwood residents have also been included, ensuring connections and buffers.
- The applicant has also committed to 11,000 square feet of non-residential development to start prior to the 200th multi-family Certificate of Occupancy.

However, staff has also found that the proposed Conditional Zoning District fails to meet several Comprehensive Plan and CD Design Goals and Town objectives:

- The overall design and Pod layout of the site creates separated uses and functions, limiting walkability and development of a traditional neighborhood.
- While the design of the townhome layout in Pod B is creative in some areas, there are visual and accessible concerns in others.
- The placement of Pod C: Health & Fitness disconnects the residential and commercial uses, both visually and functionally. The significant surface parking and auto-oriented uses create safety and sustainability concerns, and there was insufficient creativity on finding solutions to these concerns. The primary commercial component of the site is not located on the lower floor.
- The lack of commitment to the completion of the shopping, dining, office, and retail aspects creates uncertainty over the inclusion of these project components.
- The less-restrictive standards proposed do not meet the intent of the Regional Mixed-Use Zoning District or the Mixed-Use Center Character Area. These include reducing the height of buildings and increasing setbacks in what is intended to be a more walkable and sustainable built environment, for both the residential and non-residential structures.
- The multifamily Pod includes a separated one-story amenity building, indicative of garden-style apartments rather than multifamily envisioned for Regional Mixed-Use.

The UDO indicates that the current Community Business (CB) Zoning District may also be compatible with the Mixed-Use Center Character Area designation currently established on the subject property. The current zoning provides opportunities to create mixed-use developments which are predominately commercial in land use while supporting residential dwelling units primarily located above non-residential uses. The primary distinction between permitted uses in Community Business compared to Regional Mixed-Use is that attached dwellings are not allowed within the current zoning of Community Business.



Decision-Making Information

Zoning Map Amendment (Rezoning) Staff Analysis

The proposed Conditional Zoning District is for a prominent parcel of land with historic significance, along the Town's most traveled thoroughfare at the edge of its jurisdiction. It offers some uses that may benefit Town residents, but does not offer these uses in a way that meets the Town's goals and objectives as identified in the Comprehensive Plan or the Unified Development Ordinance. The proposed Regional Mixed-Use Conditional Zoning District is not reasonable nor in the public interest as it fails to meet these Town goals and expectations, which include higher quality development and design, a pedestrian-oriented community, appropriate commercial space, and a visually and functionally connected community.

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: 6/28/2023

Summary of Issues: Neighbors asked questions over concerns regarding:

- The required CTP connection to Wildwood Farm Way,
- How the project will function as a gateway into the Town,
- Traffic,
- Proposed number of units,
- A tree survey,
- Historic Preservation of the site, specifically the house
- The Review process
- Applicant response to neighbor concerns
- The type of commercial and potential retail tenants
- Stormwater runoff

The applicant responded to each question provided by attendees.



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.

Potential Action #1: Zoning Map Amendment Plan Consistency Statement

(If the Board finds has determined the requested Zone Map Change is inconsistent with adopted plans)

The requested Zoning Map Amendment from CB Community Business to RMX-CD Regional Mixed-Use Conditional Zoning District is inconsistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed Use Center, as the proposed Conditional Zoning District fails to meet the intent of the Mixed-Use Center character area, and it does not meet specific Community Character recommendations. The requested rezoning is not reasonable and not in the public interest because it does not meet the Town's goals as outlined in the Comprehensive Plan.

OR

(If the Board finds has determined the requested Zone Map Change is consistent with adopted plans)

The requested Zoning Map Amendment from CB Community Business to RMX-CD Regional Mixed-Use Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed Use Center, as the proposed Conditional Zoning District meets the intent of the Mixed-Use Center character area, and meets several Community Character recommendations. The requested rezoning is reasonable and in the public interest as it meets the Town's overall goals and objectives as outlined in the Comprehensive Plan.

Action #2: Zoning Map Amendment Petition Motion

Motion to recommend that the Town Council approve / deny Zoning Map Amendment Petition #23-REZ-04 to change the zoning of 61.19 acres of Wake County PIN #0658138067 from CB Community Business to RMX-CD Regional Mixed-Use Conditional Zoning District as submitted by Trinsic Acquisition Group LLC.



Next Steps

Legislative Public Hearing

Anticipated Town Council Public Hearing Date: 6/18/2024

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: Aura WildwoodProject Location: 7450 GB Alford Hwy*Use street address. If none, use the closest intersection*

- ☒ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
 PIN: 0658138067 Real Estate ID: 0000239

Project Acreage: (Rounded to nearest tenth) 61.19 Partial Parcel: ☒ No ☐ YesSketch Plan Review (Pre-Submittal) Meeting Date: June 29, 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.

Petition Request

Current Zoning: Community Business (CB)Proposed Zoning: Regional Mixed Use Conditional District (RMX-CD)Current Future Land Use Designation: Mixed Use CenterProposed Future Land Use Designation: No change proposedArea 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 Ryan Stewart Company Trinsic Acquisition Company LLCMailing Address 242 S Main StreetCity Holly Springs State NC Zip 27540Telephone # () _____ E-Mail c/o colliermarsh@parperpoe.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 David Dahl (executor, Estate of D. Carlyle Adams, Jr. and trustee, Carlyle Adams Foundation) Company _____Mailing Address 1033 Vestavia Woods Dr., BateCity Raleigh State NC Zip 27615Telephone # (919) 819-9384 E-Mail dave@dahl1lawpllc.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

0658138067/00002396/26/2023David Dahl
Executor/Trustee

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: Aura Wildwood

Proposed Zoning District: Regional Mixed Use Conditional District (RMX-CD)

Proposed Land Use/Density: Mixed Use - apartments, townhouses, commercial, and community amenities

Future Land Use Plan Map Designation: Mixed Use Center

Future Land Use Plan Designation Land Use/Density: Mixed Use Center

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 Design Narrative

Section 1: Future Land Use & Community Character

See attached Design Narrative

Section 2: Transportation / Comprehensive Transportation Plan

See attached Design Narrative

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

Section 4: Community Facilities
See attached Design Narrative

Section 5: Infrastructure and Utilities
See attached Design Narrative

Section 8: Natural Resources
See attached Design Narrative

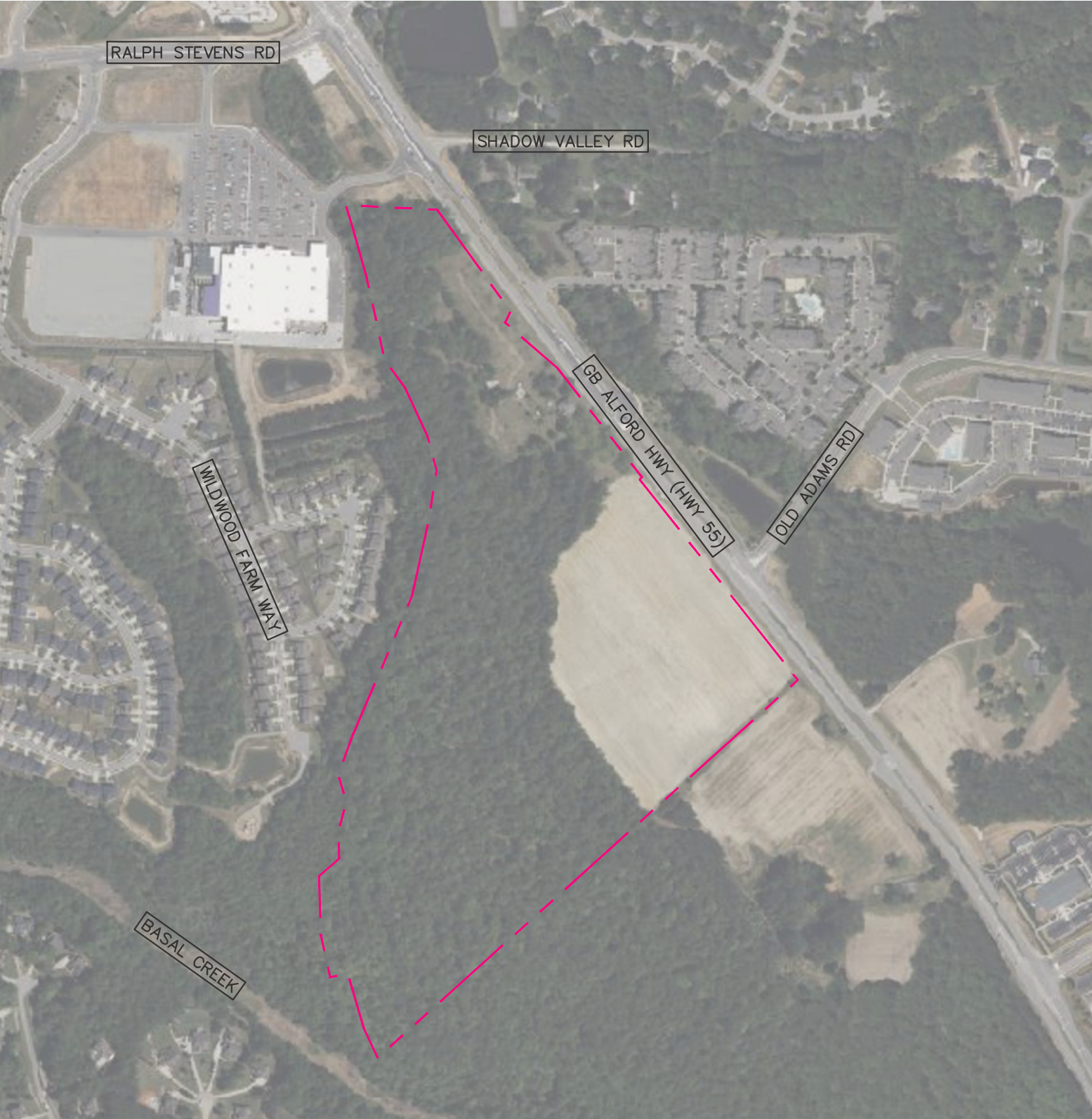
Plan Consistency Response Prepared by:

Preparer's Signature(s)

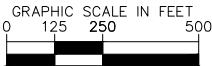
Date



6/29/23



AURA WILDWOOD VICINITY MAP



AURA WILDWOOD

CONSISTENCY STATEMENT

A MIXED USE COMMUNITY IN HOLLY SPRINGS,
NORTH CAROLINA



SUBMITTED TO



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

PREPARED FOR



Trinsic Acquisition Company, LLC
242 S Main Street, Suite 206
Holly Springs, NC 27540

PREPARED BY



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



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



EDSA
2710 Wycliff Road, Suite 110
Raleigh, NC 27607



Womack + Hampton Architects, LLC
4311 Oak Lawn Avenue, Suite 50
Dallas, TX 75219

First Submittal:	June 29, 2023
Second Submittal:	September 15, 2023
Third Submittal:	October 20, 2023
Fourth Submittal:	January 18, 2024
Fifth Submittal:	March 15, 2024
Sixth Submittal:	April 26, 2024

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PROJECT OVERVIEW

This document and the accompanying exhibits submitted herewith (collectively, the “Rezoning”) are provided pursuant to Town of Holly Springs Unified Development Ordinance (“UDO”) provisions for Conditional Zoning Districts. This Rezoning addresses the development of approximately 61 acres located at 7450 GB Alford Highway with PIN 0658138067 (the “Property”). The Property is within Town limits and at the southern limits of the Town’s jurisdiction fronting GB Alford Highway, with Fuquay Varina’s ETJ directly to the south. This Rezoning proposes to rezone the Property to Regional Mixed Use - Conditional District (RMX-CD) to allow the development of mixed use community known as Aura Wildwood.

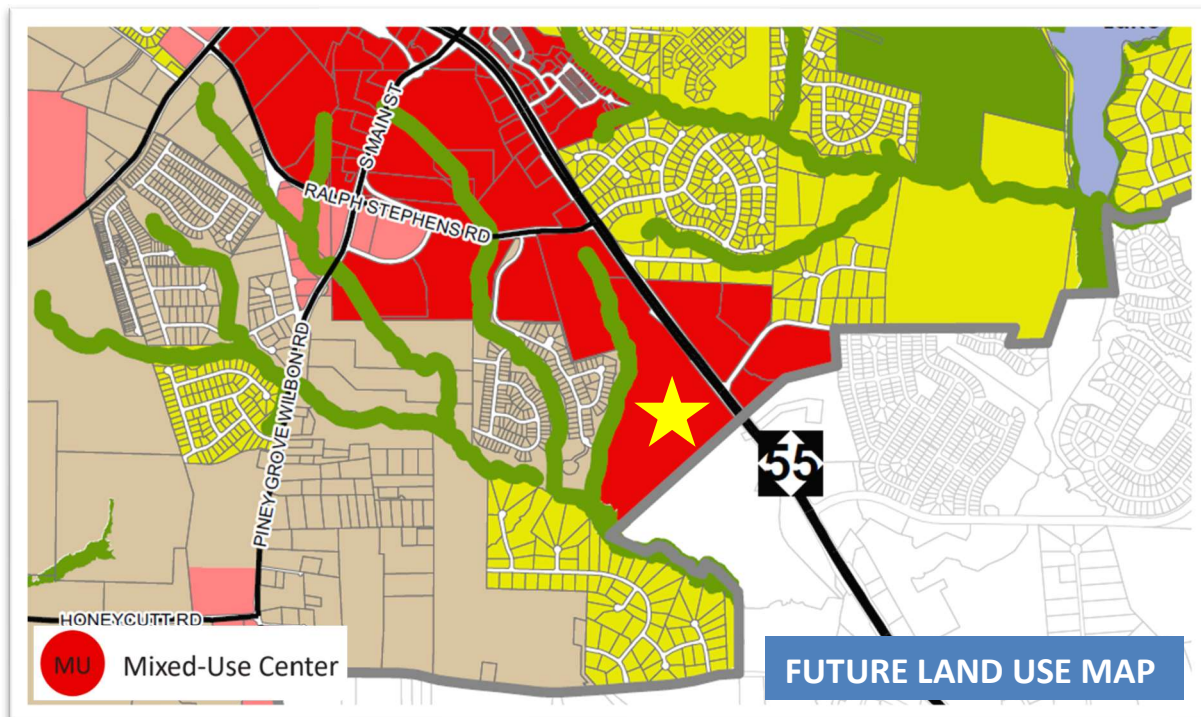
Aura Wildwood proposes vertical and horizontal mixed uses including apartments, townhomes, commercial uses, and community amenities. Aura Wildwood’s apartments raise the bar for Holly Springs with high quality design and first to the market features. The apartments will be elevator served and the first in Holly Springs with closed, conditioned corridors. Some units will be located above ground floor retail and other units will be live work units with working space on the ground floor. Aura Wildwood’s townhomes will ensure sufficient residential density to support the project’s nonresidential uses, while also providing effective height and use transitions to the adjacent residential neighborhoods. The project’s commercial uses will stand out in Holly Springs. Anchored by a large health, fitness, and wellness resort, Aura Wildwood also features a dining and shopping district distinguished by a central green space flanked with restaurants and stores that will serve as an outdoor dining and gathering area for the community. A historic home on the property, dating to 1915 (the “Adams Home”), will be relocated to the dining and shopping district, repurposed for nonresidential purposes, and featured as a gateway to Aura Wildwood’s greenways and amenity space.

Thoughtful building design and site layout will ensure that Aura Wildwood is well integrated both internally and with the surrounding community. The Adams Home sets the tone for Aura Wildwood’s architecture with farmhouse design elements carried throughout the development. Aura Wildwood’s apartments will feature modern farmhouse style architecture and the townhomes will feature similar design elements. Aura Wildwood’s complimentary mix of uses are well integrated and linked by greenways, sidewalks, gathering areas, open spaces, and streets. Existing tree coverage in the most environmentally sensitive areas will be preserved and utilized to provide effective buffers and transitions to the surrounding community.

CONSISTENCY STATEMENT

A. FUTURE LAND USE & COMMUNITY CHARACTER

The Future Land Use Map (“FLUM”) of the Comprehensive Plan (“Comp Plan”) designates Aura Wildwood as a Mixed Use Center. Mixed Use Centers are intended to serve the broader economic, entertainment, and housing needs of the community. 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. A large-scale, Mixed-Use Center may be surrounded by one or more residential neighborhoods that provide additional nearby home choices and encourage active living with a comprehensive and interconnected network of walkable streets. Buildings should be 3 to 5 stories along the corridor, but may be 2 to 3 stories in transitional areas. Comp Plan, pp. 66-67. The RMX zoning district is recommended for Mixed Use Centers. UDO §2.1



The proposed RMX zoning is consistent with the FLUM’s Mixed Use Center designation. However, through review comments, Town staff has noted that the RMX district is only envisioned for select sites in other parts of Holly Springs. Aura Wildwood responds to the Town’s feedback by scaling certain of the project’s dimensional standards down from the large scale RMX district requirements and closer to the Neighborhood Mixed Use (NMX) dimensional requirements. By falling between RMX and NMX, Aura Wildwood provides an appropriate scale mixed-use development for the site.

Aura Wildwood proposes a mix of multifamily, townhomes, and commercial uses to serve the Town's broader economic, entertainment, and housing needs. Multifamily housing will be interspersed on small blocks within short walking distance of community greens and nonresidential uses. Residential units are stacked over ground floor retail in the core of the development. Notably, all residential uses within Aura Wildwood are all connected to the nonresidential uses either physically or by Greenway trails, providing safe pedestrian and bicycle connectivity between uses.

Buildings will be up to 5 stories, with the tallest heights at the core of the development and lower heights transitioning to adjacent communities. Aura Wildwood's townhome pod follows the comprehensive plan's guidance to surround mixed use centers with one or more residential neighborhoods. The Townhomes will serve as a height and density transition to nearby neighborhoods and will provide additional housing choices with walkable streets and greenways connecting the neighborhood to the mixed use core.

Mixed Use Centers also "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." Comp Plan, pg. 67. Aura Wildwood includes public open spaces throughout the entire development. One of Aura Wildwood's most prominent and defining features is a central, linear green space in the dining and shopping pod. This green space will include outdoor dining and seating areas to link the surrounding restaurants and stores. The historic Adams Home will also be relocated to the dining and shopping pod. The Adams Home will be centrally located at an entrance to one of the project's greenways. Green space will be programmed around the Adams Home and nonresidential uses are permitted in the Adams Home to facilitate reuse of the house as more fully described in subsequent sections.

The Growth Strategy Map of the Comp Plan designates the Property as a Place to Transform. Places to Transform "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." Comp Plan, p.10.



Aura Wildwood advances the Growth Strategy Map goals and will transform the Property to a vibrant mixed use center. Aura Wildwood offers a mix of residential options to serve the Town's housing needs that are integrated with commercial uses to serve residents of Aura Wildwood and the surrounding community. Aura Wildwood's streets, greenways, and sidewalks will connect nearby neighborhoods with pedestrian and vehicular access to the project's mixed uses.

Aura Wildwood is also consistent with the following Specific Recommendations:

FLU-14: Build a Community Attractive to Today's Businesses and Their Employees. This policy encourages new development to appeal to today's idea-based economy, where creativity and innovation are often valued more than experience and seniority, and a new type of business environment has taken shape. Today, many companies will only locate in a community that is walkable, mixed-use, and diverse. Aura Wildwood will appeal to this new generation of businesses and employees by creating a mixed use community. The combination of commercial, retail, and office uses directly connected to dense multifamily and townhome communities will create a vibrant community with unique and active gathering spaces.

CC-1: Establish a Discernable Neighborhood Structure. This policy provides guidance for new neighborhoods in Holly Springs to contain a discernible center and a clear edge in order to provide an identity to the community. The center of neighborhoods should include a civic open space such as a park, square, or plaza. Neighborhoods should also be organized around a pedestrian shed, or a circle with a radius of approximately one-quarter mile in length, which represents a five-minute walk distance from the center to the edge. Aura Wildwood embodies the neighborhood structure described by this policy. A discernable center is established by the commercial and mixed-use area, which features civic gathering spaces. The residential portions

of Aura Wildwood radiate outward from the center to create clear edges of the community. Pedestrian routes are interwoven throughout the community in order to create a pedestrian shed. All residential uses are connected to nonresidential uses either physically or via greenways and sidewalks. In addition, prominent civic spaces are included within the development including a central greenspace within the dining and shopping pod.

CC-6: Promote Compact Mixed-Use Development in Appropriate Character Areas. Promote and allow compact mixed-use development patterns in Neighborhood, Town, and Regional Centers with the Town. Encourage a vertical mix of uses with retail or commercial on the ground floor and office or residential uses above. In more rural areas of the Town, preserve open space land by developing in conservative development patterns, in which new housing is concentrated in specific areas and large amounts of open space are preserved. Aura Wildwood is designated as a Mixed Use Center. Aura Wildwood's proposed mix of residential, commercial, and retail uses, including vertically mixed uses, is consistent with this policy.

CC-7: Improve Multi-Modal Connectivity Throughout the Town. This policy encourages enhanced connectivity through street connections and increased pedestrian and bicycle routes. Aura Wildwood will support this policy by providing additional street connectivity from 55 to the residential neighborhoods to the west. The extension of Wildwood Farm Way will also be constructed with this project, consistent with the Comprehensive Transportation Plan's Cross Section Map. Pedestrian and bicycle connectivity will be improved through an extensive network of sidewalks, greenways, and side paths that exceed the recommendations of the Future Active Transportation Map.

CC-8: Increase Walkability. This policy envisions an environment where there is a balance between many modes of transportation, and most importantly, an environment in which people feel comfortable walking. Aura Wildwood directly conforms to this vision by providing a multimodal transportation network to encourage pedestrian movement. Sidewalks are provided throughout the development and the Town's greenways are extended throughout the site with connections to all five distinct areas of the community.

CC-19: Provide and Program a Variety of Civic Open Spaces and Amenities. This policy encourages all new development to include a broad range of community open spaces. More urban areas should include plazas, squares, pocket parks, and activated sidewalks with outdoor dining and pedestrian amenities. More rural areas should include parks, greenways, sports fields, and natural open spaces. Aura Wildwood provides the full range of civic spaces. The more urban dining and shopping pod includes a central linear green space flanked by restaurants and stores with outdoor dining and seating areas. Amenity spaces transition to a more rural type within the townhome community, with more open areas adjacent to environmental features. Public greenways will also provide pedestrian connections across the entire development.

CC-20: Protect and Maintain Holly Springs' Historic Structures. This policy aims to protect known historic or cultural resources from demolition, including strategies such as adaptive reuse or relocation. The Adams Home, currently located on the property, has been owned by the same family since it was built in 1915. While the home is not currently used or designated as a historical

landmark, the home will be preserved and relocated to the Dining and Shopping Pod, where it will serve as an entry feature to the project's greenway trails and will be reused for nonresidential purposes.

B. TRANSPORTATION/COMPREHENSIVE TRANSPORTATION PLAN

The Transportation Plan's Future Active Transportation Map calls for a sidewalk connection from Wildwood Farm Way through the site. Aura Wildwood conforms with the Transportation Plan and includes this planned sidewalk connection.

A Traffic Impact Analysis ("TIA") has been performed in connection with this Rezoning and in accordance with the Town's Traffic Study Policy. Recommended improvements by the TIA shall be designed and constructed according to Town standards, subject to NCDOT and Town approval. All public roads with property frontage shall be improved to meet ½ the ultimate cross sections defined in the CTP. Stub streets shall be provided to all adjacent properties, and proposed roads identified by the CTP on this Property shall be constructed.

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

The project is consistent with the goals and themes of the Parks, Recreation, and Greenways Master Plan (the "Parks Plan"). The Parks, Recreation, and Greenways Master Plan calls for a greenway running along the Property's northern boundary, connecting through the Property. Aura Wildwood includes the planned greenway along the Property's northern boundary and connects the greenway to the project's internal pedestrian network to provide convenient access to the project's mixed uses. Aura Wildwood exceeds the Parks Plan's recommendations by also include a second greenway connection, running through the site to the property's southern boundary.

D. COMMUNITY FACILITIES

As discussed above, the project will feature public sidewalks, greenways, and publicly accessible open spaces throughout. The project will be organized in blocks where practical, anchored by plazas and community gathering spaces. The multifamily and mixed use pod will also feature an amenity area that includes a clubhouse, pool, and gathering areas. The shopping and dining pod will also be defined by a central green space that will be used for outdoor dining, seating, and events.

E. INFRASTRUCTURE AND UTILITIES

The Property is within Town limits and will be served by Town water and sewer services. A Sanitary Sewer Evaluation and a Water System Evaluation are being completed with this Rezoning, and any required improvements will be designed and constructed with this project. It is anticipated that 3 connections will be made to the existing 16' water line in NC55 to service the site. A gravity line will be proposed for the site and connect to the stub provided at the Wildwood development which flows to the Basal Creek Pump Station. This development shall

also comply with the Town's requirements related to the fiber optic network and water metering network. Finally, Aura Wildwood will stub water and sewer to adjacent properties that are not currently connected.

F. NATURAL RESOURCES

The project will meet or exceed minimum requirements for open space, tree preservation area, and active recreation area in UDO Section 4. The Master Plan identifies tree preservation areas on the Property that are currently forested in order to minimize disturbance of the existing environmental features. Tree conservation areas are generally concentrated along the Property's boundary with existing neighborhoods to ensure appropriate buffering between uses. Aura Wildwood also proposed green building commitments that exceed town requirements and set a precedent for sustainable development in Holly Springs.

DESIGN GOALS

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

1. The incorporation of existing natural features such as wooded areas and slopes into the design of new development in such a manner as to preserve the site's natural features.

The topography of the Property slopes toward the property's western boundary. The western boundary is forested and basal creek runs through the property's southwest corner. Tree conservation areas will be concentrated in these environmentally sensitive areas on the western portions of the site to maintain the property's natural features and to create a meaningful buffer between Aura Wildwood and adjacent properties.

The greatest intensity of development will be concentrated along the Property's eastern boundary with GB Alford Highway. This portion of the Property is well suited for development because it has limited slope and is already cleared for agricultural purposes.

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

The Property is in town limits and fronts GB Alford Highway. Although located on the Town's border with Fuquay Varina's ETJ, the Property is in an area where the Comp Plan calls for a transformation to a dense, mixed use development. As set forth above, Aura Wildwood is consistent with the Comp Plan and the Town's vision to transform this Property. In addition, Aura Wildwood honors the History of Holly Springs by preserving and relocating the Adams Home to a central point in the development in the Dining and Shopping Pod. The Adams Home will be repurposed for nonresidential uses and will serve as an entry feature to the project's greenways.

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

Aura Wildwood will incorporate several features to create a pedestrian oriented community. The internal sidewalk lined street network is proposed in a grid with small blocks, while also acknowledging and working with the site's constraints, including environmental features. These sidewalk lined streets, the amenity areas, and the preserved natural areas are all connected to provide a cohesive pedestrian network throughout the community and to encourage pedestrian travel between uses. The project's integrated mixed uses also encourage walkability and parking is located at the side or rear of multifamily and commercial buildings to create a more pedestrian friendly environment. The development also includes greenways will connect all pods within the development to each other and to existing greenways in adjacent communities.

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

Aura Wildwood is a functionally connected mix of multifamily, townhome, and commercial uses. The project's mixed uses are integrated with small blocks, bringing different uses close to each other. The mix of uses will also incorporate common design elements that ensure they are visually connected with a farmhouse theme honoring the Adams Home. The townhome section provides a transition from the project's more dense commercial and multifamily uses to adjacent residential properties, but remains connected through streets, sidewalks and greenways. Within the townhome section, separate homes are connected through a network of common open space that will provide opportunities for recreation and community gathering. A street and sidewalk connection is provided to the existing stub street in the Wildwood community, and street stubs are provided to the south for future connection. The public greenway behind the Lowes and along Wildwood Farm Way will also be extended through the site with stubs at the Property's southwest and southeast corners.

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

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

6. Creativity and imagination in the process of development.

Aura Wildwood uses creative design to integrate the various uses across the Property. Common design elements will be carried through the different uses and the uses will be connected through common open space, streets, sidewalks, and greenways. The Adams Home plays a central role in the project's design and the farmhouse theme is carried throughout the development with architectural details. Enhanced architectural standards are provided for each building type, and unique gathering spaces are proposed

in each area of the Property, including the prominent, central green space in the dining and shopping pod.

7. **Unique architecture or sustainable design.**

Common design elements honoring the Adams Home will be carried through the different uses. The uses will be connected through common open space, streets, sidewalks, and greenways. Enhanced architectural standards are also provided for each building type.

Aura Wildwood's mixed uses are sustainable by offering residents the opportunity to live, work, and play in one area. In addition, electric vehicle charging stations are provided in the development and multifamily buildings will meet green building certifications. Vehicle miles traveled are also greatly reduced through the integration of residential and nonresidential uses in a pedestrian friendly environment.

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

The project will meet, if not exceed, the Town's open space requirements. The Property's topography slopes toward the its western boundary. The western boundary is forested and Basal Creek runs through the Property's southwest corner. Tree conservation areas will be concentrated in these environmentally sensitive areas on the western portions of the site to maintain the property's natural features and to create a meaningful buffer between Aura Wildwood and adjacent properties. These preserved open spaces will then be activated with a greenway trail. Within the townhome pod, separate units are connected through a network of common open space that will provide opportunities for recreation and community gathering. The shopping and dining pod will also be defined by a central green space flanked by restaurants that will be used for outdoor dining and events.

9. **Variety in housing types and physical development patterns.**

Aura Wildwood is a mixed use development that provides multiple housing options: standalone multifamily apartments, multifamily apartments stacked over ground floor retail, live-work units, and townhomes. These residential uses will be mixed with substantial commercial uses to create a vibrant mixed use center. Townhomes are also oriented to provide a transition from the project's more dense commercial and multifamily uses to adjacent single family detached residential properties. Aura Wildwood also proposes mixed-use and nonresidential pods that will provide diverse uses within walking distance of each other.

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

Although the home has fallen into disrepair in recent years, Aura Wildwood aims to preserve the Adams Home and make it a central feature of the development. Prior to submission of the first site plan for Aura Wildwood, the Adams Home shall be evaluated by one or more licensed professionals for relocation on site. If relocation is deemed feasible by the licensed professional(s), the Adams Home shall be relocated to the Dining

and Shopping Pod as conceptually shown on the Master Plan. By integrating the Adams Home into the Dining and Shopping pod, the Adams Home will become a defining feature of the mixed use community, with common architectural themes throughout the development to honor the Adams Home. The Adams Home is envisioned as a gateway to the proposed greenway trails within Aura Wildwood and will be activated with outdoor amenity space. Once relocated, the nonprofit Carlyle Adams Foundation plans to repurpose the Adams Home to create a unique gathering space for the community. All uses permitted within the Dining and Shopping pod are applicable, and the Adams Home may integrate multiple uses.



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: June 28, 2023
Time: 6:00 pm
Location: Holly Springs Cultural Center
300 W Balentine St
Holly Springs, NC 27540

Notification of Owners:

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

For DS Use only

Project # _____

Date Received: _____

☐ Complete ☐ Incomplete

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

☒ Date of Notification Mailing: June 16, 2023

Conduct of Meetings:

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

Summary of Issues:

See attached neighborhood meeting report.

Attach Additional Sheets as needed

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

See attached report

Attach Additional Sheets as needed

Additional attachments required for the report:

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

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s)

Date

6/29/23

Aura Wildwood Rezoning - Neighborhood Meeting Report

On June 28, 2023 at 6:00 pm, the applicant team held a neighborhood meeting at the Holly Springs Cultural Center. Approximately 36 neighbors attended the meeting. After a presentation of the project, the applicant team answered questions about the project. The following is a summary of the questions and comments from the neighbors in attendance.

Summary of Questions and Comments:

1. Multiple questions were asked about the proposed street connection to the Wildwood Farm Way stub and whether a connection could be made to the Lowe's access drive to 55. Neighbors asked questions and expressed concerns related to cut through traffic and pedestrian safety on Wildwood Farm Way.

Response: The connection to Wildwood Farm Way is a required connection. Traffic cutting through the Wildwood community cannot be completely avoided, but the goal in designing this site is to provide more convenient and efficient routes to deter traffic from using Wildwood Farm Way as a cut through. Traffic calming devices can also be considered to promote safe pedestrian routes. The development team will also evaluate whether a connection can be made to the Lowe's access drive.

2. Question and comments about how this project can serve as a gateway into the Town of Holly Springs.

Response: The development team appreciates the prominence of the site at the southern boundary of Holly Springs. Our goal is to establish a vibrant mixed use project that invites and welcomes people to Holly Springs. The development team is excited about what this project will bring to the Town and how it can function as a gateway.

3. Multiple questions about how this project will manage the additional traffic.

Response: The development team's traffic engineer explained the TIA process and the results of the TIA. A traffic study was performed to evaluate the additional traffic this project will create and how any traffic impacts can be mitigated. The study incorporates data from the surrounding area and intersections, other projects that are approved but not yet constructed, and evaluates how the proposed uses of this project will impact the existing infrastructure. The study recommends certain infrastructure improvements to mitigate the additional traffic from this project. The recommended improvements would be constructed by the developer in connection with this project. The recommended improvements include an additional southbound lane on 55, turn lanes into the site, three access points to the site off of 55, as well as modifications to the U-turns and bulb outs on 55. The traffic study will be reviewed by the Town and NCDOT, and the development team will continue to work with all parties to ensure traffic impacts from this project are mitigated. Specific locations of traffic concerns were also raised by neighbors and were discussed by the team.

4. Question about the number of residential units this project proposes.

Response: The project proposes a combination of apartments and townhomes. Currently we envision 350-400 apartments and 150-200 townhomes.

5. Question about whether a tree survey has been performed.

Response: A tree survey has not been performed yet, but will be performed during the approval process.

6. There were multiple questions and comments regarding the history of this property and its importance to the Town, including the existing farmhouse on the site. Neighbors expressed a strong desire to preserve the farmhouse.

Response: Preservation of the farmhouse is a priority of this project and will be a commitment of the rezoning. The development team has engaged consultants to explore the available options for preservation and relocation of the farmhouse. The development team has also been communicating with the property owner and relatives to learn about the history of the property and the farmhouse, to discuss preservation options, and to understand their preferences. The team will continue its analysis of the preservation options and will solidify plans as the project progresses.

7. Several questions were asked about the review process and whether additional meetings with neighbors will be scheduled.

Response: The development team described the Town's rezoning process, including the additional opportunities the public will have to provide input and ask questions. Additional neighborhood meetings can also be scheduled throughout the process. The team will coordinate with the surrounding community to schedule additional meetings and the team welcomes an ongoing dialogue with the community.

8. Question about how this project will be able to change to respond to neighbor's concerns.

Response: The development team will regroup to evaluate the questions and concerns raised by the surrounding community. The team will also respond to staff comments. Through the rezoning process, with several rounds of submission expected, the team plans to make revisions to the project to adapt to feedback where feasible.

9. Question regarding the type of commercial and retail tenants.

Response: Final commercial tenants have not been identified, but the development team is evaluating available options. The team is currently focusing on securing an anchor tenant, which is expected to be a large fitness and athletic user. As the residential plans are solidified, the team hopes to attract high quality commercial tenants that are desirable to the surrounding community.

10. Question about how stormwater runoff will be managed.

Response: The town and state have strict requirements on managing stormwater runoff volume and quality, which this project will conform to. The main stormwater control device is located at the rear of the property, which is the natural drainage location.

7450 GB Alford Hwy Rezoning – Neighborhood Meeting Sign-In Sheet

Name Address Email

Matt Watkins	Fuguey Varina	m.watkins@etriprop.com
David Adams	2624 Broad St. Holly Springs	gratefaldad3@hotmail.com
John Wersch	508 Wildwood Farm Way, Holly Springs	welch427@att.net
Pat Hargrett	5313 Skidow Valley Rd Holly Sp.	HargrettPatriciaR@earthlink.com
Paige Myers	Fuguey Varina	tpaigemyers@hotmail.com
Angie Staheli	" "	angie@staheli.org
Jimmie Cochran	108 Mystwood Hollow Cir, HS	jimmie_cochran@yahoo.com
Rob Rousseau	6428 Cross Ridge Dr. H.S.	rarousse@gmail.com
Jess + Karen Ailes	144 Greenhurst Cir	SpeedLifer@hotmail.com
Jack Montgomery	116 Greenhurst Cir. Holly Springs	BJMONTGOM@yahoo.com
Kat Forst	Greenhurst Cir H.S.	wildwoodhoakat@gmail.com
Autumn Hefler	604 Wildwood Farm Way	autumn_helfer@hotmail.com
Jessie Jones		
Judy Classen	5208 Old Adams Rd HS	jbclassen@earthlink.net

7450 GB Alford Hwy Rezoning – Neighborhood Meeting Sign-In Sheet

Name

Address

Email

John Klassen	5208 Old Adams Rd H.S.	klassman13@gmail.com
Alicia Urbas	Atwood Dr. H.S.	l-alicia16@hotmail.com
Juniter + John Haynes	5317 Shadow Valley Rd. HS	jenhyn427@gmail.com
Bruce & Claire Rousseau	6236 Lake Ter Dr HS	warrentwindspring.com
Dennis Sullivan	705 Wildwood Farm Way	DS42L1530@gmail.com
Jessica Best	2201 Olive Chapel Rd, Apex	jessicabest@gmail.com
Sharon Rhyme	140 Mystwood Hollow Cir, H.S.	rhynes5@att.net
Christine Kelly	201 Grigsby Ave Holly Sprng	cc.kelly0348@gmail.com
Hemant & Chetna Surti	721 Wildwood Farm Way. HS.	tailor716@gmail.com
UNDSEY NEATSEY	221 Mystwood Hollow Cir	Surti71@gmail.com
Annette Flatley	264 Sweet Violet Dr	glinds98@gmail.com
Bikash Shakya	116 Durban meadow Dr.	theflatleys@gmail.com
CRAIG + SUSAN SCOTT	216 MYSTWOOD HOLLOW CIR HS	anneh.kelly@gmail.com
Carol Simpson	504 N. MAIN Street HS	bikashshakya@gmail.com
Anthony Lee		escott1969@gmail.com
		cdsglobalmillennia@gmail.com
		bigscout7@gmail.com

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

Ryan Stewart of Trinsic Acquisition Company LLC
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change for my (our) property from
Community Business (CB) to Regional Mixed Use Conditional District (RMX-CD)
(Current Zoning District) (Proposed Zoning District)

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

For DS Use only

Project # _____

Date Received: _____

Signature of Owner(s):

[Signature]
executor/trustee

Wake County PIN/REID:

0658138067/0000239

State of NORTH CAROLINA

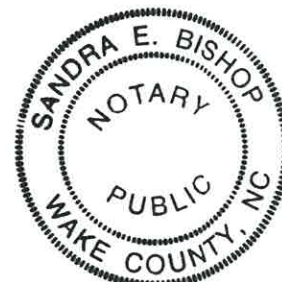
County of WAKE

Sworn to and subscribed before me the 29 day of JUNE, 2023.

Notary Public in and for the State of North Carolina. My Commission expires: 6-20-2027

[Signature] / SANDRA E BISHOP
Notary Public Printed

Seal



AFFIDAVIT OF OWNER NOTIFICATION



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

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

For DS Use only

Project # _____

Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0000239 and PIN 0658138067 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 26th day of JUNE, 2023.

Applicant Signature David D. Dahl

Printed name of Applicant David D. Dahl, Executor/Trustee

NOTARY STATEMENT

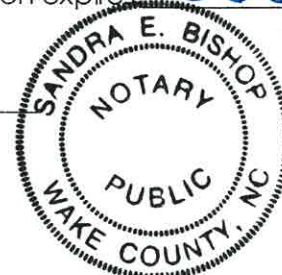
Sworn to and subscribed before me the 26 day of JUNE, 2023.

Notary Public in and for the State of North Carolina. My Commission expires: 6.20.2027

[Signature]
Notary Public

/ SANDRA E BISHOP
Printed

Seal



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

NOTIFICATON TO PROPERTY OWNER

Dear Property Owner,

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

Wake County Real Estate ID# 0000239

and PIN 0658138067

located at 7450 GB Alford Hwy

from Community Business (CB) (existing zoning district) to

Regional Mixed Use Conditional District (RMX-CD) (proposed zoning district).

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

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

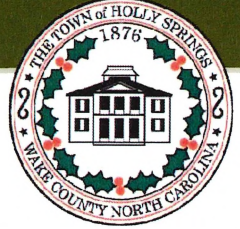
Thank you,

Signature of Applicant:

Date:

Name Ryan Stewart Company Trinsic Acquisition Company LLC
Mailing Address 242 S Main Street
City Holly Springs State NC Zip 27540
Telephone # () Fax # () E-Mail _____

AFFIDAVIT OF OWNER NOTIFICATION



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

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

For DS Use only

Project # _____

Date Received: _____

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0000239 and PIN 0658138067 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 9th day of May, 20 24.

Applicant Signature Justin Brown

Printed name of Applicant Justin Brown

NOTARY STATEMENT

Sworn to and subscribed before me the 9th day of May, 20 24.

Notary Public in and for the State of North Carolina. My Commission expires: April 12th, 2028

Paul Im / Paul Im
Notary Public Printed

Seal

PAUL IM
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires April 12, 2028

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

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner,

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

Wake County Real Estate ID# 0000239

and PIN 0658138067

located at 7450 GB Alford Hwy

from Community Business (CB) (existing zoning district) to

Regional Mixed Use Conditional District (RMX-CD) (proposed zoning district).

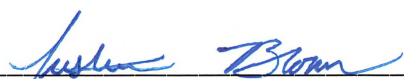
The public hearing before the Holly Springs Town Council on the matter will be heard on June 18, 2024 (date) at 7:00 PM.

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

Thank you,

Signature of Applicant:

Date:



5/9/2024

Name Justin Brown Company Trinsic Acquisition Company LLC
Mailing Address 242 S Main Street
City Holly Springs State NC Zip 27540
Telephone # () Fax # () E-Mail JBrown@trinsicres.com

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|--|----|
| ☐ Return Receipt (hardcopy) | \$ |
| ☐ Return Receipt (electronic) | \$ |
| ☐ Certified Mail Restricted Delivery | \$ |
| ☐ Adult Signature Required | \$ |
| ☐ Adult Signature Restricted Delivery | \$ |

Postage

\$

Total Postage and Fees

\$

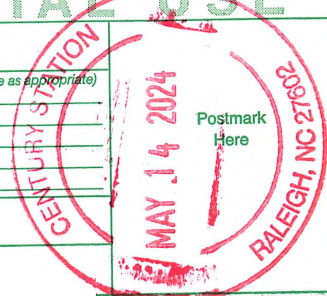
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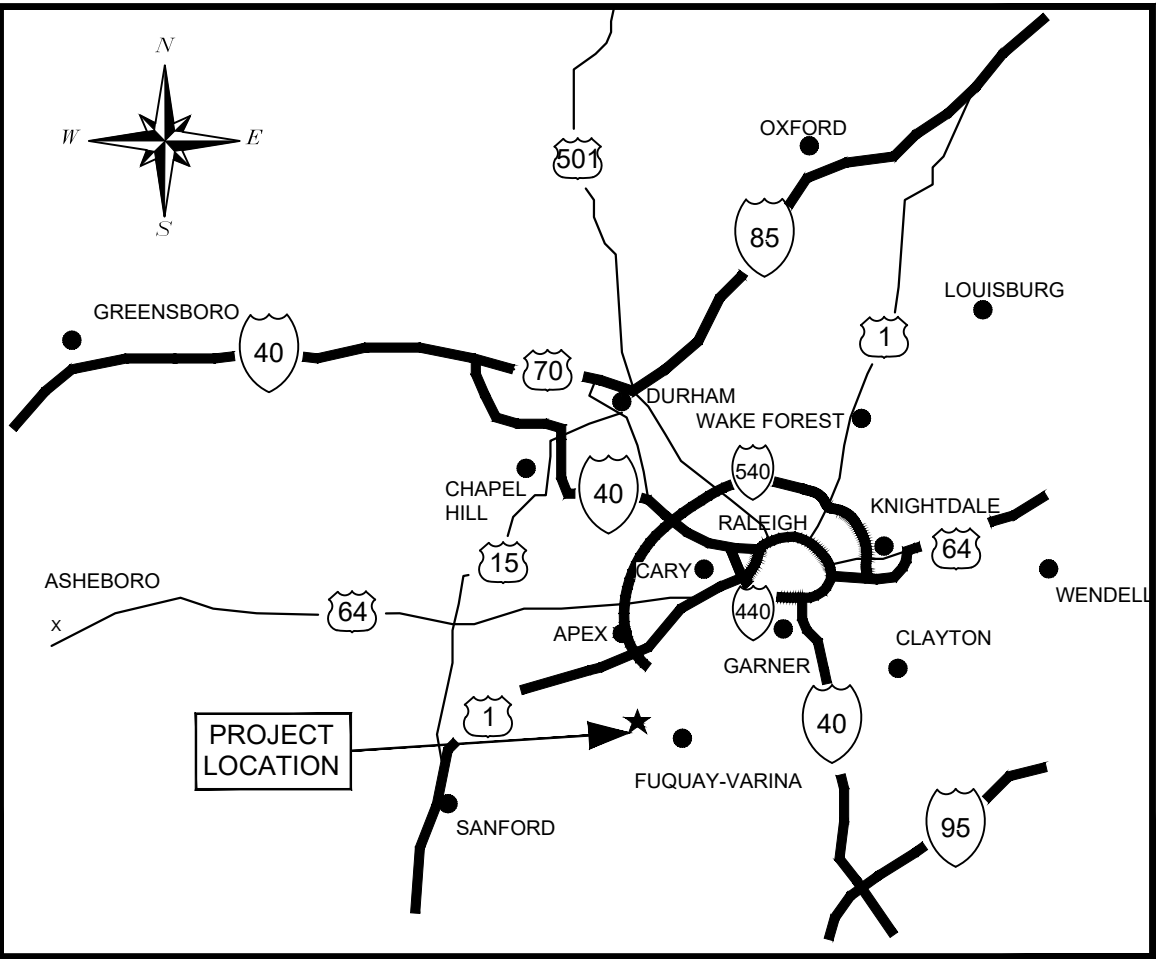
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David Dahl
1033 Vestavia Woods Drive
Raleigh, NC 27615



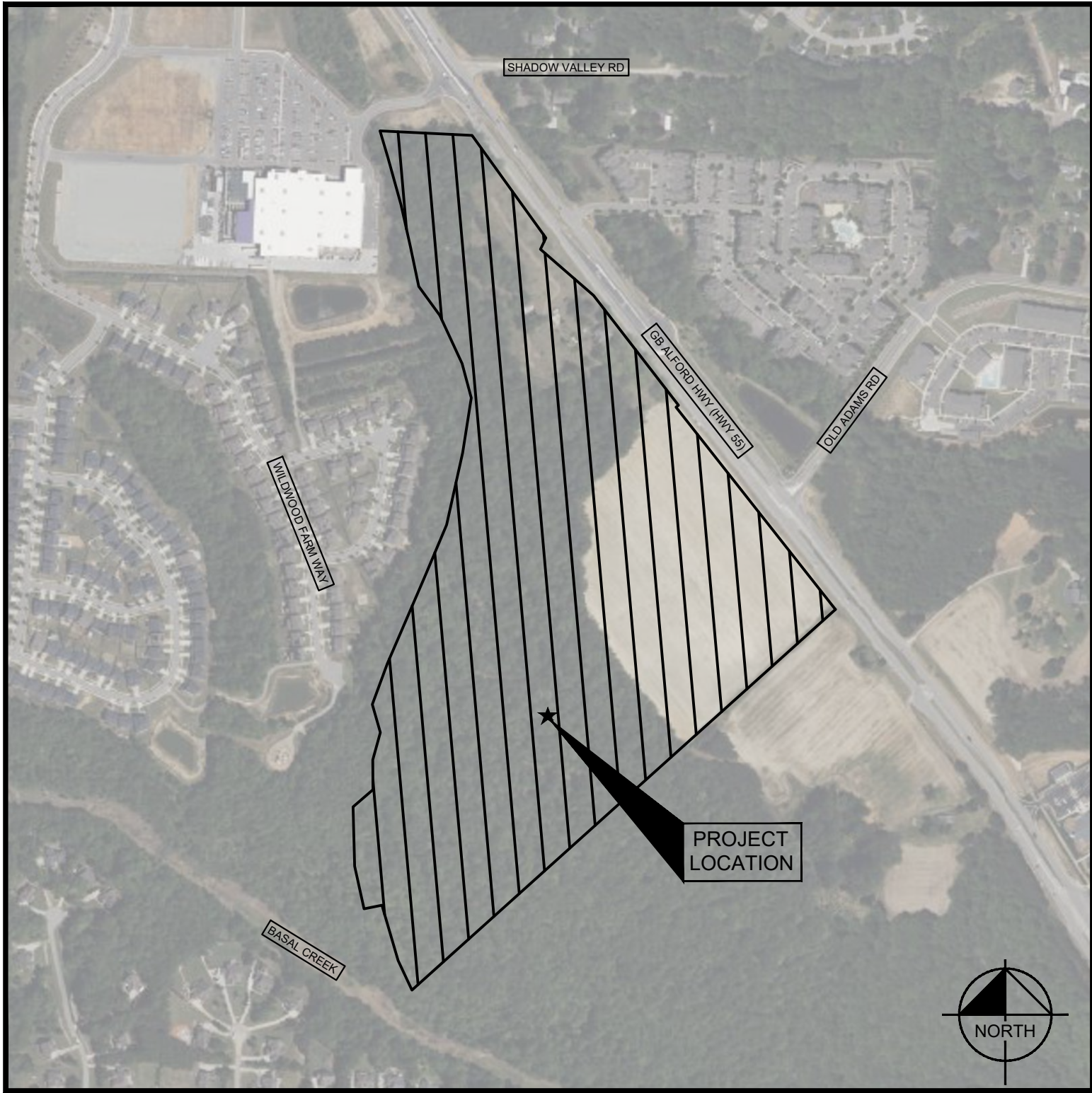
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Plotted By: Cavalieri, Jessica Sheet Set: Aura Wildwood Layout: CO.0 COVER SHEET April 26, 2024, 10:55:02am K:\HSP_LDEV\013652003_Aura Wildwood\010_CAD Files\PlanSheets\Rezoning\CO.0 - COVER SHEET.dwg
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PROJECT LOCATION
NTS

CONDITIONAL DISTRICT REZONING SUBMITTAL FOR AURA WILDWOOD 7450 GB ALFORD HWY. HOLLY SPRINGS, NC 27540 PIN: 0658138067



VICINITY MAP
SCALE: 1" = 500'

PROJECT OWNERS & CONSULTANTS

DEVELOPER
TRINISC ACQUISITION COMPANY LLC
242 SOUTH MAIN STREET
HOLLY SPRINGS, NC 24540
JUSTIN J. BROWN, P.E.
PHONE: 919-417-3051
EMAIL: J.BROWN@TRINISICRES.COM

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

OWNER
DAVID DAHL
1033 VESTAVIA WOODS DRIVE
RALEIGH, NC 27615
PHONE: (919) 819-9384
EMAIL: DAVE@DAHLAWPLLC.COM

LANDSCAPE ARCHITECT
EDSA
414 FAYETTEVILLE ST. 3RD FLOOR, SUITE 306
RALEIGH, NORTH, NC 27601
MICHAEL BATTIS, PLA, LEED AP, ASLA
PHONE: 954-524-3330

SURVEYOR
KCI ASSOCIATES OF NC, P.A.
4505 FALLS OF NEUSE RD, 4TH FLOOR
RALEIGH, NC 27609
ROB BAUMGARTNER
PHONE: 919-280-7944
EMAIL: ROB.BAUMGARTNER@KCI.COM

SITE DATA TABLE	
PIN NUMBER:	0658138067
PARCEL ACREAGE:	61.2 ACRES
CURRENT ZONING:	COMMUNITY BUSINESS (CB)
PROPOSED ZONING:	REGIONAL MIXED-USE CONDITIONAL DISTRICT (RMX-CD)
CURRENT LAND USE:	AGRICULTURE
PROPOSED LAND USE:	APARTMENTS, TOWNHOUSES, COMMERCIAL USES AND COMMUNITY AMENITIES
FUTURE LAND USE MAP DESIGNATION:	MIXED-USE CENTER
MAXIMUM UNITS:	POD A: 400 UNITS POD B: 200 UNITS
MAXIMUM HEIGHT:	POD A: 55' AND 5 STORIES POD B: 40' AND 3 STORIES POD C: 55' AND 5 STORIES POD D: 55' AND 5 STORIES
REQUIRED SETBACKS:	REFER TO DESIGN MANUAL
REQUIRED BUFFER YARDS:	10' TYPE B BUFFER 20' TYPE C BUFFER 50' THOROUGHFARE BUFFER
REQUIRED OPEN SPACE:	15% (9.18 ACRES)
PROVIDED OPEN SPACE:	16.5% (10.09 ACRES) SEE OPEN SPACE CHART BELOW

OPEN SPACE CHART			
OPEN SPACE COMPONENT	MINIMUM REQUIRED	TOTAL PROVIDED	FLEXIBLE SPACE DISTRIBUTED IN EACH COMPONENT
TREE PRESERVATION	0% (0 ACRES)	5.8% (3.56 ACRES)	5.8% (3.56 ACRES)
RECREATIONAL AREA	2% (1.22 ACRES)	9.8% (5.98 ACRES)	7.0% (4.33 ACRES)
URBAN CIVIC SPACE	0.5% (0.3 ACRES)	0.9% (0.55 ACRES)	0% (0 ACRES)
FLEXIBLE SPACE	12.5% (7.65 ACRES)		
TOTAL	15% (9.18 ACRES)	16.5% (10.09 ACRES)	12.8% (7.89 ACRES)

NOTES

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

GENERAL NOTE:
DEVELOPMENT OF THE PROPERTY SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS MASTER PLAN. LOCATIONS SHOWN FOR COMMITTED ELEMENTS INCLUDING, BUT NOT LIMITED TO BUILDINGS, DRIVEWAYS, AND OPEN AREAS ARE CONCEPTUAL AND PROVIDED FOR ILLUSTRATION AND CONTEXT ONLY. FINAL LOCATIONS OF ELEMENTS SHALL BE DETERMINED AT SUBSEQUENT STAGES OF APPROVAL.



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	BIRDS-EYE RENDERING
C0.2	ILLUSTRATIVE RENDERING
C0.3	PERSPECTIVE 1 FARMHOUSE
C0.4	PERSPECTIVE 2 MIXED USE BUILDING
C0.5	PERSPECTIVE 3 GREENWAY
C0.6	PERSPECTIVE 4 DINING DISTRICT
C1.0	EXISTING SITE
C2.0	CONCEPT PLAN
C2.1	CONCEPT PLAN
C3.0	TRANSPORTATION & MOBILITY PLAN
C3.1	ROADWAY CROSS SECTIONS
C4.0	OVERALL UTILITY PLAN
C5.0	OVERALL GRADING & DRAINAGE PLAN
C6.0	OPEN SPACE & PRESERVATION PLAN
L1.0	LANDSCAPE PLAN

04/26/2024

JMC

PER TOWN COMMENTS

5

03/15/2024

JMC

PER TOWN COMMENTS

4

01/18/2023

JMC

PER TOWN COMMENTS

3

10/20/2023

JMC

PER TOWN COMMENTS

2

09/15/2023

JMC

PER TOWN COMMENTS

1

DATE

BY

REVISIONS

No.

Kimley»Horn

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300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540

PRELIMINARY

NOT FOR CONSTRUCTION

KHA PROJECT

013652003

DATE

06/29/2023

SCALE

AS SHOWN

DESIGNED BY

JMC

DRAWN BY

JMC

CHECKED BY

KLW

AURA WILDWOOD

PREPARED FOR

TRINISC RESIDENTIAL GROUP

NC

SHEET NUMBER

CO.0

Page 138 of 269

Plotted By:Angie Kaseley Sheet Set:##### Layout:CO.1 - BIRDS EYE AERIAL April 26, 2024 02:49:41pm G:\Teams\OPS\SPS\2020115 Aura Wildwood\EDSAdoc05-CAD\0220115 REZONING SUBMITTAL.dwg
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AURA WILDWOOD
PREPARED FOR
TRINSCIC RESIDENTIAL
GROUP
HOLLY SPRINGS NC

BIRDS EYE AERIAL

KHA PROJECT
013652003
DATE
6/28/2023
SCALE AS SHOWN
DESIGNED BY MBE
DRAWN BY ALK
CHECKED BY MBE

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5	PER TOWN COMMENTS	04/26/2024	MBE
4	PER TOWN COMMENTS	03/15/2024	JMC
3	PER TOWN COMMENTS	01/18/2024	JMC
2	PER TOWN COMMENTS	10/20/2023	JMC
1	PER TOWN COMMENTS	09/15/2023	JMC



AURA WILDWOOD

PREPARED FOR

TRINSIC RESIDENTIAL GROUP

HOLLY SPRINGS

SHEET NUMBER

C0.2

ILLUSTRATIVE RENDERING

KHA PROJECT

013652003

DATE

6/28/2023

SCALE

AS SHOWN

DESIGNED BY

MBE

DRAWN BY

ALK

CHECKED BY

MBE

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04/26/2024

MBE

PER TOWN COMMENTS

03/15/2024

JMC

PER TOWN COMMENTS

01/18/2024

JMC

PER TOWN COMMENTS

10/20/2023

JMC

PER TOWN COMMENTS

09/15/2023

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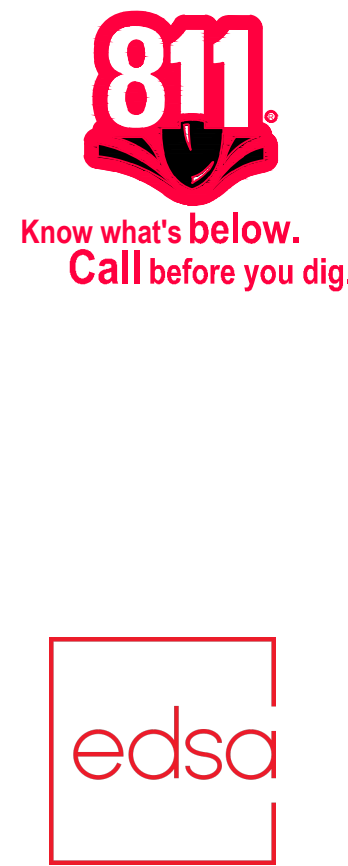
REVISIONS

No.

DATE

BY

Page 140 of 269



AURA WILDWOOD PREPARED FOR TRINISC RESIDENTIAL GROUP		PERSPECTIVE 1 FARMHOUSE		KHA PROJECT 013652003		DATE 6/28/2023		SCALE AS SHOWN		DESIGNED BY MBE		DRAWN BY ALK		CHECKED BY MBE		PRELIMINARY NOT FOR CONSTRUCTION		Kimley»Horn		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919.677.2000 FAX: 919.677.2050 300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540		No.		REVISIONS		DATE		BY	
																						1		PER TOWN COMMENTS		09/15/2023		JMC	
																						2		PER TOWN COMMENTS		10/20/2023		JMC	
																						3		PER TOWN COMMENTS		01/18/2024		JMC	
																						4		PER TOWN COMMENTS		03/15/2024		JMC	
																						5		PER TOWN COMMENTS		04/26/2024		MBE	



AURA WILDWOOD PREPARED FOR TRINISC RESIDENTIAL GROUP	HOLLY SPRINGS NC
SHEET NUMBER C0.4	

PERSPECTIVE 2
MIXED USE BUILDING

KHA PROJECT 013652003	DATE 6/28/2023	SCALE AS SHOWN	DESIGNED BY MBB	DRAWN BY ALK	CHECKED BY MBB
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				JMC
				JMC
				JMC
				JMC
No.	Revisions	Date	By	
5	PER TOWN COMMENTS	04/26/2024	MJB	
4	PER TOWN COMMENTS	03/15/2024	JMC	
3	PER TOWN COMMENTS	01/18/2024	JMC	
2	PER TOWN COMMENTS	10/20/2023	JMC	
1	PER TOWN COMMENTS	09/15/2023	JMC	

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CZ

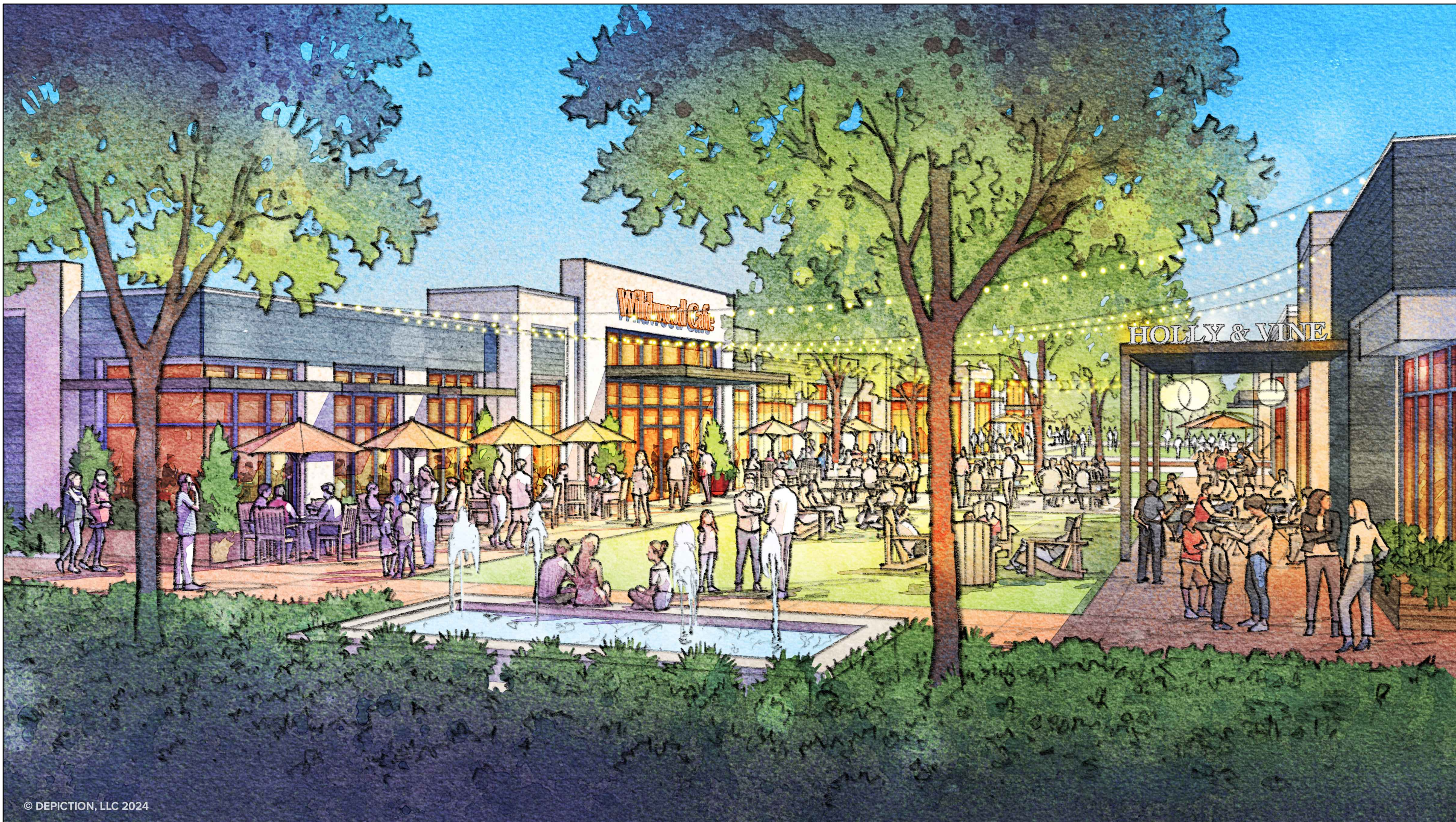
PERSPECTIVE 3 GREENWAY

KHA PROJECT 013652003	DATE 6/28/2023
SCALE	AS SHOWN
DESIGNED BY	MBB
DRAWN BY	ALK
CHECKED BY	MBB

NOT FOR CONSTRUCTION

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No.	Revisions	Date	By
5	PER TOWN COMMENTS	04/26/2024	MJB
4	PER TOWN COMMENTS	03/15/2024	JMC
3	PER TOWN COMMENTS	01/18/2024	JMC
2	PER TOWN COMMENTS	10/20/2023	JMC
1	PER TOWN COMMENTS	09/15/2023	JMC



SHEET NUMBER C0.6	AURA WILDWOOD PREPARED FOR TRINSCIC RESIDENTIAL GROUP HOLLY SPRINGS NC
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PERSPECTIVE 4
DINING DISTRICT

KHA PROJECT 013652003	DATE 6/28/2023	SCALE AS SHOWN	DESIGNED BY MBB	DRAWN BY ALK	CHECKED BY MBB
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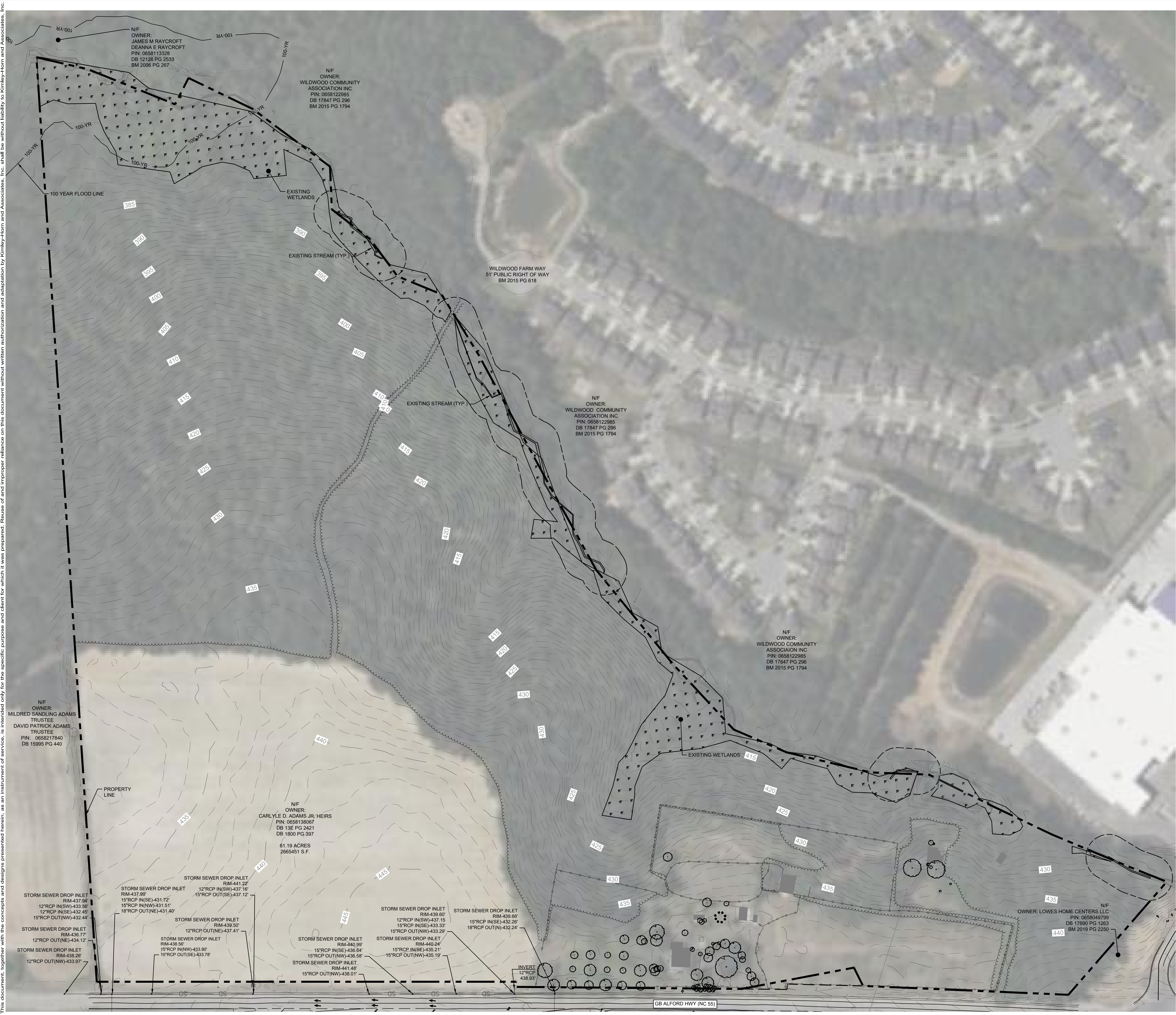
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No.	Revisions	Date	By
5	PER TOWN COMMENTS	04/26/2024	NBB
4	PER TOWN COMMENTS	03/15/2024	JMC
3	PER TOWN COMMENTS	01/18/2024	JMC
2	PER TOWN COMMENTS	10/20/2023	JMC
1	PER TOWN COMMENTS	09/15/2023	JMC

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EXISTING CONDITIONS LEGEND

PROPERTY LINE

EXISTING STREAM

50' STREAM BUFFER

EXISTING WETLANDS

100-YR

100 YR FLOOD LINE

NOTES

1. WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUALIFY FOR NATIONWIDE PERMIT.

GENERAL NOTE:
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811

Know what's below.
Call before you dig.

GRAPHIC SCALE IN FEET

0 50 100 200

AURA WILDWOOD

PREPARED FOR

TRINISC RESIDENTIAL GROUP

SHEET NUMBER

C1.0

EXISTING SITE

NC

KHA PROJECT

013652003

DATE

06/29/2023

SCALE

AS SHOWN

DESIGNED BY

JMC

DRAWN BY

JMC

CHECKED BY

KLW

Kimley»Horn

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PRELIMINARY

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PER TOWN COMMENTS

04/26/2024

JMC

PER TOWN COMMENTS

03/15/2024

JMC

PER TOWN COMMENTS

01/16/2024

JMC

PER TOWN COMMENTS

10/20/2023

JMC

PER TOWN COMMENTS

09/15/2023

JMC

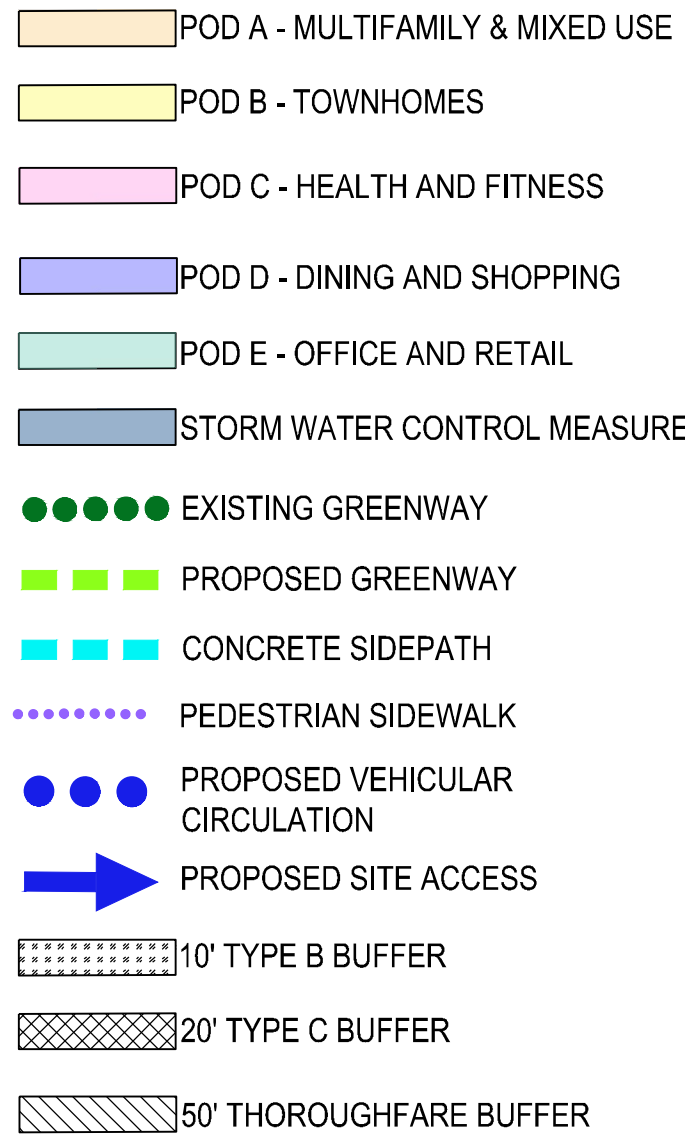
REVISIONS

DATE

BY

No.

Page 145 of 269



SITE DATA TABLE	
PIN NUMBER:	0658138067
PARCEL ACREAGE:	61.2 ACRES
CURRENT ZONING:	COMMUNITY BUSINESS (CB)
PROPOSED ZONING:	REGIONAL MIXED-USE CONDITIONAL DISTRICT (RMX-CD)
CURRENT LAND USE:	AGRICULTURE
PROPOSED LAND USE:	APARTMENTS, TOWNHOUSES, COMMERCIAL USES AND COMMUNITY AMENITIES
FUTURE LAND USE MAP DESIGNATION:	MIXED-USE CENTER
MAXIMUM UNITS:	POD A: 400 UNITS POD B: 200 UNITS
MAXIMUM HEIGHT:	POD A: 55' AND 5 STORIES POD B: 40' AND 3 STORIES POD C: 55' AND 5 STORIES POD D: 55' AND 5 STORIES
REQUIRED SETBACKS:	REFER TO DESIGN MANUAL
REQUIRED BUFFER YARDS:	10' TYPE B BUFFER 20' TYPE C BUFFER 50' THOROUGHFARE BUFFER
REQUIRED OPEN SPACE	15% (9.18 ACRES)
PROVIDED OPEN SPACE	16.5% (10.09 ACRES) SEE OPEN SPACE CHART SHEET C6.0

[illegible]

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CONCEPT PLAN

KHA PROJECT #####	DATE 06/29/2023	SCALE AS SHOWN	DESIGNED BY ###	DRAWN BY ###	CHECKED BY ###
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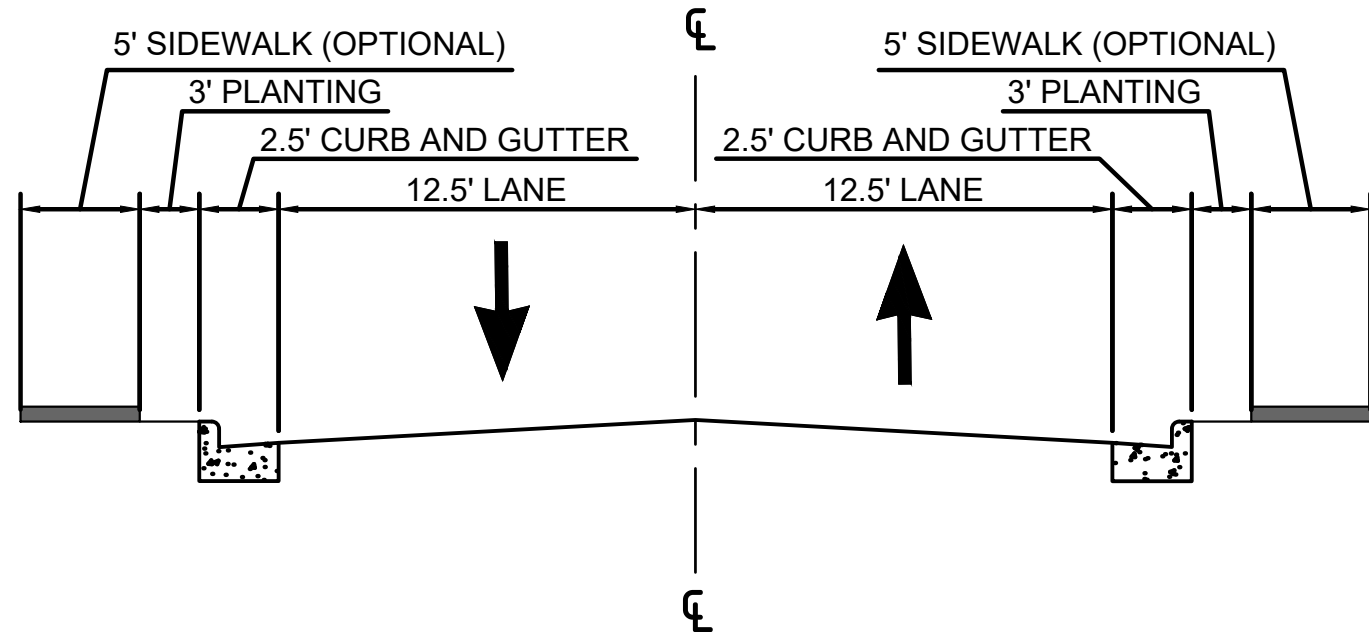
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4	PER TOWN COMMENTS	JMC	03/15/2024	JMC	
3	PER TOWN COMMENTS	JMC	01/18/2024	JMC	
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No.	REVISIONS	DATE	BY		

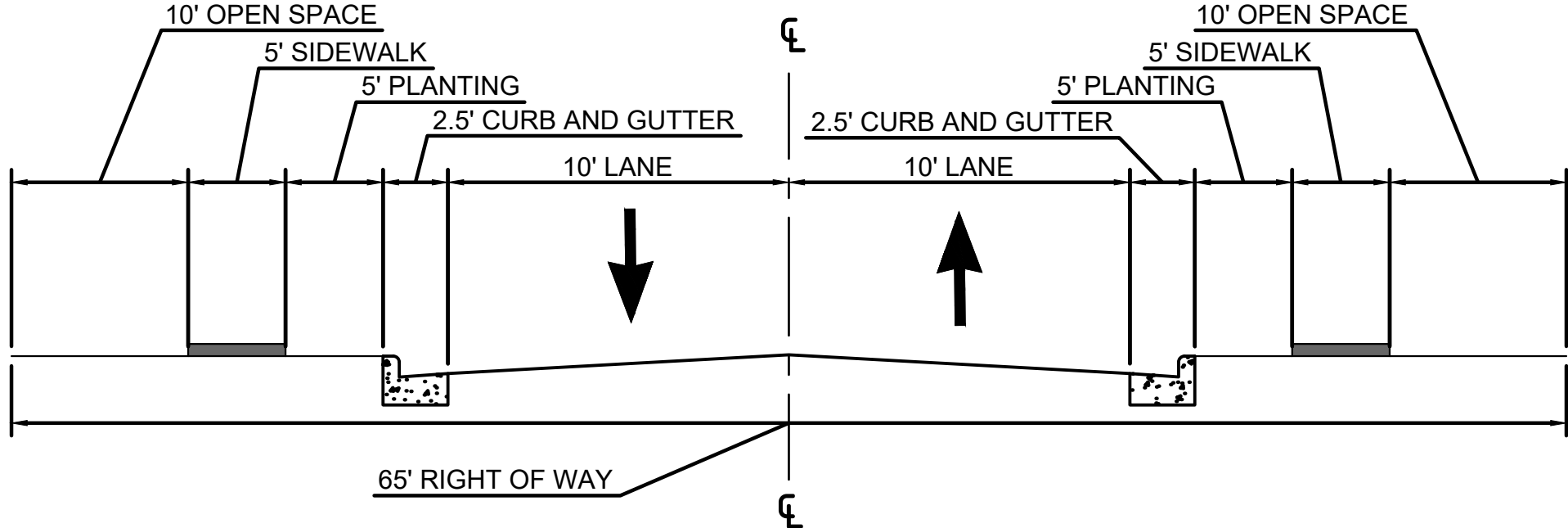
Figure 1. *Formal* and *informal* social networks of a 16-year-old male participant. The participant was a 16-year-old male with a diagnosis of autism spectrum disorder (ASD) and a verbal IQ of 70. The figure shows two overlapping social networks. The *Formal* network (top) includes family members (Mother, Father, Sister, Brother) and friends (Friend 1, Friend 2, Friend 3, Friend 4, Friend 5, Friend 6, Friend 7, Friend 8, Friend 9, Friend 10, Friend 11, Friend 12, Friend 13, Friend 14, Friend 15, Friend 16, Friend 17, Friend 18, Friend 19, Friend 20, Friend 21, Friend 22, Friend 23, Friend 24, Friend 25, Friend 26, Friend 27, Friend 28, Friend 29, Friend 30, Friend 31, Friend 32, Friend 33, Friend 34, Friend 35, Friend 36, Friend 37, Friend 38, Friend 39, Friend 40, Friend 41, Friend 42, Friend 43, Friend 44, Friend 45, Friend 46, Friend 47, Friend 48, Friend 49, Friend 50, Friend 51, Friend 52, Friend 53, Friend 54, Friend 55, Friend 56, Friend 57, Friend 58, Friend 59, Friend 60, Friend 61, Friend 62, Friend 63, Friend 64, Friend 65, Friend 66, Friend 67, Friend 68, Friend 69, Friend 70, Friend 71, Friend 72, Friend 73, Friend 74, Friend 75, Friend 76, Friend 77, Friend 78, Friend 79, Friend 80, Friend 81, Friend 82, Friend 83, Friend 84, Friend 85, Friend 86, Friend 87, Friend 88, Friend 89, Friend 90, Friend 91, Friend 92, Friend 93, Friend 94, Friend 95, Friend 96, Friend 97, Friend 98, Friend 99, Friend 100). The *Informal* network (bottom) includes family members (Mother, Father, Sister, Brother) and friends (Friend 1, Friend 2, Friend 3, Friend 4, Friend 5, Friend 6, Friend 7, Friend 8, Friend 9, Friend 10, Friend 11, Friend 12, Friend 13, Friend 14, Friend 15, Friend 16, Friend 17, Friend 18, Friend 19, Friend 20, Friend 21, Friend 22, Friend 23, Friend 24, Friend 25, Friend 26, Friend 27, Friend 28, Friend 29, Friend 30, Friend 31, Friend 32, Friend 33, Friend 34, Friend 35, Friend 36, Friend 37, Friend 38, Friend 39, Friend 40, Friend 41, Friend 42, Friend 43, Friend 44, Friend 45, Friend 46, Friend 47, Friend 48, Friend 49, Friend 50, Friend 51, Friend 52, Friend 53, Friend 54, Friend 55, Friend 56, Friend 57, Friend 58, Friend 59, Friend 60, Friend 61, Friend 62, Friend 63, Friend 64, Friend 65, Friend 66, Friend 67, Friend 68, Friend 69, Friend 70, Friend 71, Friend 72, Friend 73, Friend 74, Friend 75, Friend 76, Friend 77, Friend 78, Friend 79, Friend 80, Friend 81, Friend 82, Friend 83, Friend 84, Friend 85, Friend 86, Friend 87, Friend 88, Friend 89, Friend 90, Friend 91, Friend 92, Friend 93, Friend 94, Friend 95, Friend 96, Friend 97, Friend 98, Friend 99, Friend 100). The *Formal* network is represented by a solid line, and the *Informal* network is represented by a dashed line. The *Formal* network is more extensive than the *Informal* network.

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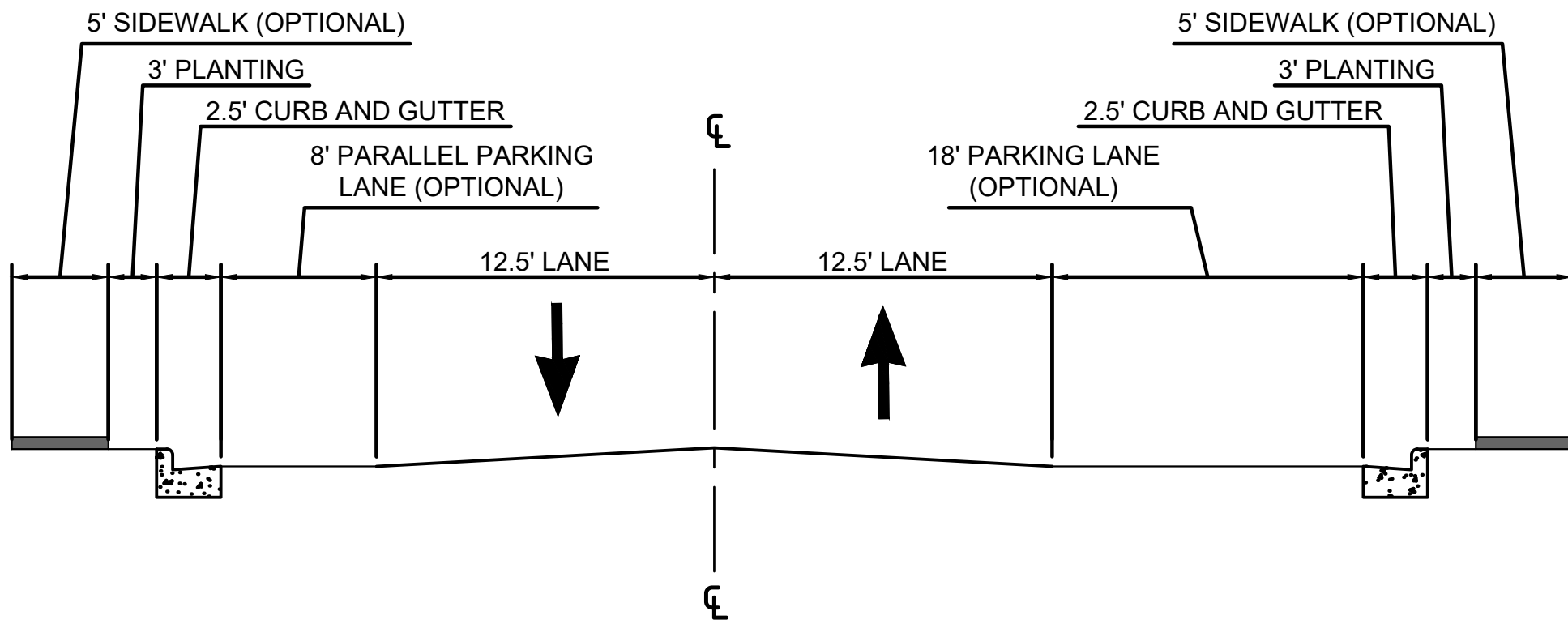
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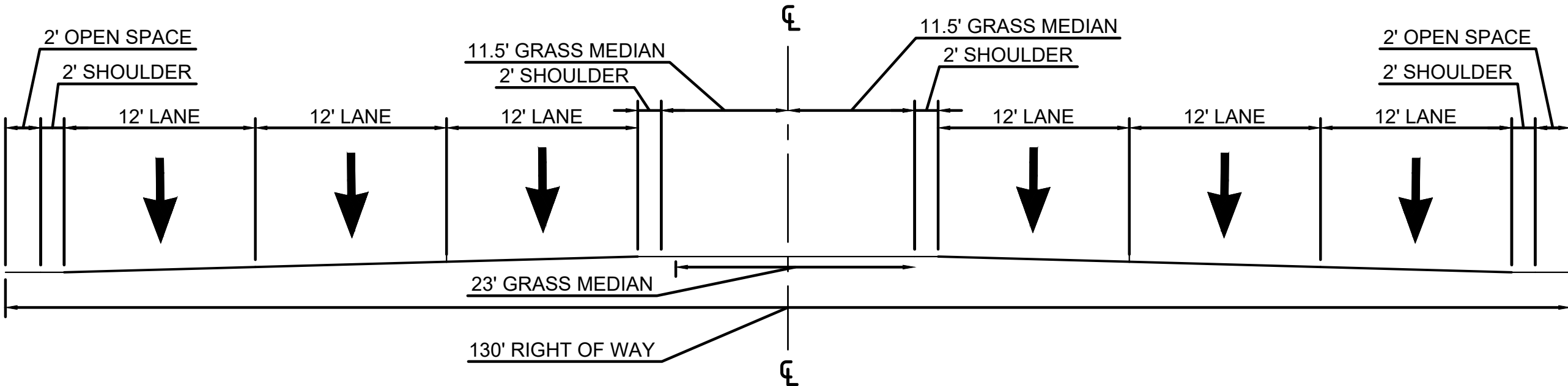
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N.T.S.
SIDEWALK REQUIRED ON MINIMUM OF ONE SIDE



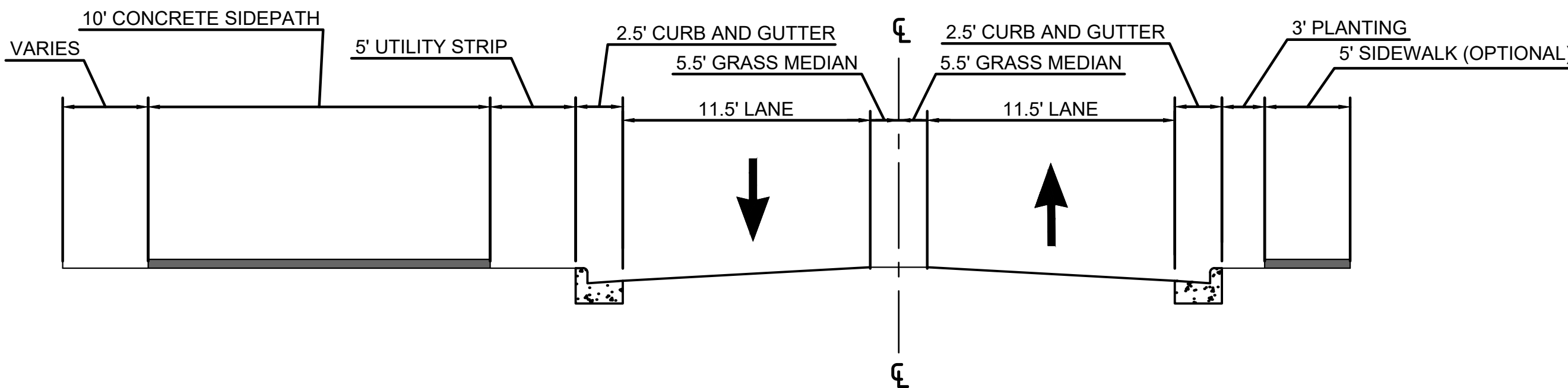
TOWN OF HOLLY SPRINGS LC-2A MINIMUM
CROSS SECTION C: (RED)
N.T.S.



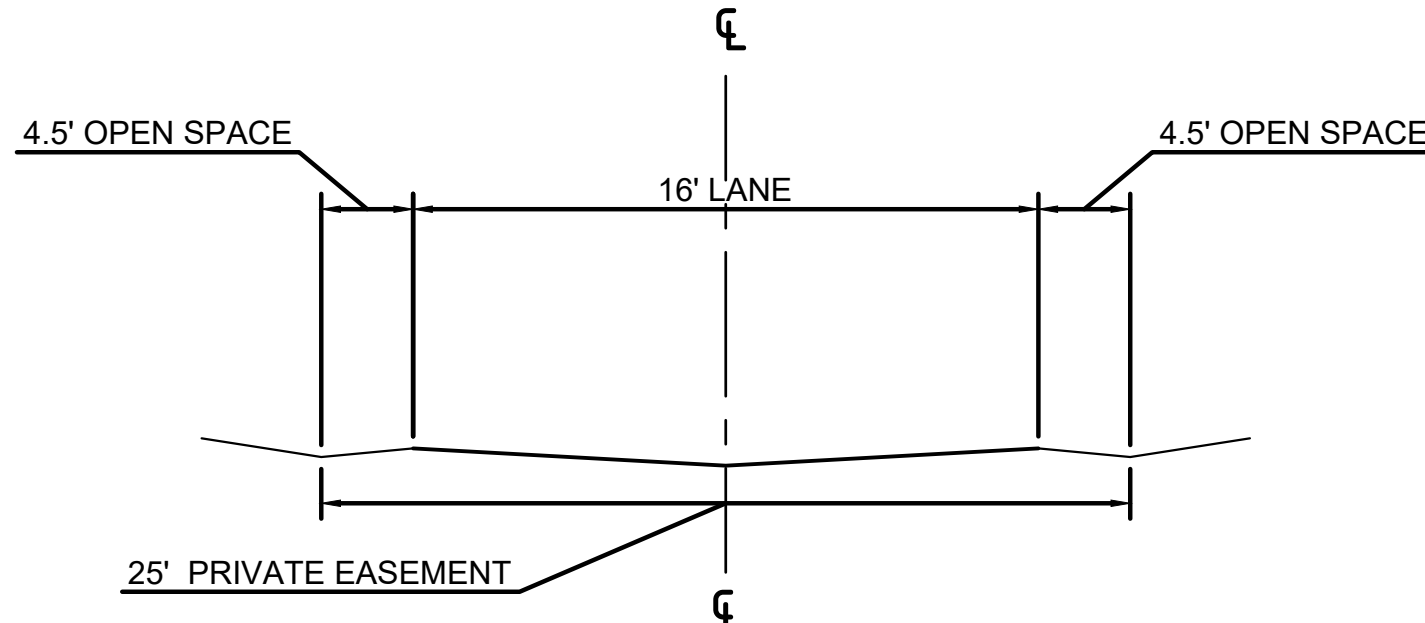
MODIFIED TOWN OF HOLLY SPRINGS C-2B
CROSS SECTION E: (MAGENTA)
N.T.S.
SIDEWALK REQUIRED ON MINIMUM OF ONE SIDE



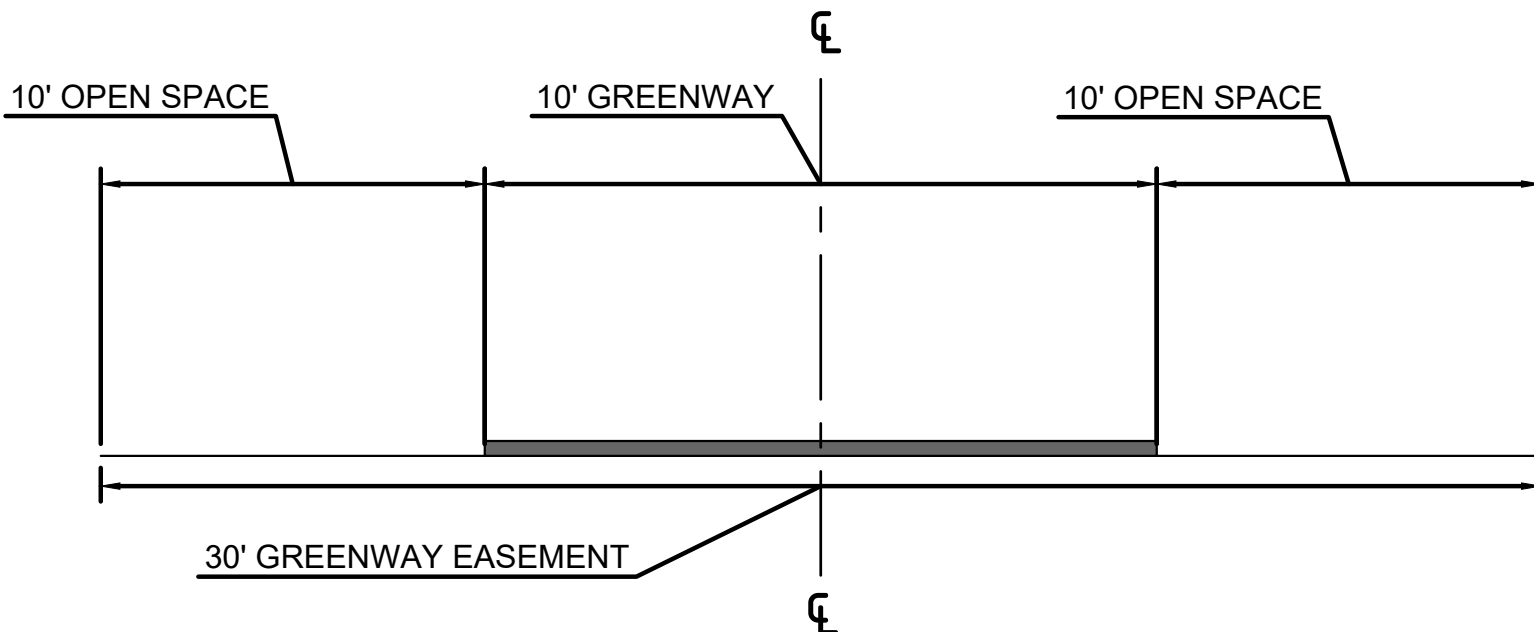
TOWN OF HOLLY SPRINGS T-6B MINIMUM
CROSS SECTION: (STRIPED HATCH)
N.T.S.



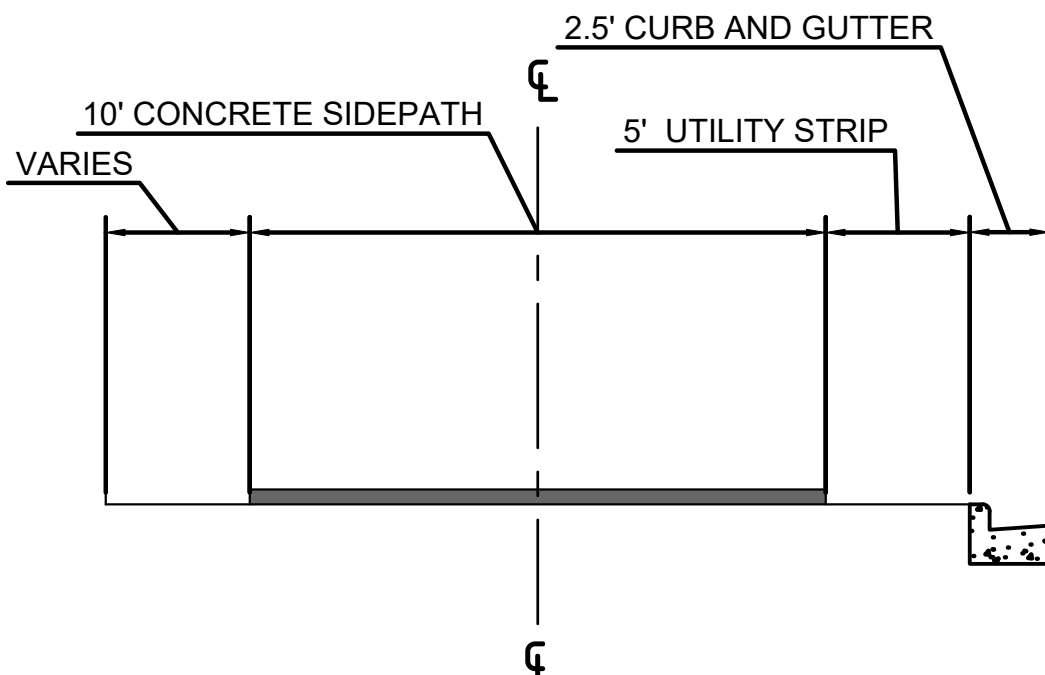
MODIFIED TOWN OF HOLLY SPRINGS LC-2A
MINIMUM CROSS SECTION B: (ORANGE)
N.T.S.



TOWN OF HOLLY SPRINGS STANDARD ALLEY
HS311 CROSS SECTION D: (CYAN)
N.T.S.



TOWN OF HOLLY SPRINGS TYPICAL
GREENWAY HS340 (GREEN):
N.T.S.



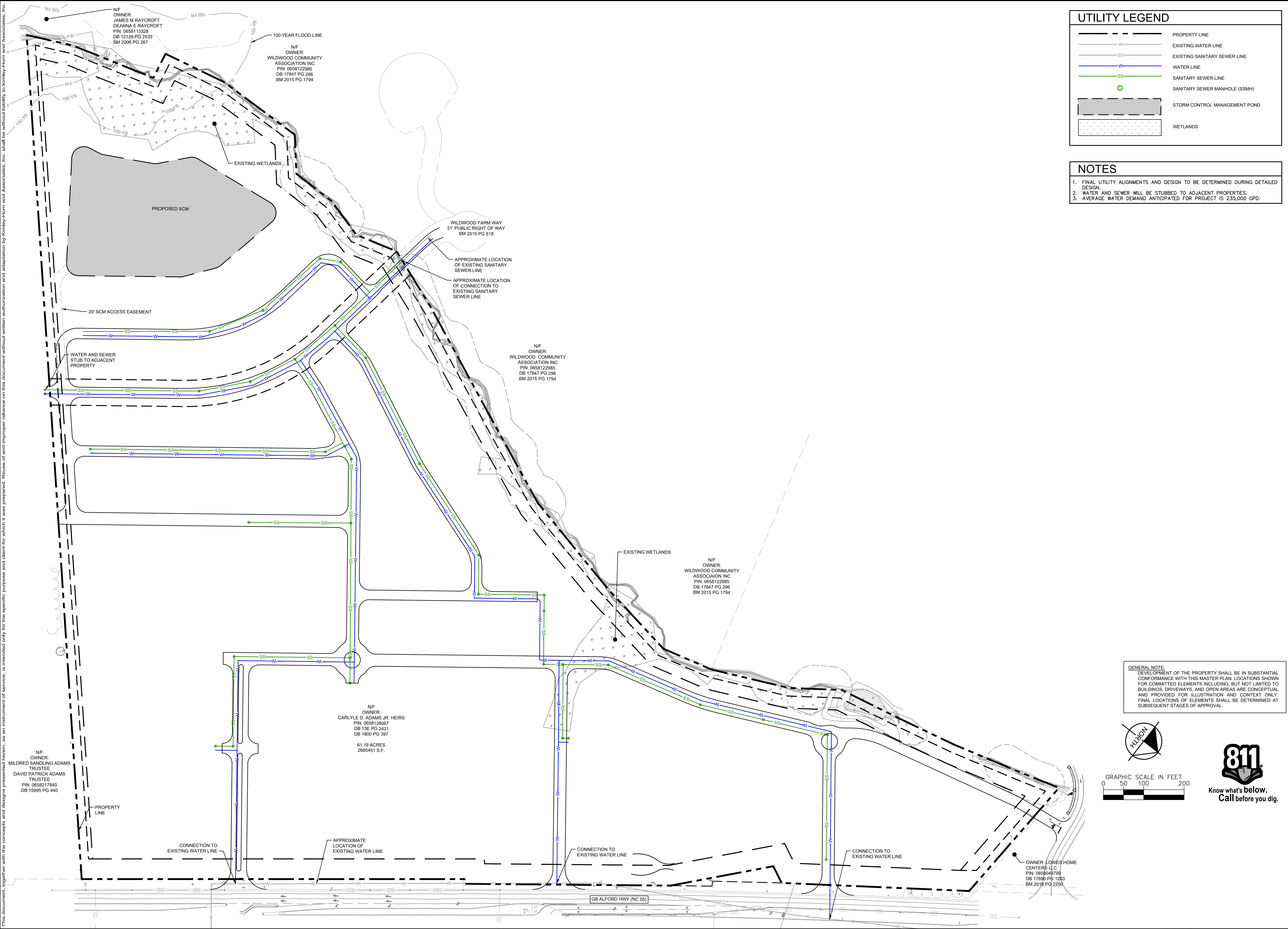
TOWN OF HOLLY SPRINGS CONCRETE
SIDEPATH HS380: (YELLOW)
N.T.S.

GENERAL NOTE:
DEVELOPMENT OF THE PROPERTY SHALL BE IN SUBSTANTIAL
CONFORMANCE WITH THIS MASTER PLAN. LOCATIONS SHOWN
FOR COMMITTED ELEMENTS INCLUDING, BUT NOT LIMITED TO
BUILDINGS, DRIVEWAYS, AND OPEN AREAS ARE CONCEPTUAL
AND PROVIDED FOR ILLUSTRATION AND CONTEXT ONLY.
FINAL LOCATIONS OF ELEMENTS SHALL BE DETERMINED AT
SUBSEQUENT STAGES OF APPROVAL.



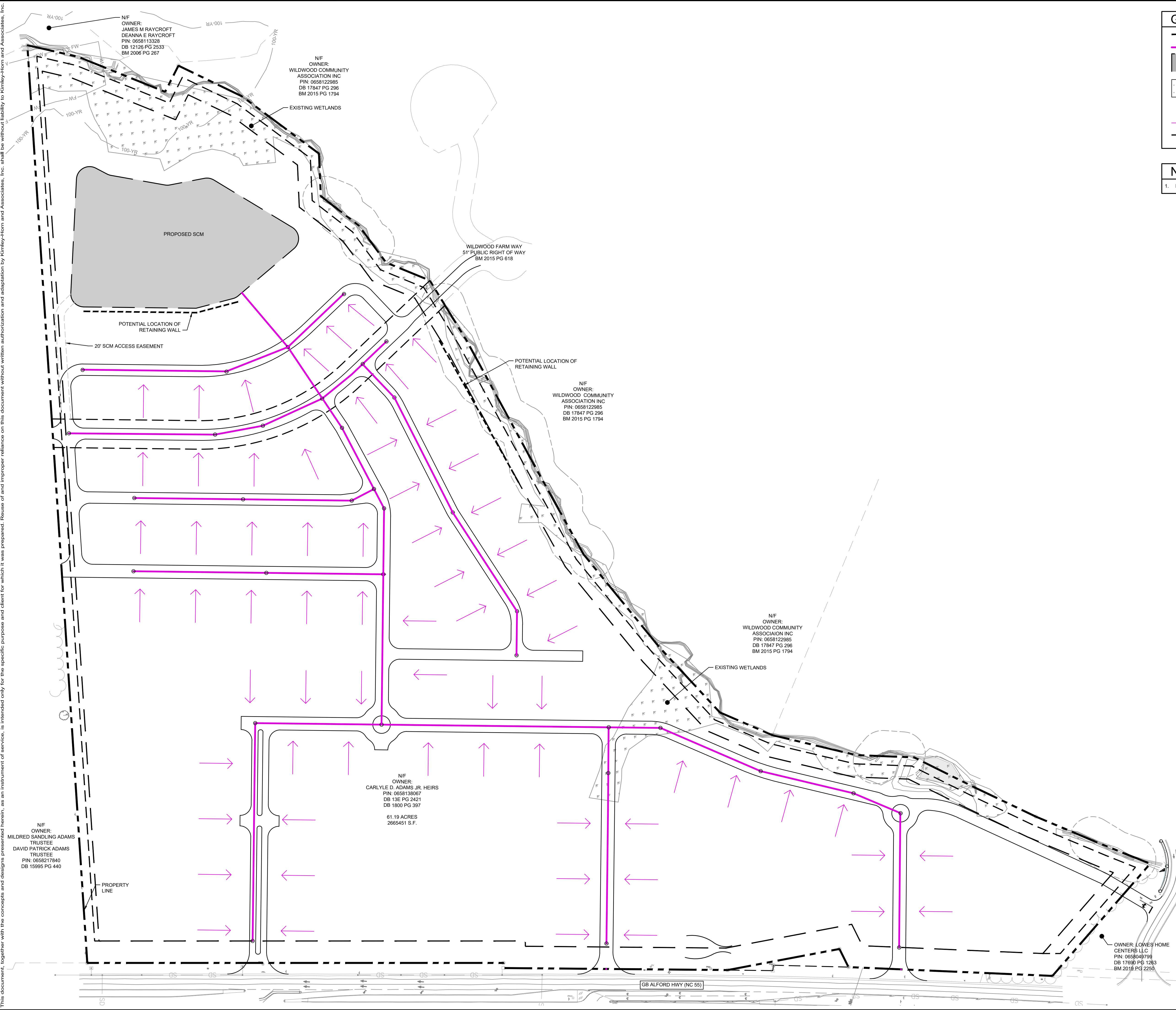
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DATE 06/29/2023				PER TOWN COMMENTS				JMC			
SCALE AS SHOWN				PER TOWN COMMENTS				JMC			
DESIGNED BY JMC				PER TOWN COMMENTS				JMC			
DRAWN BY JMC				PER TOWN COMMENTS				JMC			
CHECKED BY KLW				PER TOWN COMMENTS				JMC			
NOT FOR CONSTRUCTION				REVISIONS				BY			
ROADWAY CROSS SECTIONS				AURA WILDWOOD				NC			
PREPARED FOR TRINISC RESIDENTIAL GROUP				HOLLY SPRINGS				SHEET NUMBER			
C3.1				C3.1				Page 149 of 269			

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AURA WILDWOOD PREPARED FOR TRINISC RESIDENTIAL GROUP										HOLLY SPRINGS		NC	
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Kimley»Horn													
© 2023 KIMLEY-HORN AND ASSOCIATES, INC. #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050 300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540													
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GRADING AND DRAINAGE LEGEND

PROPERTY LINE

STORM DRAINAGE

STORM CONTROL MANAGEMENT POND

EXISTING WETLANDS

MANHOLE

FLOW ARROW

POTENTIAL RETAINING WALL LOCATION

NOTES

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

5

PER TOWN COMMENTS

04/26/2024

JMC

4

PER TOWN COMMENTS

03/15/2024

JMC

3

PER TOWN COMMENTS

01/16/2024

JMC

2

PER TOWN COMMENTS

10/20/2023

JMC

1

PER TOWN COMMENTS

09/15/2023

JMC

No.

REVISIONS

DATE

BY

AURA WILDWOOD

PREPARED FOR

TRINISC RESIDENTIAL GROUP

NC

811

Know what's below.

Call before you dig.

GRAPHIC SCALE IN FEET

0 50 100 200

OVERALL GRADING & DRAINAGE PLAN

PRELIMINARY

NOT FOR CONSTRUCTION

KHA PROJECT

013652003

DATE

06/29/2023

SCALE

AS SHOWN

DESIGNED BY

JMC

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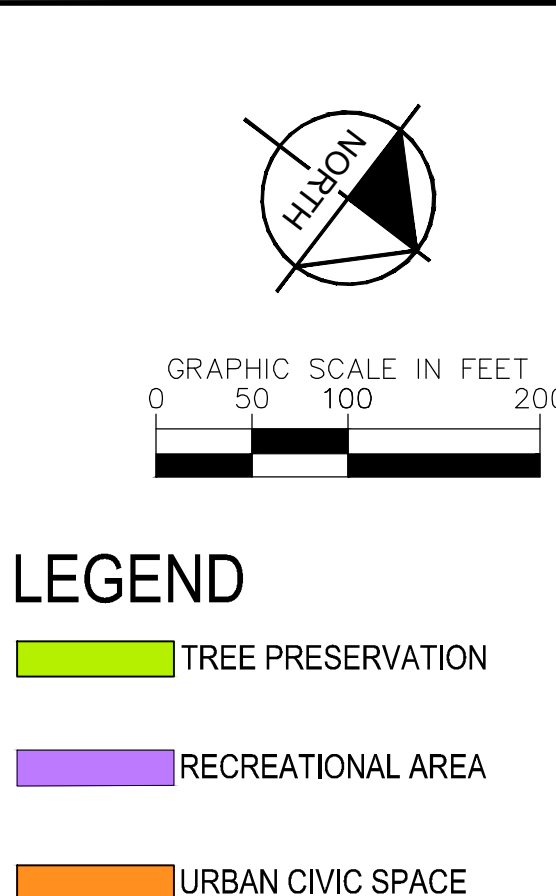
JMC

CHECKED BY

KLW

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300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540



OPEN SPACE COMPONENT	REQUIRED	TOTAL PROVIDED	FLEXIBLE SPACE DISTRIBUTED IN EACH COMPONENT
TREE PRESERVATION	MIN 0% (0 ACRES)	5.8% (3.56 ACRES)	5.8% (3.56 ACRES)
RECREATIONAL AREA	MIN 2% (1.22 ACRES)	9.8% (5.98 ACRES)	7.0% (4.33 ACRES)
URBAN CIVIC SPACE	MIN 0.5% (0.3 ACRES)	0.9% (0.55 ACRES)	0% (0 ACRES)
FLEXIBLE SPACE	12.5% (7.65 ACRES)		
	15% (9.18 ACRES)	16.5% (10.09 ACRES)	12.8% (7.89 ACRES)

AURA WILDWOOD PREPARED FOR TRINSC RESIDENTIAL GROUP		OPEN SPACE & PRESERVATION PLAN		KHA PROJECT 013652003 DATE 6/28/2023 SCALE AS SHOWN DESIGNED BY MBB DRAWN BY ALK CHECKED BY MBB		PRELIMINARY NOT FOR CONSTRUCTION		Kimley»»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. #F-002 WWW.KIMLEY-HORN.COM PHONE: 919-877-2000 FAX: 919-877-2050 300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540		5 PER TOWN COMMENTS		04/26/2024		MBB	
										4 PER TOWN COMMENTS		03/15/2024		JMC	
										3 PER TOWN COMMENTS		01/18/2024		JMC	
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										1 PER TOWN COMMENTS		09/15/2023		JMC	
HOLLY SPRINGS		NC								No.		REVISIONS		BY	
SHEET NUMBER		C6.0													



AURA WILDWOOD

DEVELOPMENT & DESIGN MANUAL

A MIXED-USE COMMUNITY IN
HOLLY SPRINGS, NORTH CAROLINA



SUBMITTED TO



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

PREPARED FOR



Trinsic Acquisition Company, LLC
242 S Main Street, Suite 206
Holly Springs, NC 27540

PREPARED BY



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



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



EDSA
2710 Wycliff Road, Suite 110
Raleigh, NC 27607



Womack + Hampton Architects, LLC
4311 Oak Lawn Avenue, Suite 50
Dallas, TX 75219

First Submittal:	June 29, 2023
Second Submittal:	September 15, 2023
Third Submittal:	October 20, 2023
Fourth Submittal:	January 18, 2024
Fifth Submittal:	March 15, 2024
Sixth Submittal:	April 26, 2024

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8.	NONRESIDENTIAL PHASING.....	55

1. PROJECT DATA

NAME OF PROJECT

Aura Wildwood

PROPERTY OWNERS

Adams, D Carlyle Jr Heirs
1033 Vestavia Woods Drive
Raleigh, NC 27615

DEVELOPER

Trinsic Acquisition Company, LLC
242 S Main Street, Suite 206
Holly Springs, NC 27540

PREPARED BY

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

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

EDSA
2710 Wycliff Road, Suite 110
Raleigh, NC 27607

Womack + Hampton Architects, LLC
4311 Oak Lawn Avenue, Suite 50
Dallas, TX 75219

SITE ADDRESS

7450 GB Alford Hwy
Holly Springs, NC 27540

PROPERTY IDENTIFICATION NUMBER

0658138067

TOTAL ACREAGE

61.19 acres

CURRENT LAND USE

Agriculture

CURRENT ZONING

Community Business (CB)

FUTURE LAND USE MAP

Mixed-Use Center

PROPOSED LAND USE

Apartments, Townhomes, Commercial Uses, and
Community Amenities

PROPOSED ZONING

Regional Mixed Use Conditional District (RMX-CD)

2. LAND USE

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

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

PERMITTED USES	
POD A (Multifamily and Mixed Use Pod) (N1)	Apartment Dwelling, Recreation Facility Indoor, Recreation Facility Outdoor (<50 acres), Business Services, Office Use, Personal Services, Food/Restaurant Uses, Retail uses, Fitness Facilities / Studios, Bar/Nightclub/Tasting Room, Theater, Assembly Use, Amusement (Indoor), Child Care Center, Laundry Self-Service
POD B (Townhouse Pod)	Attached Dwelling, Recreation Facility Indoor, Recreation Facility Outdoor (<50 acres)
POD C (Health and Fitness Pod)	Fitness Facilities / Studios, Recreation Facility Indoor, Recreation Facility, Outdoor (<50 acres), Business Services, Child Care Center, Medical Office, Office Use, Personal Services, Food / Restaurant Uses, Retail Uses
POD D (Dining and Shopping Pod) (N2)	Bar/Nightclub/Tasting Room, Food / Restaurant Uses, Drive In/Drive Through (maximum 2 drive throughs permitted), Retail Uses, Bed and Breakfast, Personal Services, Theater, Assembly Use, Business Services, Amusement (Indoor), Food/Restaurant Uses
POD E (Office and Retail Pod) (N3)	Office Use, Medical Office, Retail Uses, Bed and Breakfast, Personal Services, Fitness Facilities / Studios, Assembly Use, Civic Building, Hotel, Inn, Community Support Facility, Religious Use, Business Services, Child Care

	Center, Laundry Self-Service, Infrastructure / Utilities (Minor), Bar/Nightclub/Tasting Room, Amusement (Indoor), Food/Restaurant Uses, Drive In/Drive Through (maximum 1 drive through permitted) Parking Garage, Wireless Telecommunications Equipment
N1	Business Services, Office Use, Personal Services, Food/Restaurant Uses, and Retail Uses are permitted only on the ground floor in the area shown on the master plan either as standalone uses or in live-work units. The Office Use shall include coworking.
N2	Drive throughs shall comply with the design requirements of UDO 3.3.5.D.
N3	Drive throughs shall comply with the design requirements of UDO 3.3.5.D. Within POD E, only banks or financial institutions shall be permitted to have a drive-through.

PERMITTED BUILDING TYPES	
POD A	Residential/Mixed Use
POD B	Residential
POD C	Commercial/Mixed Use
POD D (N1)	Commercial/Mixed Use/Residential
POD E	Commercial/Mixed Use
N1	The Residential building type shall be limited to the existing historic home that will be relocated to POD D.

3. DIMENSIONAL STANDARDS

The base development standards described below shall apply to the Property. Where a standard is not defined below, the development standards for the **RMX District in UDO Section 2.2.2** shall apply.

DIMENSIONAL STANDARDS	
Development Intensity	
Development Density	
<i>Maximum Gross Density (units/acre) (N1)</i>	9.8
<i>Maximum Multifamily Units</i>	400
<i>Maximum Townhome Units</i>	200
N1	The Total Allowable Units shall be equal to the Gross Site Area X Maximum Units Per Acre. Here: 61.21 acres X 9.8 units per acre = 600 units.

POD A (MULTIFAMILY AND MIXED USE POD) DIMENSIONAL STANDARDS		
	RMX Standard	POD A Standard
Lot Configuration		
Minimum Lot Width at the Setback Line (ft)		
<i>Apartment Dwellings</i>	0	50
<i>Other Buildings/Uses (N1)</i>	60	60
Minimum Lot Frontage (ft)		
<i>All Buildings</i>	0	0
Minimum Frontage for a Driveway (ft)		
<i>All Buildings/Uses</i>	60	60
Building Placement (N2)		
Thoroughfare Setback (ft)	50	50
Primary Building Setbacks (ft)		
<i>Front Setback (minimum)</i>	5	5
<i>Front Setback (maximum) (N3)</i>	20	N/A
<i>Side Setback – corner (minimum)</i>	5	5
<i>Side Setback – interior (minimum)</i>	0	5
<i>Rear Setback (minimum)</i>	0	0
<i>Setback to Adjacent RR/SR/NR Districts (minimum)</i>	50	30
Building Height (ft)		
Primary Structure(s) (minimum)	25 and 2 stories	25 and 2 stories
Primary Structure(s) (maximum)	55 and 5 stories	55 and 5 stories
Residential Primary Structure(s) Finished Floor Elevation Above Sidewalk Grade	1.5	1.5
Accessory Structure(s) (minimum) (N4)	0	20 and 1 story

POD A DIMENSIONAL STANDARDS – NOTES	
N1	Reference UDO Chapter 8 Building, Site & Subdivision Lot Design Standards.
N2	Building placement standards shall also apply to accessory structures.
N3	Applies to buildings that front public right-of-way.
N4	Accessory structures shall include, but are not limited to, the amenity clubhouse / leasing center. The 20' minimum shall apply only to the amenity clubhouse / leasing center. All other accessory structures shall have no minimums as permitted by the UDO.

POD B (TOWNHOUSE POD) DIMENSIONAL STANDARDS		
	RMX Standard	POD B Standard
Lot Configuration		
Minimum Lot Width at the Setback Line (ft)		
<i>Attached Dwellings</i>	0	20
<i>Other Buildings/Uses (N1)</i>	60	60
Minimum Lot Frontage (ft) (N2)		
<i>All Buildings</i>	0	18
Minimum Frontage at the Right-of-Way for a Driveway (ft) (N3)		
<i>Attached Dwellings</i>	60	18
<i>Other Buildings/Uses</i>	60	60
Building Placement		
Thoroughfare Setback (ft)	50	50
Primary Building Setbacks (ft)		
<i>Front Setback (minimum)</i>	5	5
<i>Front Setback (maximum)</i>	20	25
<i>Side Setback – corner (minimum)</i>	5	5
<i>Side Setback – interior (minimum) (N4)</i>	0	0
<i>Rear Setback (minimum)</i>	0	0
<i>Setback to Adjacent RR/SR/NR Districts (minimum)</i>	50	50
Accessory Building Setbacks (ft)		
Accessory Structure(s) <144 sf (minimum)	5	3
Accessory Structure(s) >144 sf	0	5
Setback from Alley >144 sf (minimum) (N6)	0	5 or 20+
Building Height (ft)		
Primary Structure(s) (minimum)	25 and 2 stories	20 and 2 stories
Primary Structure(s) (maximum)	55 and 5 stories	40 and 3 stories
Residential Primary Structure(s) Finished Floor Elevation Above Sidewalk Grade	1.5	1.5

Accessory Structure(s) (minimum)	0	0
Accessory Structure(s) (maximum) (N7)	55 and 5 stories	25

POD B DIMENSIONAL STANDARDS – NOTES	
N1	Reference UDO Chapter 8 Building, Site & Subdivision Lot Design Standards.
N2	The Lot Frontage is measured along the front property line abutting a Public Street. Where no Public Street exists and the Lot fronts a Private Street or common Open Space, the Frontage shall be measured along the Lot Line abutting the Private Street or Alley and each Lot shall gain access to and from a Public Street across a perpetual recorded public access easement.
N3	The Lot Frontage is measured along the front property line abutting a Public Street. Where no Public Street exists and the Lot fronts a Private Street or common Open Space, the Frontage shall be measured along the Lot Line abutting the Private Street or Alley and each Lot shall gain access to and from a Public Street across a perpetual recorded public access easement.
N4	Attached dwelling units are allowed a 0-ft side setback where the unit shares a common wall with another dwelling unit.
N5	Measured from right of way to face of garage.
N6	This setback applies to both public and private alleys. The building may be less than 5 ft or more than 20 ft from the right-of-way to avoid haphazard parking arrangements that may be disruptive to alley access.
N7	Accessory structures shall not exceed the height of the primary structure on the lot/property.

POD C (HEALTH AND FITNESS POD) DIMENSIONAL STANDARDS		
	RMX Standard	POD C Standard
Lot Configuration		
Minimum Lot Frontage (ft) (N1)	0	0
Building Placement		
Thoroughfare Setback (ft)	50	50
Primary Building Setbacks (ft)		
<i>Front Setback (minimum)</i>	5	5
<i>Front Setback (maximum)</i>	20	N/A
<i>Side Setback – corner (minimum)</i>	5	5
<i>All other setbacks (Side and Rear) (minimum)</i>	0	0
<i>Setback to Adjacent RR/SR/NR Districts (minimum)</i>	50	50
Building Height (ft)		
Primary Structure(s) (minimum)	25 and 2 stories	20 and 1 story
Primary Structure(s) (maximum)	55 and 5 stories	55 and 5 stories
Primary Structure(s) (minimum-ground floor story nonresidential)	14	14
Accessory Structure(s) (minimum)	0	0
Accessory Structure(s) (maximum) (N2)	55 and 5 stories	20 and 1 story

POD C DIMENSIONAL STANDARDS – NOTES	
N1	The Lot Frontage is measured along the front property line abutting a Public Street. Where no Public Street exists and the Lot fronts a Private Street or common Open Space, the frontage shall be measured along the Lot Line abutting the Private Street or Alley and each Lot shall gain access to and from a Public Street across a perpetual recorded public access easement.
N2	Accessory structures shall not exceed the height of the primary structure on the lot/property.

POD D (DINING AND SHOPPING POD) DIMENSIONAL STANDARDS		
	RMX Standard	POD D Standard
Lot Configuration		
Minimum Lot Frontage (ft) (N1)	0	0
Building Placement		
Thoroughfare Setback (ft)	50	50
Primary Building Setbacks (ft)		
<i>Front Setback (minimum)</i>	5	5
<i>Front Setback (maximum)</i>	20	N/A
<i>Side Setback – corner (minimum)</i>	5	5
<i>All other setbacks (Side and Rear) (minimum)</i>	0	0
<i>Setback to Adjacent RR/SR/NR Districts (minimum)</i>	50	50
Building Height (ft) (N2)		
Primary Structure(s) (minimum)	25 and 2 stories	20 and 1 story
Primary Structure(s) (maximum)	55 and 5 stories	55 and 5 stories
Primary Structure(s) (minimum-ground floor story nonresidential)	14	14
Accessory Structure(s) (minimum)	0	0
Accessory Structure(s) (maximum) (N3)	55 and 5 stories	20 and 1 story

POD D DIMENSIONAL STANDARDS – NOTES	
N1	The Lot Frontage is measured along the front property line abutting a Public Street. Where no Public Street exists and the Lot fronts a Private Street or common Open Space, the frontage shall be measured along the Lot Line abutting the Private Street or Alley and each Lot shall gain access to and from a Public Street across a perpetual recorded public access easement.
N2	The Adams Home is exempt from height requirements.
N3	Accessory structures shall not exceed the height of the primary structure on the lot/property.

POD E (OFFICE AND RETAIL POD) DIMENSIONAL STANDARDS		
	RMX Standard	POD E Standard
Lot Configuration		
Minimum Lot Frontage (ft) (N1)	0	0
Building Placement		
Thoroughfare Setback (ft)	50	50
Primary Building Setbacks (ft)		
<i>Front Setback (minimum)</i>	5	5
<i>Front Setback (maximum)</i>	20	N/A
<i>Side Setback – corner (minimum)</i>	5	5
<i>All other setbacks (Side and Rear) (minimum)</i>	0	0
<i>Setback to Adjacent RR/SR/NR Districts (minimum)</i>	50	50
Building Height (ft)		
Primary Structure(s) (minimum)	25 and 2 stories	20 and 1 story
Primary Structure(s) (maximum)	55 and 5 stories	55 and 5 stories
Primary Structure(s) (minimum-ground floor story nonresidential)	14	14
Accessory Structure(s) (minimum)	0	0
Accessory Structure(s) (maximum) (N2)	55 and 5 stories	20 and 1 story

POD E DIMENSIONAL STANDARDS – NOTES	
N1	The Lot Frontage is measured along the front property line abutting a Public Street. Where no Public Street exists and the Lot fronts a Private Street or common Open Space, the frontage shall be measured along the Lot Line abutting the Private Street or Alley and each Lot shall gain access to and from a Public Street across a perpetual recorded public access easement.
N2	Accessory structures shall not exceed the height of the primary structure on the lot/property.

4. DESIGN STANDARDS

In addition to the thoughtful and creative site layout, Aura Wildwood will provide distinctive architecture with notable quality and craftsmanship.

POD A Design Standards (Multifamily and Mixed Use Pod)

The Multifamily and Mixed Use POD offers high quality apartment buildings designed in the Modern Farmhouse architectural style. As outlined in the architectural commitments and depicted in the representative imagery, the proposed Modern Farmhouse style blends traditional farmhouse style with contemporary accents. Color schemes include light or neutral colored facades accented with contrasting darker trim, elements. The modern farmhouse style advances the project's overall theme to balance the preservation of the existing early 1900's farmhouse with the development of a modern mixed use center. The proposed apartment buildings will be elevator served and the first in Holly Springs with conditioned, closed corridors. The Multifamily and Mixed Use Pod will feature a vertically mixed use building with apartments stacked over ground floor retail. Live-work Units will also be included within this Pod. In addition, specialty paving shall be placed at the primary axis intersection in front of the clubhouse/leasing center, creating a focal point, promoting pedestrian priority and safety, and providing an enhanced visual experience.



All multifamily and mixed use buildings located in **Pod A** shall be elevator served and shall have conditioned, closed corridors. All multifamily and mixed use buildings located in **Pod A** shall also meet the applicable Building, Site & Subdivision Lot Design Standards described in **Chapter 8 of the UDO**, except where modified or further restricted by the architectural standards below (as shown in *italicized text*).

Facade Standards

1. Buildings shall be designed in compliance with 360-degree design standards, with visually interesting and compatible designs on front, side, and rear facades.
2. Primary Façade Compliance. Any Building façade in which any portion of a Lot or Integrated Center is determined to be visible from a Public/Private Street Frontage, Interior Access Drive, or a Side or Rear Lot Line abutting a Residential Use District pursuant to the following regulations:
 - a. Façade Materials.
 - i. Type 1 Materials: brick, stone (e.g., natural/cultured, limestone, marble, or granite); split-face block (integral color); architectural or precast concrete, if the surface is designed to simulate brick or stone; glass; a combination thereof; or similar material determined by the Administrator.
 - ii. Type 2 Materials: wood siding; **wood trim**; fiber cement siding; **fiber cement trim**; stucco; tile; EIFS; or similar material determined by the Administrator.
 - iii. Type 3 Materials: high quality, smooth finished metal panel or similar material determined by the Administrator.
 - iv. Type 4 Materials: vinyl siding; smooth-faced gray concrete block; painted or stained brick, stone, or concrete (including concrete block); metal siding except as specified as Type 3 material; plastic; or similar material determined by the Administrator.
 - v. Durability. All façade materials should be durable. Façade materials shall, to the greatest extent practical, be applicable to accessory structures to maintain a consistent and compatible appearance.
 1. Primary Façade Materials. The primary façade material (excluding: windows, display windows, doors, balconies, roofing, fascia, or soffit materials) must constitute a minimum of 35% of the façade. Multiple building materials and colors shall be provided to provide variation in texture, with heavier and courser materials placed lower on the building, and lighter and smoother materials placed near the top. The maximum number of colors shall not be limited, provided however, that there shall be no more than 3 discernable color families.
 - a. Allowable Primary Façade Materials: Type 1 Materials.
 - b. Allowable Secondary Façade Materials: Type 2 Materials.
 - c. Prohibited Façade Materials: Type 3 and Type 4 Materials.

Bulk and Massing

1. Proposed buildings in the Multifamily and Mixed use pod shall not be required to meet horizontal variations requirements found in the UDO Section 8.2.G.4.b.
2. Maximum Building Length.

- a. The maximum building wall length for attached dwellings and apartment dwellings is 360 feet.
 - i. A vertical wall offset of 40 feet shall constitute a separate façade length for the purposes of maximum wall length.
- b. Facades shall incorporate wall offsets, in the form of projections or recesses in the façade plane, spaced no more than 50 feet apart. Wall offsets shall be a minimum of 1 foot in depth.

Roof Expression

1. Sloped roofs on buildings over 100 feet in length shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.
2. Flat roofs shall be concealed by parapet walls. All sides of parapet walls visible from public view shall be finished to match the primary façade and shall extend an appropriate depth that is proportionate with the building size.
3. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.

Façade Activation

1. Blank Walls. Expanses of blank walls (i.e., without articulation or windows) may not exceed 20 feet in any direction. Building walls shall meet this standard using a variety of features such as windows, entrances, arcades, arbors, awnings, trellises, friezes, living walls, signs, works of art, substantial change in material color, change in material pattern, or alternate architectural detail that activates building walls. Walls required for multiple pack electric metering are exempt from this requirement.
2. Building Entries.
 - a. All buildings shall have a Primary Entry visible from either a public right-of-way or private drives. Entrances shall be easily identifiable and well-lit for convenience, visual interest, and increased safety.
3. Residential Buildings shall provide a minimum of 3 of the following activation features:
 - a. 1 or more dormer windows or cupolas;
 - b. A recessed entrance(s);
 - c. ***Covered porches/balconies;***
 - d. Pillars, posts, or columns next to doorway(s);
 - e. 1 or more bay windows projecting at least 12 inches from the façade plane;
 - f. ***Eaves projecting at least 6 inches from the façade plane;***
 - g. Raised corniced parapets over the entrance door(s);
 - h. ***Multiple windows with a minimum 4-inch wide trim; or***
 - i. Integrated planters that incorporate landscaped areas or places for sitting.

Screening

1. Rooftop mechanical equipment shall not be visible from any street or adjacent Residential Use District. Equipment that is no longer in use must be removed. When the roof line is below such grade, rooftop mechanical equipment shall be painted to match the color of the roof material to reduce the visual impact.
2. The following project elements shall be concealed and contained or screened from public right-of-way view with materials similar to the structure or landscaping, or they shall be located so as not to be visible from any public right-of-way.
 - a. Utility meters (must also be painted to match building material color);
 - b. Storage areas;
 - c. Solid waste containers;
 - d. Transformers; to the extent practical;
 - e. Generators; and
 - f. Similar features or other utility hardware on the building, roof, or ground.
3. Building mounted equipment or pipes, excluding gutter and downspouts, shall be painted to match the building regardless of visibility.

Green Building Standards

All primary buildings shall be designed to meet the requirements of a green building program. Acceptable green building programs include, but are not limited to, LEED, Energy Star, BREEAM, Green Globes, NGBS (gold, silver, or bronze), and GreenGuard.

POD A Representative Imagery

The following representative elevations are conceptual only, are not separate commitments, and are provided as an example of the intended architectural style. In the event of a conflict with the text commitments of this section, the text commitments shall apply.





POD B Design Standards (Townhouse Pod)

The Townhouse pod offers high quality townhomes to diversify the housing stock within this mixed use center and the surrounding area. The three story, rear loaded townhomes are designed with a charming farmhouse style, providing a warm and inviting atmosphere that is consistent with Aura Wildwood's overall design theme honoring the Adams House. The townhomes are also designed to meet green building standards, are solar and EV ready, which all set a precedent for environmentally friendly and sustainable development in Holly Springs.



Façade Standards

All buildings located in **Pod B** shall meet the applicable Building, Site & Subdivision Lot Design Standards described in **Chapter 8 of the UDO**, except where modified or further restricted by the architectural standards below.

1. All townhomes shall have a combination of two or more of the following materials on the front façade (not counting foundation): stone, brick, lap siding, fiber cement siding, shakes or board and batten.
2. The exterior material on the side and rear facades, except for interior townhome units, shall be fiber cement.
3. When two facade materials are used, the materials shall be different but complementary colors.
4. Vinyl may be used only for window trim, shutters, soffits, fascia, and/or corner boards.
5. Adjacent units shall not utilize the same elevation or primary color.
6. Main roof pitches (excluding porches) fronting the street townhomes shall be at least 6:12.
7. For every 30 feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevations. Any siding

break on the side of the home such as fireplace, side porch, wall offsets, etc. may be used as an alternate to windows.

8. All homes shall include architectural style shingles.
9. Townhomes shall have a minimum width of 20 feet and a minimum heated area of 1,700 square feet.

Green Building Standards

All townhomes shall be designed to meet the requirements of a green building program. Acceptable green building programs include, but are not limited to, LEED, Energy Star, BREEAM, Green Globes, NGBS (gold, silver, or bronze), and GreenGuard. All townhomes shall be solar and EV ready.

POD B Representative Imagery

The following representative elevations are conceptual only, are not separate commitments, and are provided as an example of the intended architectural style. In the event of a conflict with the text commitments of this section, the text commitments shall apply.









POD C Design Standards (Health and Fitness Pod)

The Health and Fitness Pod includes a single health, fitness, and wellness resort that will anchor the nonresidential portion of Aura Wildwood and will serve as an attraction to the Holly Springs community. Although multiple uses are permitted within the Health and Fitness Pod, all such uses are related to the single anchor tenant and are interconnected to one another to create the health, fitness and wellness resort.



Façade Standards

All buildings located in **Pod C** shall meet the applicable Building, Site & Subdivision Lot Design Standards described in **Chapter 8 of the UDO**.

Enhanced Parking Lot Screening

Where a parking lot directly abuts the thoroughfare buffer, a 3' tall screen wall shall be added to the thoroughfare buffer to screen views of the parking lot. The wall will integrate with the overall entry features and frontage design, including materials inspired by the regional vernacular. These materials include walls clad with a stone or stone-like material and 3-rail fencing matching the existing fence at the historic Adams Home. The wall will also step back in multiple sections to provide visual interest and integrate with the landscaping.

POD C Representative Imagery

The following representative elevations are conceptual only, are not separate commitments, and are provided as an example of the intended architectural style. In the event of a conflict with the text commitments of this section, the text commitments shall apply. All signage shown in the attached renderings is conceptual only and will be approved in subsequent stages of development.









POD D Design Standards (Dining and Shopping Pod)

The dining and shopping pod offers a unique mix of restaurant and retail options that does not exist in Holly Springs today. The focal point of the Dining and Shopping Pod is a large common green space flanked on both sides by restaurants and stores. The green space will serve as outdoor dining and gathering space for the uses and will create a distinctive social atmosphere. Aura Wildwood's farmhouse theme is carried through the Dining and Shopping Pod through these outdoor open spaces, which are meant to be reminiscent of a farmhouse backyard.



Façade Standards

All buildings located in **Pod D** shall meet the applicable Building, Site & Subdivision Lot Design Standards described in **Chapter 8 of the UDO**, except where modified or further restricted by the architectural standards below. Conceptual elevations to be provided in future submissions.

1. Architectural treatments such as varying roof forms, façade articulation, breaks in roof, walls with texture materials and ornamental details shall be incorporated to add visual interest.
2. Large expanses of blank walls, greater than 20 feet in length or height, shall be broken up with windows or other architectural features to reduce visual impacts.
3. Roof features may include flat roofs with parapet, hip roofs, or awnings with metal or canvas material.
4. Windows and storefront glazing shall be divided to be either square or vertical in proportion so that each section is taller than it is wide.
5. Building exteriors shall incorporate variation in materials. The primary (front) façade and other facades located along a public right-of-way may include:
 - a. Brick and/or stone masonry;
 - b. Stone accents;

- c. Aluminum storefronts with anodized or pre-finished colors (windows and doors);
 - d. EIFS cornices, and parapet trim;
 - e. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade;
 - f. Soffit and fascia materials to be considered include EIFS with crown trim elements; or
 - g. Cementitious siding.
6. Rear elevations facing opaque landscape buffers or not visible from vehicular use areas or public rights-of-way may incorporate decorative concrete masonry, metal coping, or EIFS trim.

POD D Representative Imagery





POD E Design Standards (Office and Retail Pod)

The Office and Retail Pod will serve as a transition to the adjacent Lowe's and Wegman's development and is envisioned to include a second anchor tenant for Aura Wildwood.



Façade Standards

All buildings located in **Pod E** shall meet the applicable Building, Site & Subdivision Lot Design Standards described in **Chapter 8 of the UDO**, except where modified or further restricted by the architectural standards below. Conceptual elevations to be provided in future submissions.

1. Architectural treatments such as varying roof forms, façade articulation, breaks in roof, walls with texture materials and ornamental details shall be incorporated to add visual interest.
2. Large expanses of blank walls, greater than 20 feet in length or height, shall be broken up with windows or other architectural features to reduce visual impacts.
3. Roof features may include flat roofs with parapet, hip roofs, or awnings with metal or canvas material.
4. Windows and storefront glazing shall be divided to be either square or vertical in proportion so that each section is taller than it is wide.
5. Building exteriors shall incorporate variation in materials. The primary (front) façade and other facades located along a public right-of-way may include:
 - h. Brick and/or stone masonry;
 - i. Stone accents;
 - j. Aluminum storefronts with anodized or pre-finished colors (windows and doors);
 - k. EIFS cornices, and parapet trim;
 - l. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade;

- m. Soffit and fascia materials to be considered include EIFS with crown trim elements; or
 - n. Cementitious siding.
6. Rear elevations facing opaque landscape buffers or not visible from vehicular use areas or public rights-of-way may incorporate decorative concrete masonry, metal coping, or EIFS trim.

POD E Representative Imagery



5. OPEN SPACE AND CONSERVATION

This Rezoning will allow the existing natural features on the Property to be largely preserved and featured as amenities for the community. Development of the Property will either meet or exceed the Open Space and Conservation standards defined in UDO Section 4, and described below.

On-Site Private Open Space

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

ON-SITE PRIVATE OPEN SPACE			
	UDO Requirement	Proposed	Flex Space in Each Component
Tree Preservation Area	Min 0% (0 acres)	5.8% (3.56 acres)	5.8% (3.56 acres)
Active Recreation Area	Min 2% (1.22 acres)	9.8% (5.98 acres)	7.0% (4.33 acres)
Urban Civic Space	Min 0.5% (0.3 acres)	0.9% (0.55 acres)	0% (0 acres)
Flex Space	12.5% (7.65 acres)		
TOTAL AREA	15% (9.18 acres)	16.5% (10.09 acres)	12.8% (7.89 acres)

Public Park Space

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





Conservation Areas

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



Landscaping and Perimeter Buffers

Common open space and amenity areas will be designed and landscaped with native and locally adapted plants, including pollinator species where appropriate. Buffer yards are provided at the perimeter of the Property, although a large portion of the northern perimeter buffer will be provided as Tree Preservation Area. Landscape design elements will employ features that emphasize the importance of “placemaking”, including but not limited to, decorative pavers, benches, wayfinding signs, and plant features.

POD A Gathering Space (Multifamily and Mixed Use Pod)

The Multifamily and Mixed Use Pod shall include a minimum of 30,000 square feet of private open space spread across several amenity areas. These amenities shall include, but are not limited to, a leasing clubhouse featuring both interior and exterior clubrooms, a fitness club, a coworking/business center, and a resort-style pool. Additionally, there will be passive green space around the exterior of the multifamily buildings that is available for use to residents and residents’ guests. A pedestrian connection to the public greenway shall be provided in order to promote walkability between Pods.







POD B Gathering Space (Townhouse Pod)

The Townhouse Pod shall include a minimum of 70,000 square feet of private open space spread across a minimum of four areas. A pedestrian connection to the public greenway shall be provided in order to promote walkability between Pods.





POD C Gathering Space (Health and Fitness Pod)

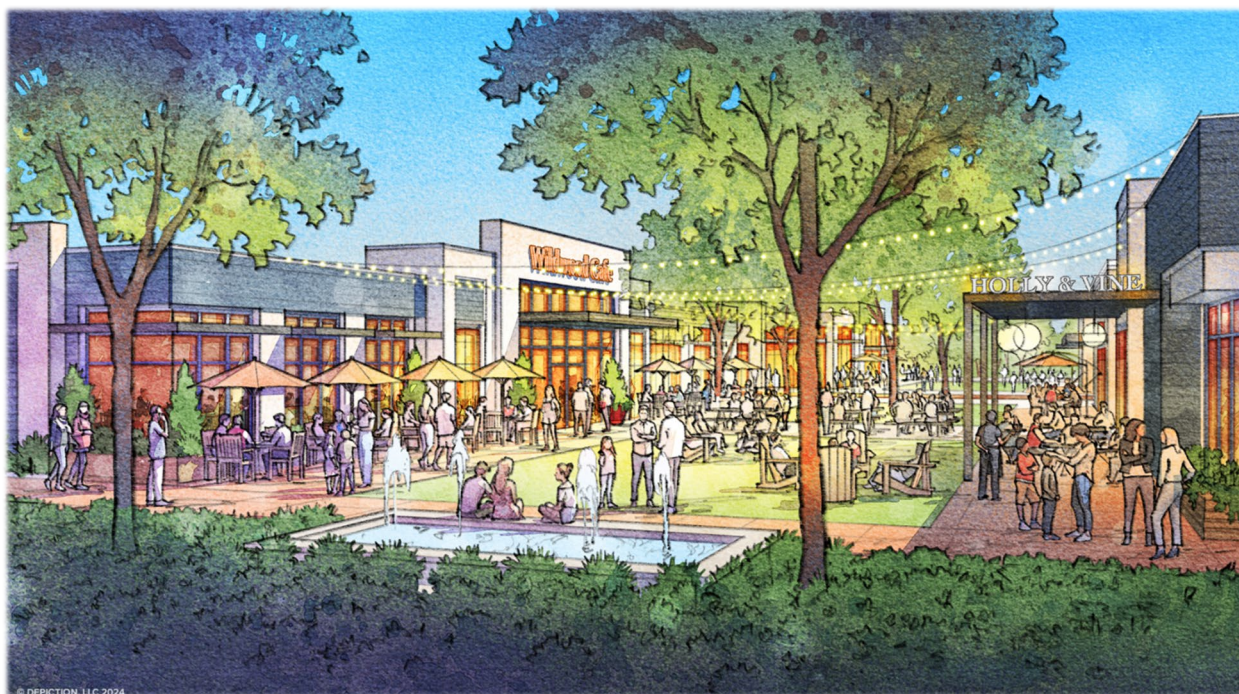
The Health and Fitness Pod shall include a minimum of 50,000 square feet of private open space.. This open space shall include, but is not limited to, a resort-style pool, full-service restaurant/bar, fitness lawn, tennis and/or pickleball courts, and childcare-associated playground area. A pedestrian connection to the public greenway shall be provided in order to promote walkability between Pods.



POD D Gathering Space (Dining and Retail Pod)

The Dining and Retail Pod will be a foot-traffic driven area that prioritizes pedestrian connectivity and the use of public spaces. The private open space shall include a minimum of 18,000 square feet of private open space framed by dining and retail buildings, which shall conform to the UDO requirements for “Urban Civic Space”. These gathering areas are intended to act in congruence with the restaurant and retail spaces (e.g., outdoor seating), or to operate individually as their own attraction. The gathering spaces shall include, but are not limited to, outdoor dining areas, decorative lighting, shade structures, seating elements, an event lawn, hardscaping, enhanced landscaping, and pedestrian walkways. A pedestrian connection to the public greenway shall be provided in order to promote walkability between Pods.

The illustrations below are conceptual only, are not separate commitments, and are provided as an example of the POD D linear open spaces. In the event of a conflict with the text commitments of this section, the text commitments shall apply.



POD E Gathering Space (Office and Retail Pod)

The Office and Retail Pod shall include a minimum of 2,000 square feet of private open space. A pedestrian connection to the public greenway shall be provided in order to promote walkability between Pods.



6. HISTORIC PRESERVATION



Preservation of the Adams Home

A historic home and barn are currently located on the property, which has been owned by the Adams family and descendants since it was built in 1915 (the “Adams Home”). Although the home has fallen into disrepair in recent years, Aura Wildwood aims to preserve the Adams Home and the barn and make it a central feature of the development.

Prior to submission of the first site plan for Aura Wildwood, the Adams Home and barn shall be evaluated by one or more licensed professionals for relocation on site. If relocation is deemed feasible by the licensed professional(s), the Adams Home and/or barn shall be relocated to the Dining and Shopping Pod as conceptually shown on the Master Plan. By integrating the Adams Home into the Dining and Shopping pod, the Adams Home will become a defining feature of the mixed use community, with common architectural themes throughout the development to honor the Adams Home. The Adams Home is envisioned as a gateway to the proposed greenway trails within Aura Wildwood and will be activated with outdoor amenity space. In addition, pecan trees shall be planted in the vicinity of the relocated Adams Home in order to recreate the setting and characteristics of the original location.

Once relocated, the nonprofit Carlyle Adams Foundation plans to repurpose the Adams Home to create a unique gathering space for the community. All uses permitted within the Dining and Shopping pod are applicable, and the Adams Home may integrate multiple uses.



The Adams Home



Concept: The Adams Home Relocated and Repurposed



Precedent Imagery: Triangle Land Conservancy's Bailey and Sarah Williamson Preserve, Wake Forest, NC

7. INFRASTRUCTURE

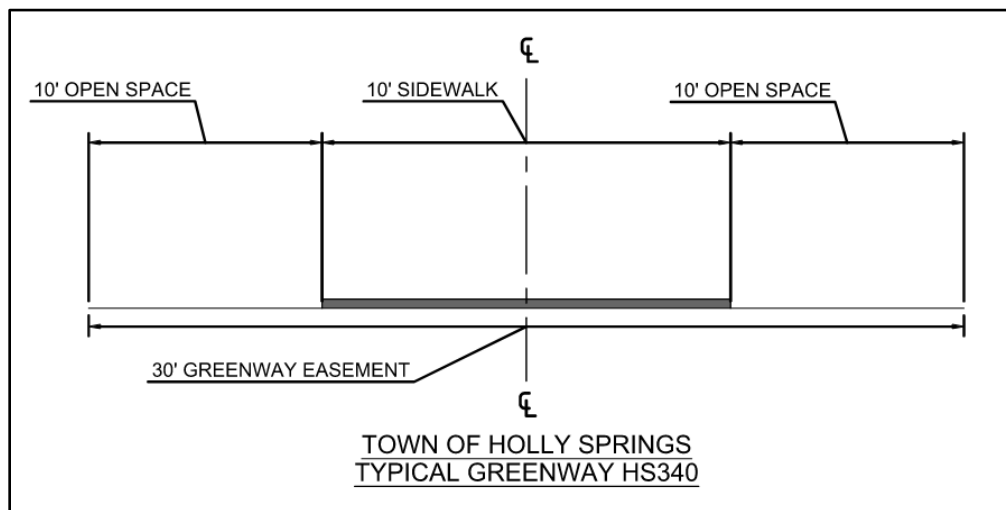
Internal Street Network

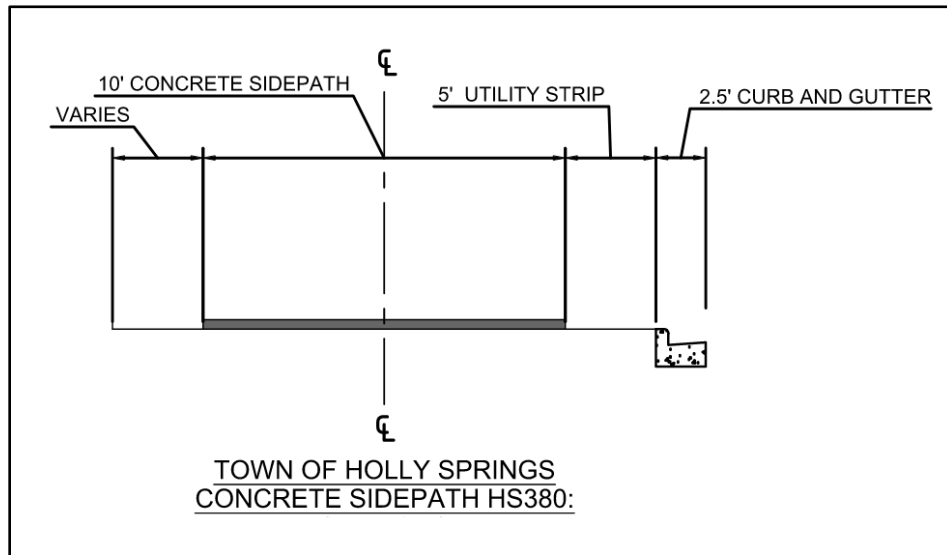
Aura Wildwood shall provide an internal private street network that provides sufficient access and circulation for the amount of traffic expected to be generated. Internal roads shall include a variety of cross sections constructed according to the Town's Transportation Plan requirements. A public connection will be provided from the Northern Wildwood Residential Neighborhood to the Southern property line per the Town's Comprehensive Plan. Traffic calming measures are provided in critical areas, including a high visibility crosswalk and road narrowing at the connection to Wildwood neighborhood to the northeast and a roundabout in the center of the project, which will feature a public art installation.

Greenways

Aura Wildwood shall provide public greenway extensions throughout the site. Two connections will be made to the existing greenway on the northwestern property boundary. The greenway will follow the stream and wetlands along the western boundary and stub to the southwestern corner of the property. The greenway will also be routed throughout the development to provide a connection at the southeastern corner, consistent with the Parks, Recreation, and Greenways Master Plan. The approximate alignment of the greenway and greenway cross sections are shown in the Master Plan. However, final locations shall be determined at site plan.

A concrete side path cross section is provided through the center of the site in order to promote a more urban setting. The urban side path cross section provides the full width of pavement and reduced open space corridors surrounding it. All other greenways shall comply with the Town's typical greenway cross section.









Street Trees

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



8. NONRESIDENTIAL PHASING

Aura Wildwood is expected to be developed in three or more phases. In order to ensure delivery of nonresidential development, construction of 11,000 square feet of nonresidential development shall commence prior to the issuance of the 200th multifamily Certificate of Occupancy.



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 10.a.

New Business

Title: Semiannual UDO Text Amendments 24-UDO-01

Strategic Priority Area:

Staff Resource:

Action(s):

- Adopt Consistency Statement.
- Recommend the Town Council approve/deny UDO Text Amendment 24-UDO-01.

Explanation:

- This UDO text amendment package contains the Spring 2024 amendments for consideration as part of the Towns normal twice-yearly initiative to amend the Ordinance.
- Detailed language of the proposed amendment can be found in the attached draft ordinance.
- The proposed UDO text amendment package contains a series of amendments to various sections of the UDO that have been identified by staff during the implementation and administration of the ordinance.
- As a living document, it is customary for the ordinance to need clarifications or changes as town policies change, interpretations are made, or community expectations evolve.

Background:

- In October 2021, the Town Council adopted the 2022 UDO with an effective date of March 1, 2022.
- Staff provided an overview of some of these amendments at their workshop on April 9, 2024.

Funding Source(s):

Attachment(s):

1. 24UDO01_SemiAnnualUDOAmdments_PB05282024
2. 24UDO01_SemiannualUDOTextAmend_FINAL



Project Type: Unified Development Ordinance (UDO) Text Amendment

Applicant / Petitioner:

Town of Holly Springs

Amendment Overview

This UDO text amendment package contains the Spring 2024 amendments for consideration as part of the Towns normal twice-yearly initiative to amend the Ordinance. Detailed language of the proposed amendment can be found in the attached draft ordinance. The proposed UDO text amendment package contains a series of amendments to various sections of the UDO that have been identified by staff during the implementation and administration of the ordinance. As a living document, it is customary for the ordinance to need clarifications or changes as town policies change, interpretations are made, or community expectations evolve.

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 Unified Development Ordinance (UDO) Text Amendment petition.

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Unified Development Ordinance (UDO) Text Amendment Information

The proposed amendments table below provides a summary of the proposed changes to the Town of Holly Springs Unified Development Ordinance (UDO) and an explanation of why the change is needed.

Purpose of Amendment Key	
Legal Compliance	Change made to comply with North Carolina General Statutes or other legal change.
Clarification or Correction	Change made to provide clarification on UDO intent, prevent misinterpretations, or correct grammatical errors.
Minor Change	Minor changes made to further achieve goals and policies outlined in the Comprehensive Plan or changes made to better implement the established policy based on resident, business, and development community feedback.
Major Change	Major changes to support a specific town policy or substantially change current UDO regulations.

List of Amendments		
Ordinance Part	Purpose of Amendment	Amendment Summary
1	Minor Change	Clarifying intent of where the RMX District should be used and more closely aligning the CB district with the Mixed-Use Center character area from the Land Use & Character Plan.
2; 4; 6	Clarification or Correction	Clarifying and making consistent across all Use Districts how to interpret the Development Standards tables and symbology.
3	Major Change	Clarifying Attached and Apartment Dwelling Allocation; correcting an acreage gap in the Non-Residential Use Allocation allowances; revising Minimum Lot Areas in the NR and NCR by-right districts; modifying the method allocating different lot areas when using a Conditional Zoning Districts in the SR and NR Districts; clarifying Attached, Apartment, and Manufactured Dwelling Lot Areas, modifying "Other Use" Lot Areas; & corrections to terminology
	Minor Change	
	Clarification or Correction	
5	Minor Change	Reducing Minimum Development Area in the RMX district as recommended by the Northeast Gateway Master Plan; establishing a Minimum Lot Frontage on Public Streets for non-residential uses with corresponding changes to notes; & corrections to terminology
	Clarification or Correction	
7	Minor Change	Establishing a Minimum Lot Frontage on Public Streets for the IVMX District with corresponding changes to notes; & corrections to terminology



List of Amendments		
Ordinance Part	Purpose of Amendment	Amendment Summary
8; 10	Minor Change	Modifying residential uses to clarify the broader range of dwelling types within each category (Detached, Attached, and Apartments Dwellings) as recommended by the Northeast Gateway Master Plan; modifies Apartments Dwellings and Attached Dwellings from "P" (permitted) to "CD" and "PS" (permitted with standards) to ensure the min/max allocation requirements for new subdivisions outlined in Chapter 2 are tied to the specific use and apply to all new subdivisions not just CD applications (corresponding to changes proposed in Part 3); & clarifies the additional standards for Apartment Dwellings and Attached Dwellings (corresponding to changes proposed in Part 3).
9; 11; 12; 17	Minor Change	Combines Amusement and Entertainment Uses into single category to eliminate overlapping definitions; modifying the Use in the RR district from SUP to CD to move the decision-making process from quasi-judicial (BOA) to legislative (Town Council); add the use as CD in the DMX District to support the implementation of the Downtown Area Plan; & correct Terminology of the defined term "Shooting Range."
13; 14	Clarification or Correction	Clarify Side-Corner fences in Residential Use Districts; & eliminate SUP fencing requirements (typically non-residential uses) that duplicate already required standards found in the non-residential use fence section of the UDO.
15	Minor Change	Modifying when Active Recreation areas are required to be installed and proving an option to provide a construction guarantee in lieu.
16	Clarification or Correction	Corrects an inconsistency with the maximum driveway width allowed per Chapter 3.
18	Major Change	Removes the exemption for parking in the DMX District to support implementation of the Downtown Area Plan.
19	Legal Compliance	Complies with changes to NC General Statutes.
20	Minor Change	Modifies defined terms consistent with changes made to other parts of this amendment.
	Clarification or Correction	



Decision-Making Information

Unified Development Ordinance (UDO) Text Amendment Staff Analysis

The proposed UDO amendments further the implementation of the character-based land use approaches outlined in *Section 1: Land Use & Character Plan* and provides the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan as follows:

- Provides increased opportunities to diversify home & neighborhood choices in the community
- Provides lot frontage requirements on public streets to protect public safety
- Ensures active recreation areas are provided for residents in new subdivisions
- Implements recommendations from the Northeast Gateway Master Plan and Downtown Area Plan
- Corrects technical errors and makes clarifications to ensure consistent interpretation

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Town Council Workshop Discussion

The Town Council discussed some of these amendments at their workshop on April 9, 2024.

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 Unified Development Ordinance (UDO) Text Amendments are consistent with the Vision of Holly Springs Comprehensive Plan and are reasonable and in the public interest.

Action #1: Comprehensive Plan Consistency Statement

The proposed Unified Development Ordinance (UDO) amendments provide the Town of Holly Springs the necessary policies and development standards to implement *Vision Holly Springs*. Specifically, the proposed UDO amendments implement the character-based land use approaches outlined in *Section 1: Land Use & Character Plan* and provides opportunities for more mixed-use activity centers thought Holly Springs, provides context sensitive infill opportunities, and provides increased opportunities to diversify home & neighborhood choices in the community. The proposed UDO amendments also implement the goals and policies of Section 2: Comprehensive Transportation Plan, by providing the standards needed to implement the Town's transportation infrastructure needs



and Section 3: Parks, Recreation and Greenways Master Plan by providing the standards to implements the Town's Parks and Recreation needs. Finally, the proposed UDO text amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan.

Action #2: Unified Development Ordinance (UDO) Text Amendment Petition Motion

Motion to recommend that the Town Council approve / deny Unified Development Ordinance (UDO) Text Amendment 24-UDO-01 to modify the Unified Development Ordinance as submitted by the Town of Holly Springs.

Next Steps**Legislative Public Hearing**

Anticipated Town Council Public Hearing Date: 5/21/2024

Prior to the Legislative Public Hearing:

- Published notice will be made twice in the News & Observer.

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 the Unified Development Ordinance (UDO). 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.



Ordinance No. 24-

Date Submitted:

Date Adopted:

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

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

WHEREAS, the Town of Holly Springs Town Council has maintained and updated *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* by adopting *Section 1: Land Use & Character Plan* in 2019; *Section 3: Parks, Recreation and Greenways Master Plan* in 2021; *Section 2: Comprehensive Transportation Plan* in 2022; *Section 1: Land Use & Character Plan Appendix E: Downtown Area Plan* in 2023; and *Section 1: Land Use & Character Plan Appendix F: Northeast Gateway Master Plan* in 2022, and

WHEREAS, Town of Holly Springs desires to amend the Unified Development Ordinance in accordance with the goals and policies contained within *Vision Holly Springs: Town of Holly Springs Comprehensive Plan*; and

WHEREAS, the Holly Springs Planning Board has reviewed this request at a Public Meeting and recommended approval; and

WHEREAS, an opportunity for public input into the suggested amendment has been offered in a public hearing before the Town Council; and

WHEREAS, the Holly Springs Town Council finds that the proposed UDO amendments are consistent with the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* as follows: The proposed Unified Development Ordinance (UDO) amendments provide the Town of Holly Springs the necessary policies and development standards to implement *Vision Holly Springs*. Specifically, the proposed UDO implements the character-based land use approaches outlined in *Section 1: Land Use & Character Plan* and provides opportunities for more mixed-use activity centers thought Holly Springs, provides context sensitive infill opportunities, and provides increased opportunities to diversify home & neighborhood choices in the community. The proposed UDO amendments also implement the goals and policies of *Section 2: Comprehensive Transportation Plan*, by providing the standards needed to implement the Town's transportation infrastructure needs and *Section 3: Parks, Recreation and Greenways Master Plan* by providing the standards to implements the Town's Parks and Recreation needs. Finally, the proposed UDO text amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan; and

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the Code of Ordinances Appendix A: Unified Development Ordinance of the Town is

amended as follows:

Part 1: Amending Section 2.1.2 Districts; Base District; Commercial & Mixed-Use Districts:

Add text as indicated in **bold** and remove text as indicated in ~~striketrough~~ to modify the descriptions of Regional Mixed-Use and Community Business Districts to be more consistent with the Comprehensive Plan Land Use & Character Area descriptions and more reflective of the permitted uses within the districts, as follows:

RMX Regional Mixed-Use

The Regional Mixed-Use District offers the opportunity to serve broader economic, entertainment, and housing needs in the community **within or near areas designated as Regional Center on the Future Land Use Map**. The compact, walkable environment and mix of residential and non-residential uses in the district supports multiple modes of transportation, including the potential for future transit-supportive development. In addition to new projects, RMX Districts also allow for the transformation of existing suburban, single-use, auto-oriented centers into mixed-use districts that encompass a wide array of uses including shopping, office, entertainment, lodging and housing on an interconnected network of walkable streets and high-quality open spaces.

CB Community Business

The Community Business District accommodates locations **along major corridors** for ~~auto-oriented, moderate to~~ high volume and ~~high~~-intensity commercial **and mixed-use centers** ~~uses along major corridors~~. Activities in this district ~~are often~~ **may include** large format retail stores and centers ~~which may include~~ **with** limited amounts of outdoor sales or outdoor operations. Developments within the CB District shall be coordinated to facilitate pedestrian, bicycle, and vehicular access from nearby Residential **Use** Districts. **In addition to new projects, CB Districts also allow for the transformation of existing suburban, single-use, auto-oriented centers into mixed-use districts that encompass a wide array of uses including shopping, office, entertainment, lodging and housing on an interconnected network of walkable streets and high-quality open spaces.**

Part 2: Amending Section 2.2.1.A Districts, Development Standards for Residential Use Districts; Applicability:

Add text as indicated in **bold** to clarify interpretation of table values and provide consistency between use tables, as follows:

A. Applicability. All development and land use activity on properties within the Residential Use Districts is subject to the development standards outlined in Table 2.2.1-A below. Exceptions may apply where the property obtained separate Town approvals related to Planned Unit Developments (PUDs) or Conditional Zoning Districts (CD) – in those instances, the associated approvals/permits may establish the development standards for said properties. (Refer to Chapter 1 relating to those instances).

The numbers shown in the tables are minimums or maximums depending on the item (row). In the case of maximums, developments can be compliant with a lower number; with minimums, developments can be compliant with a higher number. In the chart "--"

means the use is not permitted in the District **and “n/a” means the development standard does not apply in the District.**

Part 3: Chapter 2 Development Standards; Table 2.2.1-A Development Standards for Residential Use Districts and Table 2.2.1-A Notes.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to make clarifications, correct a missing gap in Non-Residential Use Allocation, modify minimum lot standards, provide lot configuration standards for Manufactured Dwellings, and make technical corrections as follows:

Table 2.2.1-A - Development Standards for Residential Use Districts					
	RR	SR	NR	NCR	MXR
Development Intensity					
Development Density (N1)					
Maximum Gross Density by-right (units/acre)	0.5	3	5	8	15
Maximum Gross Density (Conservation Subdivision) (units/acre) (N2)	0.5	3	5	--	--
Maximum Gross Density with Conditional Zoning District (CD) (units/acres)	1	4	8	12	N3
Open Space and Conservation Area (N4)	See Chapter 4				
Attached Dwelling Unit and Apartment Dwelling Unit Allocation (in New Subdivision Only with Conditional Zoning District (CD)) (N5)					
Minimum Dwelling Units	--	--	10%	10%	10%
Maximum Dwelling Units	--	--	50%	100%	100%
Non-Residential Use Allocation by Acreage (NR, NCR, MXR Permitted Uses in New Subdivisions Only by total Project Area) (N5)					
< 25 300 acres or less (maximum total area)	--	--	5%	5%	5%

Table 2.2.1-A - Development Standards for Residential Use Districts					
	RR	SR	NR	NCR	MXR
< 25 300 acres or less (maximum contiguous area)	--	--	3 acres	3 acres	3 acres
Greater than ≥ 300 acres (minimum total area)	--	--	3 acres	3 acres	3 acres
Lot Configuration					
Minimum Lot Area (sf)					
Detached Dwellings (Standard Subdivision) (N2)	2 acres	15,000	5,000 10,000	None 5,000	none
Detached Dwellings (Conservation Subdivision) (N2)	none	none	none	--	--
Detached Dwellings with Conditional Zoning District (CD)	1 acre	7,500 and average ≥ 10,000 (20% min. 7,500-9,999, 30% min. 10,000- 11,999, 30% min. 12,000 or larger, 20% flexible)	average ≥ 5,000 None (50% min. no min. Lot size, 20% min. 3,500-4,999, 20% min. 5,000 or larger, 10% flexible)	none	none
Attached/ Apartment Dwellings (N5)	--	--	none	none	none
Apartment Dwellings (N5)	--	--	--	none	none
Manufactured Dwellings (N5)	2 acres	--	--	--	--
Other Buildings/Uses	20,000 2 acres	10,000 15,000	10,000	10,000 5,000	10,000 none

Table 2.2.1-A - Development Standards for Residential Use Districts

	RR	SR	NR	NCR	MXR
Minimum Lot Width at the Setback Line (ft)					
Detached Dwellings	100	60	26	26	26
Attached Dwellings	--	--	18	18	18
Apartment Dwellings	--	--	--	50	50
Manufactured Dwellings	100	--	--	--	--
Other Buildings/Uses	100 100	60	60	60	60
Minimum Lot Frontage (ft) (N6)					
All Buildings/Uses	50	20	18	18	18
All Buildings/Uses (Conservation Subdivision Option) (N7)	20	20	20	--	--
Minimum Lot Frontage for a Driveway (ft)					
Detached/Attached Dwellings Permitted by Right (N8)	100 60	60	60	60	60
Building Placement (N9)					
Thoroughfare Setbacks (ft)					
Freeway - NC 540/US 1	100	100	100	100	100
Freeway - NC 55	100	100	100	100	100
Thoroughfare	50	50	25	25	25

Table 2.2.1-A - Development Standards for Residential Use Districts

	RR	SR	NR	NCR	MXR
Primary Building Setbacks (ft) (N 9 10)					
Front Setback (minimum)	20	20	5	5	5
Front Setback (maximum) (N 10 11)	--- n/a	--- n/a	20	15	15
Side - Corner Setback (minimum)	20	20	5	5	5
Side - Interior Setback (minimum) (N 11 12)	10	10	5	5	5
Rear Setback (minimum)	25	25	20	20	30
Rear Setback from Alley Centerline (minimum)	--- 15	15	15	15	15
Accessory Building/ Structure Setbacks (ft)					
Accessory Building /Structure(s) <144 sf	5	5	3	3	3
Accessory Building /Structure(s) ≥ 144 sf	10	6	5	5	5
Accessory Building/Structure(s) ≥ 144 sf Setback from Alley Right of Way ≥ 144 sf (minimum) (N 12 13)	--- 5 or 20+	--- 5 or 20+	5 or 20+	5 or 20+	5 or 20+
Building Height (ft)					
Primary Building Structure (s) (maximum)	35	35	35	35	35
Primary Building Structure (s) (maximum with Conditional Zoning District (CD))	50	50	50	50	60

Table 2.2.1-A - Development Standards for Residential Use Districts					
	RR	SR	NR	NCR	MXR
Accessory Building Structure(s) (maximum) (N13 14)	25	25	25	25	30
Residential Primary Building Structure(s) Finished Floor Elevation Above Sidewalk Grade (ft)	--- n/a	--- n/a	1.5	1.5	1.5

Table 2.2.1-A Notes	
N1	For individual Lots or Projects containing multiple Districts, calculated based on the District in which a majority (50% of buildable area or greater) of the buildable area of a Lot is located. The Total Allowable Units shall be equal to the Gross Site Area X Maximum Units Per Acre.
N2	Reference Chapter 8 Building, Site & Subdivision Lot Design Standards.
N3	Maximum Gross Density shall be established with a Conditional Zoning District (CD). Maximum Gross Density that exceeds 15 units/acre may be considered if the Project is: 1. Designated on the Future Land Use Map as N. Main Street District, Downtown Village District, Mixed-Use Center, or Regional Center, or, within the boundary of the Northeast Gateway Master Plan; and, 2. The Project includes either a Parking Garage, or, a minimum of 40% of Dwelling Units located within a vertically integrated mixed-use Building with Office and Service Uses or Retail, Dining, and Entertainment Uses located on the ground floor story.
N4	Common Open Space and/or conversation areas are required for all Residential Major Subdivisions where the resulting plat/Subdivision action results in 5 or more Lots and Site Plans that include Apartment Dwellings and Attached Dwellings.
N5	Reference uses in Chapter 3.
N6	The Lot Frontage is measured along the Front property Lot Line abutting a Public Street. Where no Public Street exists and the Lot fronts a Private Street or common Open Space, the Frontage shall be measured along the Lot Line abutting the Private Street or Alley and each Lot shall gain access to and from a Public Street across a perpetual recorded public access easement.
N7	The minimum shared easement width as measured at Right-of-Way.
N8	For Lots existing prior to the effective date of this UDO, the UDO Permit review process may consider alternate methods of providing Lot access if the provision of an alley or rear lane is not feasible in the following priority order: shared driveway between 2 or more Lots; 1 single driveway a maximum of 12 feet in width. For new Lots or for Lots existing prior to the effective date of this UDO, flexibility is available through the Conditional Zoning District (CD) process.
N9	The Building Placement standards shall apply to all buildings and structures unless specifically permitted otherwise. Refer to Section 2.3.5 Setback Encroachment Allowances.
N9 N10	Residential Dwellings in established neighborhoods may be eligible for a Front Setback reduction based on the Building placement on adjacent Lots. See Section 2.3.5. for allowances.

N10 N11	Not applicable to Detached Dwellings with front-loaded driveways. Exceptions may be granted by the Administrator to accommodate tree preservation area, steep topographic conditions, or similar environmental features.
N11 N12	Attached Dwelling Units are allowed a 0-ft Side Setback where the unit shares a common wall with another Dwelling Unit.
N12 N13	The Building may be less than 5 ft or more than 20 ft from the right-of-way to avoid haphazard parking arrangements that may be disruptive to alley access.
N13 N14	Accessory Buildings /Structures shall not exceed the height of the primary Building structure on the Lot/property.

(Ordinance Note: All table notes shall be reordered accordingly)

Part 4: Amending Section 2.2.2.A Districts, Development Standards for Commercial & Mixed-Use Districts; Applicability:

Add text as indicated in **bold** to clarify interpretation of table values and provide consistency between use tables, as follows:

A. Applicability. All development and land use activity on properties within the Commercial & Mixed-Use Districts is subject to the development standards outlined in Table 2.2.2-A below. Exceptions may apply where the property obtained separate Town approvals related to Planned Unit Developments (PUDs) or Conditional Zoning Districts (CD) – in those instances, the associated approvals/permits may establish the development standards for said properties. (Refer to Chapter 1 relating to those instances).

The numbers shown in the tables are minimums or maximums depending on the item (row). In the case of maximums, developments can be compliant with a lower number; with minimums, developments can be compliant with a higher number. In the chart “--” means the use is not permitted in the District and “n/a” means the development standard does not apply in the District.

Part 5: Chapter 2 Districts, Development Standards for Employment/Campus Use Districts; Table 2.2.3-A Employment/Campus Use Districts Development Standards and Table 2.3.3-A Notes.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify minimum development area in RMX as recommended by the Northeast Gateway Master Plan, modify minimum lot frontage, and make clarifications and technical corrections, as follows:

Table 2.2.2-A - Commercial & Mixed-Use Districts Development Standards				
	NMX	DMX	RMX	CB
Development Intensity				
Minimum Development Area (acres) (N1)	0	0	20 10	0

Table 2.2.2-A - Commercial & Mixed-Use Districts Development Standards				
	NMX	DMX	RMX	CB
Development Density (N2)				
Maximum Gross Residential Density (units/acre)	8	15	15	15
Maximum Gross Residential Density with Conditional Zoning District (CD) (units/acre)	15	N3	N3	N3
Maximum Gross Main Floor Area (sf) per Building				
Single Use Site	16,000	50,000	none	none
Integrated Center (N4)	24,000	none	none	none
Integrated Center (Maximum with Conditional Zoning District (CD)) (N4)	125,000	none	none	none
Open Space and Conservation Area (N5)	See Chapter 4			
Lot Configuration				
Minimum Lot Frontage (N6)	0 50	0 50	0 50	0 50
Minimum Frontage for a Driveway (ft)				
Detached/Attached Dwellings Permitted by Right (N7)	60	60	60	--
Building Placement (N8)				
Thoroughfare Setbacks (ft)				
Freeway - NC 540/US 1	100	100	100	100
Freeway - NC 55	50	50	50	50
Thoroughfare	25	--	25	25

Table 2.2.2-A - Commercial & Mixed-Use Districts Development Standards				
	NMX	DMX	RMX	CB
Building Setbacks - All Buildings /Structures (ft)				
Front Setback (minimum)	5	0	5	30
Front Setback (maximum)	20	20	20	n/a
Side - Corner Setback (minimum)	5	0	5	30
All other setbacks (Side and Rear) (N89)	5	0	0	5
Setback to Adjacent RR/SR/NR Districts (minimum)	20	10	50	50
Building Height (ft)				
Primary Building Structure(s) (minimum) (N910)	20	25 and 2 stories	25 and 2 stories	25
Primary Building Structure(s) (minimum -ground floor story nonresidential)	n/a	14	14	14
All Building /Structure(s) (maximum)	45 and 3 stories	45 and 3 stories	55 and 5 stories	60
All Building /Structure(s) additional story maximum with recess (12-20 ft) (N1011)	4 stories	-- not permitted	6 stories	-- not permitted
All Building /Structure(s) (maximum subject to Conditional Zoning District (CD))	-- not permitted	60 and 4 stories (N11)	110 and 10 stories	-- not permitted
Residential Primary Building Structure(s) Finished Floor Elevation Above Sidewalk Grade	1.5	1.5	1.5	1.5

Table 2.2.2-A - Notes

N1	Applicable to sites that are greater than 5 acres.
N2	For individual Lots or Projects containing multiple Districts, calculated based on the District in which a majority (50% of buildable area or greater) of the buildable area of a Lot is located. The Total Allowable Units shall be equal to the Gross Site Area X Maximum Units Per Acre.
N3	Maximum Gross Density shall be established with a Conditional Zoning District (CD). Maximum Gross Density that exceeds 15 units/acre may be considered if the Project is: 1. Designated on the Future Land Use Map as N. Main Street District, Downtown Village District, Mixed-Use Center, or Regional Center, or, within the boundary of the Northeast Gateway Master Plan; and, 2. The Project includes either a Parking Garage, or, a minimum of 40% of Dwelling Units located within a vertically integrated mixed-use Building with Office and Service Uses or Retail, Dining, and Entertainment Uses located on the ground floor story.
N4	Integrated Centers include multiple Buildings or multiple uses within one Building.
N5	Common open space and/or conservation areas are required for all Residential Major Subdivisions where the resulting plat/subdivision action results in 5 or more Lots and Site Plans that include Apartment Dwellings and Attached Dwellings. Required tree preservation areas may also be used to satisfy other requirements including conservation areas, floodplains, Perimeter Buffers, Open Space, etc.
N6	Each Single Use Site, Subdivision, or Integrated Center, Business Park or Industrial Park shall have the minimum Lot Frontage on a Public Street. The Lot Frontage is measured along the front property lot line abutting a the Public Street. Where no Public Street exists and the Lot an Outlot fronts a Private Street or common Open Space, the Frontage shall be measured along the Outlot Lot Line abutting the Private Street or Alley and each Lot Outlot shall gain access to and from a Public Street across a perpetual recorded public access easement.
N7	For Lots existing prior to the effective date of this UDO, the UDO Permit review process may consider alternate methods of providing Lot access if the provision of an alley or rear lane is not feasible in the following priority order: shared driveway between 2 or more Lots; 1 single driveway a maximum of 12 feet in width. For new Lots or for Lots existing prior to the effective date of this UDO, flexibility is available through the Conditional Zoning District (CD) process.
N8	The Building Placement standards shall apply to all buildings and structures unless specifically permitted otherwise. Refer to Section 2.3.5 Setback Encroachment Allowances.
N8 N9	Attached Dwelling Units are allowed a 0-ft Side Setback where the unit shared a common wall with another Dwelling Unit - end units shall provide a 5-ft Side Setback for the side that does not share a common wall or a minimum of 10 feet between Buildings.

N9 N10	Accessory Building /Structures have no minimum.
N10 N11	Example of upper story recess / Building step-back. 
N11 N12	For Lots with multiple Street Frontages, maximum Stories greater than 4 may be considered provided that the Building does not exceed 4 stories as measured from the proposed finished Grade at the Front of the Building along Main Street.

(Ordinance Note: All table notes shall be reordered accordingly)

Part 6: Amending Section 2.2.3.A. Districts, Development Standards for Employment/Campus Use Districts; Applicability.

Add text as indicated in **bold** to clarify interpretation of table values and provide consistency between use tables, as follows:

A. Applicability. All development and land use activity on properties within the Employment/Campus Use Districts is subject to the development standards outlined in Table 2.2.3-A below. Exceptions may apply where the property obtained separate Town approvals related to Planned Unit Developments (PUDs) or Conditional Zoning Districts (CD) – in those instances, the associated approvals/permits may establish the development standards for said properties. (See other sections within Chapter 1 relating to those instances).

The numbers shown in the tables are minimums or maximums depending on the item (row). In the case of maximums, developments can be compliant with a lower number; with minimums, developments can be compliant with a higher number. In the chart “--” means the use is not permitted in the District and “n/a” means the development standard does not apply in the District.

Part 7: Chapter 2 Districts, Development Standards for Employment/Campus Use Districts; Table 2.2.3-A Employment/Campus Use Districts Development Standards and Table 2.3.3-A Notes.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify minimum lot frontage, and make clarifications and technical corrections, as follows:

Table 2.2.3-A - Employment/Campus Use Districts Development Standards				
	SP	IVMX	BRT	HI
Development Intensity				
Development Density (N1)				
Maximum Gross Residential Density (units/acre)	--	15	--	--
Maximum Gross Residential Density with Conditional Zoning District (CD) (units/acre)	--	N2	--	--
Open Space and Conservation Area (N3)	See Chapter 4			
Lot Configuration				
Minimum Lot Frontage (ft) (N4)	100	-- 50	100	150
Minimum Lot Frontage for a Driveway (ft)				
Detached/Attached Dwelling Permitted by Right (N5)	--	60	--	--
Building Placement (N6)				
Thoroughfare Setbacks (ft)				
Freeway - NC 540/US 1	100	100	100	100
Freeway - NC 55	50	50	50	50
Thoroughfare	30	30	30	30
Building Setbacks - All Buildings /Structures (ft)				

Table 2.2.3-A - Employment/Campus Use Districts Development Standards				
	SP	IVMX	BRT	HI
Front Setback (minimum)	5	5	30	30
Front Setback (maximum)	--- n/a	20 (N67)	n/a	n/a
Side - Corner Setback (minimum)	5	5	30	30
All other setbacks (Side and Rear)	5	5	5	5
Perimeter Buffer (ft) (N78)				
Adjacent to Residential Use Districts	50	50	50	150
Adjacent to Commercial & Mixed-Use Districts	50	25	50	150
Adjacent to Employment/Campus Use Districts	50	0	0	100
Building Height (ft)				
All Building /Structure(s)	N89	45	100	N89
All Building /Structure(s) (maximum with Conditional Zoning District (CD))	--- N9	100	--- not permitted	--- N9
Residential Primary Building /Structure(s) Finished Floor Elevation Above Grade (ft)	--- n/a	1.5	--- n/a	--- n/a

Table 2.2.3-A - Notes	
N1	For individual Lots or Projects containing multiple Districts, Development Density is calculated based on the District in which a majority (50% of buildable area or greater) of the buildable area of a Lot is located. The Total Allowable Units shall be equal to the Gross Site Area X Maximum Units Per Acre.

N2	Maximum Gross Density shall be established with a Conditional Zoning District (CD). Maximum Gross Density that exceeds 15 units/acre may be considered if the Project is: 1. Designated on the Future Land Use Map as N. Main Street District, Downtown Village District, Mixed-Use Center, or Regional Center, or, within the boundary of the Northeast Gateway Master Plan; and, 2. The project includes either a Parking Garage, or, a minimum of 40% of Dwelling Units located within a vertically integrated mixed-use Building with Office and Service Uses or Retail, Dining, and Entertainment Uses located on the ground floor story.
N3	Common Open Space and/or conservation areas are required for all Residential Major Subdivisions where the resulting plat/Subdivision action results in 5 or more Lots and Site Plans that include Apartment Dwellings and Attached Dwellings. Required tree preservation areas may also be used to satisfy other requirements including conservation areas, floodplains, Perimeter Buffers, Open Space, etc.
N4	Each Single Use Site, Subdivision, or Integrated Center, Business Park or Industrial Park shall have the minimum Lot Frontage on a Public Street. The Lot Frontage is measured along the Front property Lot Line abutting a the Public Street. Where no Public Street exists and the Lot an Outlot fronts a Private Street or common Open Space, the Frontage shall be measured along the Outlot Lot Line abutting the Private Street or alley and each Lot Outlot shall gain access to and from a Public Street across a perpetual recorded public access easement.
N5	For Lots existing prior to the effective date of this UDO, the UDO Permit review process may consider alternate methods of providing Lot access if the provision of an alley or rear lane is not feasible in the following priority order: shared driveway between 2 or more Lots; 1 single driveway a maximum of 12 feet in width. For new Lots or for Lots existing prior to the effective date of this UDO, flexibility is available through the Conditional Zoning District (CD) process.
N6	The Building Placement standards shall apply to all buildings and structures unless specifically permitted otherwise. Refer to Section 2.3.5 Setback Encroachment Allowances.
N6 N7	Maximum setback not applicable to Agriculture, Manufacturing and Distribution Uses.
N7 N8	External buffer around the entire development; setbacks apply to internal Lots. Where existing vegetation exists, this Perimeter Buffer shall be left undisturbed and supplemented to meet the minimum landscape buffer opacity.
N8 N9	Maximum Building Height shall be established with a Conditional Zoning District (CD).

(Ordinance Note: All table notes shall be reordered accordingly)

Part 8: Chapter 3 Uses, Table 3.2-A Table of Permitted Uses; Residential Uses.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify attached dwellings by specifying variation types as recommended by the Northeast Gateway Master Plan, and modify Attached Dwelling from P to CD in the NR district to correspond to the allocation requirements for new subdivisions in Chapter 2, as follows:

TABLE 3.2-A - TABLE OF PERMITTED USES														
	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Residential Uses														3.3.2
Apartment Dwelling	--	--	--	CD	PS	PS	PS	PS	PS	--	PS	--	--	
Apartment Dwelling – Upper Story Unit	--	--	--	CD	PS	PS	PS	PS	PS	--	PS	--	--	
Attached Dwelling - Duplex	--	--	P CD	PS	PS	CD	CD	CD	--	--	CD	--	--	
Attached Dwelling - Triplex	--	--	CD	PS	PS	CD	CD	CD	--	--	CD	--	--	
Attached Dwelling - Quadruplex	--	--	CD	PS	PS	CD	CD	CD	--	--	CD	--	--	
Attached Dwelling – Townhome	--	--	CD	PS	PS	CD	CD	CD	--	--	CD	--	--	
Detached Dwelling	P	P	P	P	P	CD	--	CD	--	--	--	--	--	
Detached Dwelling -Cottage Dwelling	P	P	P	P	P	CD	--	CD	--	--	--	--	--	
Family Care Home	P	P	P	P	P	--	--	--	--	--	--	--	--	

Part 9: Chapter 3 Uses, Table 3.2-A Table of Permitted Uses; Residential Uses.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify Amusement, Entertainment, and Recreation Uses to eliminate overlap in defined terms and simplify implementation (this change corresponds to subsequent changes in the defined terms), modify use from SUP to CD, and allow use by CD in DMX to support implementation of the Downtown Area Plan, as follows:

TABLE 3.2-A - TABLE OF PERMITTED USES														
	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Retail, Dining, and Entertainment Uses														3.3.5
Adult Establishments	--	--	--	--	--	--	--	--	--	--	--	--	PS	
Amusement & Entertainment, Indoor (Indoor)	--	--	--	--	--	PS	PS	P	P	--	--	P	--	
Amusement & Entertainment, Outdoor (Outdoor)	-- CD	--	--	--	--	--	-- CD	--	CD	--	--	--	--	
Bar/Nightclub/Tasting Room	--	--	--	--	--	CD	PS	PS	PS	--	PS	PS	--	
Drive In/Drive Through	--	--	--	--	--	SUP	--	PS	PS	PS	--	--	--	
Electronic Gaming Operations	--	--	--	--	--	--	--	--	--	--	--	--	SUP	
Food/Restaurant Uses	--	--	CD	CD	CD	P	P	P	P	--	P	A	--	

TABLE 3.2-A - TABLE OF PERMITTED USES														
	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Fueling Station	--	--	--	--	--	--	--	PS	PS	--	PS	PS	PS	
Large Vehicle and Heavy Equipment Sales and Service	--	--	--	--	--	--	--	--	--	--	--	P	P	
Manufactured Home Sales	--	--	--	--	--	--	--	--	CD	--	--	--	--	
Retail Uses	--	--	CD	CD	P	P	P	P	P	--	P	A	--	
Theater	--	--	--	--	--	--	P	P	P	--	P	--	--	
Tobacco Stores	--	--	--	--	--	--	--	--	--	--	--	CD	--	
Vehicle Leasing and Rental	--	--	--	--	--	--	--	--	CD	--	--	--	--	
Vehicle Sales	--	--	--	--	--	--	--	--	CD	--	--	--	--	
Public and Institutional Uses														3.3.6
Assembly Use	--	--	--	--	--	--	P	P	P	--	P	--	--	
Cemetery	PS	--	--	--	--	--	PS	--	--	PS	--	--	--	
Civic Building	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	
Community Support Facility	SUP	SUP	SUP	SUP	SUP	P	P	P	P	P	P	P		

TABLE 3.2-A - TABLE OF PERMITTED USES														
	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Penal or Correctional Institution	--	--	--	--	--	--	--	--	--	--	--	--	SUP	
Religious Use	PS	PS	PS	PS	PS	P	P	P	P	--	P	--	--	
School (Commercial, Trade or Business)	--	--	--	--	--	P	P	P	P	P	P	P	P	
School (K-12)	CD	CD	CD	CD	CD	--	--	--	--	--	--	--	--	
Recreation Uses														3.3.7
Campground	SUP	--	--	--	--	--	--	--	--	--	--	--	--	
Entertainment Facility (Outdoor)	SUP	--	--	--	--	--	--	--	--	--	--	--	--	
Fitness Facilities/Studios	--	--	--	--	P	P	P	P	P	--	P	--	--	
Golf Course	CD	CD	CD	CD	CD	--	--	--	--	--	--	--	--	
Recreation Facility, Indoor	PS	PS	PS	PS	PS	PS	PS	PS	PS	P	PS	--	--	
Recreation Facility, Outdoor (<50 acres)	PS	PS	PS	PS	PS	PS	PS	PS	PS	--	PS	--	--	

TABLE 3.2-A - TABLE OF PERMITTED USES														
	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT / CAMPUS USE DISTRICTS				ADDITIONAL STANDARDS
DISTRICTS	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP (CD ONLY)	IVMX	BRT	HI (CD ONLY)	
Recreation Facility, Outdoor (>50 acres)	CD	CD	CD	CD	CD	CD	CD	CD	CD	P	CD	--	--	
Shooting Range, Outdoor (Outdoor)	SUP	--	--	--	--	--	--	--	--	--	--	--	--	

Part 10: Section 3.3.2. Uses; Additional Use Provisions and Special Use Permit Standards; Residential Uses – Additional Use Provisions.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify and make consistent additional use standards for Apartment and Attached Dwelling allocations found in Chapter 2 and correct a typographical error, as follows:

A. Apartment Dwelling.

1. Residential Use Districts. Apartment Dwellings are permitted only in new Projects or Subdivisions in accordance with the minimum and maximum allocation allowances in Table 2.2.1-A - Development Standards for Residential Use Districts, Attached Dwelling and Apartment Dwelling Allocation.

~~1. Location~~ **2. Non-residential Use Districts.** Apartments Dwellings are only permitted **as** when located on upper ~~story dwellings only by right~~ stories within a **vertically integrated mixed-use Building with non-residential Uses permitted in the District on the ground floor story.** Alternate locations and configurations are permitted by Conditional Zoning District (CD).

B. Attached Dwelling.

1. Residential Use Districts. Attached Dwellings are permitted only in new Subdivisions in accordance with the minimum and maximum allocation allowances in Table 2.2.1-A - Development Standards for Residential Use Districts, Attached Dwelling and Apartment Dwelling Allocation.

~~1. Location~~ **2. Non-residential Use Districts.** Attached Dwellings are not permitted to front on Main Street between Earp Street and Elm Street, but are allowed to front on side streets in the case of sites with multiple frontages.

C. Group Home

1. Location. A Group Home may not be located within a 1/2 mile radius of an existing Group Home, as measured between Lot lines.

D. Manufactured Dwelling.

1. Location. A Manufactured Dwelling is permitted only on Lots greater than 1 acre or in previously existing mobile home parks.

Part 11: Section 3.3.5.B Uses; Additional Use Provisions and Special Use Permit Standards; Retail, Dining, And Entertainment Uses – Additional Use Provisions.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to combine Amusement and Entertainment into a single use category by moving Entertainment from the recreation use category to the retail, dining, and entertainment use category, as follows:

B. Amusement & Entertainment, Indoor ~~(Indoor)~~.

1. Maximum Area. ~~Indoor amusement uses are limited to~~ 5,000 square feet of **Building gross floor** area.

C. Amusement & Entertainment, Outdoor.

1. **Locational Limitations. In the RR District, uses are limited to amphitheater and outdoor theater.**
2. **Setbacks. In the RR District, amphitheaters and outdoor theaters shall be set back a minimum of 200 feet from a Residential Use District.**
3. **Buffers. A Type B buffer shall be provided along the property boundaries that abut a Residential Use District. Natural and native site vegetation shall be maintained within the required buffers.**
4. **Noise Study. A noise study may be required to identify the potential audible impacts and best management practices to mitigate said impacts to neighboring properties. A Conditional Zoning District (CD) may include conditions that limit the capacity, hours-of-operation, and spatial arrangement.**

(Ordinance Note: remaining subsections shall be re-lettered accordingly)

Part 12: Section 3.3.7. Uses; Additional Use Provisions and Special Use Permit Standards; Recreation Uses – Additional Use Provisions.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to combine Amusement and Entertainment into a single use category by moving Entertainment from the recreation use category to the retail, dining, and entertainment use category, correct terminology, revise the order of the section so that it follows the order in the permitted use table, and align standards with defined terms, as follows:

~~B. Entertainment Facilities (Outdoor).~~

- ~~1. Setbacks. Amphitheaters and outdoor theaters shall be set back a minimum of 200 feet from a Residential Use District.~~
- ~~2. Buffers. A Type B buffer shall be provided along the property boundaries that abut a Residential Use District. Natural and native site vegetation shall be maintained within the required buffers.~~
- ~~3. Noise Study. When a part of a Special Use Permit, a noise study may be required to identify the potential audible impacts and best management practices to mitigate said impacts to neighboring properties. Based on the findings, the approving authority may impose conditions of approval to limit the capacity, hours of operation, and spatial arrangement.~~

~~C. Outdoor Shooting Ranges. Outdoor shooting ranges are subject to the following standards.~~

- ~~1. The minimum Lot area shall be 10 acres.~~
- ~~2. The use shall include and maintain a projectile-proof backstop, consisting of concrete, steel, earth or a combination thereof, at least 15 feet high behind all target areas.~~
- ~~3. The hours of operation shall be limited to 9:00 a.m. and 7:00 p.m.~~
- ~~4. The noise level shall not exceed 63 dBA as measured at the property boundary.~~
- ~~5. The perimeter of the shooting range activity, including the firearm discharge area and surrounding 5. berms, shall be enclosed by a fence or wall, a minimum of 6 feet in height.~~

B~~D~~. Recreation Facility, Indoor.

1. Accessory Use. An indoor recreation facility less than 10,000 square feet is permitted as an accessory use to a residential Subdivision or Development Plan.
2. All projects are subject to Development Plan Review as described in Chapter 11.

C~~E~~. Recreation Facility, Outdoor.

1. Setbacks. Playgrounds and recreational elements areas shall be subject to the setbacks for the district. This shall not include picnic Structures/tables, paths, trails, and/or sidewalks.
2. Lighting. Lighting shall be directed away from neighboring properties.
3. Concession Services. Concession services ~~may be allowed as accessory use to provide food and beverage to recreation patrons. Said services~~ shall be limited to the hours of 8:00am and 6:00pm – these hours may be adjusted to coincide with a town-permitted event (e.g., night-time movie showing, special community event, wedding, and similar activity).

D. Shooting Ranges, Outdoor. Outdoor shooting ranges are subject to the following standards.

1. The minimum Lot area shall be 10 acres.
2. The use shall include and maintain a projectile-proof backstop, consisting of concrete, steel, earth or a combination thereof, at least 15 feet high behind all target areas.
3. The hours of operation shall be limited to 9:00 a.m. and 7:00 p.m.
4. The noise level shall not exceed 63 dBA as measured at the property boundary.
5. The perimeter of the shooting range activity, including the firearm discharge area and surrounding berms, shall be enclosed by a fence or wall, a minimum of 6 feet in height.

Part 13: Section 3.4.2.H. Uses; Accessory Structures and Uses, Residential Use Districts and Residential Uses in All Other Districts, Fences and Walls.

Add text as indicated in **bold** and remove text as indicated in ~~striethrough~~ to eliminate unnecessary text already covered by fencing standards, as follows:

H. Fences and Walls

1. Applicability. These provisions are applicable to all fences and walls.
2. Maximum Heights (as measured above grade).
 - a. Front Yard: 4 feet
 - b. **Side-Corner Yard: 6 feet** ~~Perimeter Street Frontage of a Subdivision: 6 feet~~
 - c. Side and Rear Yards: 6 feet
 - d. **Perimeter Street Frontage of a Subdivision: 6 feet**
3. Finished Side to Face Outward. The finished side of the fence shall face outward from the Lot upon which the fence is placed.
4. Permitted Materials.
 - a. Front ~~Yard, or Corner-Side~~ **Side-Corner Yard, or Perimeter Street Frontage of a Subdivision:** Wood or vinyl picket, brick wall or Ornamental only.
 - b. Side or Rear Yard: Wood, vinyl, Ornamental, brick wall, or chain link.
- ~~5. Special Use Permits. All fencing located between a front Lot line and the front line of the primary Building shall be ornamental.~~
- ~~5. 6-~~Control of Access Fencing. All new or replacement of control of access fencing along the Right-of-Way shall be **Black** Ornamental.

Part 14: Section 3.4.3.C. Accessory Structures and Uses, Commercial & Mixed-Use & Employment/
Campus Use Districts and Non-Residential Uses in Residential Use Districts, Fences and Walls.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to eliminate unnecessary text already covered by fencing standards as follows:

C. Fences and Walls.

1. Applicability. These provisions are applicable to all fences and walls ~~including but not limited to chain link, solid, shadow box, stockade, architectural screen, lattice work or masonry.~~
2. Maximum Heights (as measured above grade).
 - c. Front and Side-Corner Yard: 6 feet.
 - d. Side and Rear Yards: 10 feet.
 - e. Exceptions: Front and Side-Corner Yard Fencing in Employment/Campus Use Districts: 8 feet.
3. Permitted Materials/Type.
 - f. Front and Side-Corner Yard: **Black** Ornamental Fence only.
 - g. Side or Rear Yard: Black vinyl coated chain link or Ornamental Fence.
 - h. Exceptions: Fencing in Employment/Campus Use Districts is exempt from the Permitted Materials/Type requirements if the fencing is not visible from the Right-of-Way or any adjacent Residential Use District.
- ~~4. Special Use Permits. All fencing located between a Front Lot Line and the Front line of the primary Building shall be Ornamental Fence.~~
- ~~5.~~ 4. Control of Access fencing. All new or replacement of control of access fencing along the Right-of-Way shall be **Black** Ornamental ~~Fence~~.

Part 15: Section 4.5.C Open Space and Conservation; Active Recreation Areas; Certificate of Occupancy.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify the timing of improvements of required active recreation areas, as follows:

C. **Final Plat**/Certificate of Occupancy. ~~When~~ **The Town shall withhold any approval including but not limited to final plat approval or certificate of occupancy until such time as all active recreation** active recreation areas ~~are~~ required by this ordinance or otherwise approved and shown on a Development Plan or Subdivision Plan, ~~no more than 85 percent of certificates of occupancy shall be issued prior to the completion of such active recreational areas, have been constructed or the applicant has posted Construction Guarantees for the required improvements of such active recreation areas in accordance with Chapter 11.14.~~

Part 16: Section 6.3 Parking; Permitted Vehicle Parking Locations; Table 6.3-A Vehicle Parking Location Specifications.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct a discrepancy with the requirements in UDO Chapter 3 for driveways, as follows:

All Yards with Restrictions: Parking permitted in all Yards. Parking in front of a Building is restricted to a driveway or paved surface ~~not to exceed 40% of the lot width, except~~ and shall **comply with requirements** for grade level improvements ~~as discussed in Chapter 3.~~ **Refer to Section 3.4 for additional standards.**

Part 17: Section 6.4.4. Parking; Minimum and Maximum Vehicle Parking Requirements; Table 6.4-A Vehicle Parking Requirements.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to combine Amusement and Entertainment into single use category, as follows:

TABLE 6.4-A - VEHICLE PARKING REQUIREMENTS (N1)				
LAND USE	MINIMUM VEHICLE PARKING RATIO	MAXIMUM VEHICLE PARKING RATIO (N2)	EXEMPT FROM BICYCLE PARKING	ADDITIONAL REQUIREMENTS
RETAIL, DINING, AND ENTERTAINMENT USES				
Amusement & Entertainment, Outdoor (Outdoor)	None	None	No	— See 6.4.1.C
	Study Required			
Bar/Nightclub/Tasting Room	5 / 1,000 sf	10 / 1,000 sf	No	Outdoor seating is included in the parking ratio calculation
Food/Restaurant Uses	3 / 1,000 sf	5 / 1,000 sf	No	Outdoor seating is included in the parking ratio calculation
Nightclub	5 / 1,000 sf	None	No	Outdoor seating is included in the parking ratio calculation
Theater	1 / 3 seats	None	No	--

TABLE 6.4-A - VEHICLE PARKING REQUIREMENTS (N1)				
LAND USE	MINIMUM VEHICLE PARKING RATIO	MAXIMUM VEHICLE PARKING RATIO (N2)	EXEMPT FROM BICYCLE PARKING	ADDITIONAL REQUIREMENTS
Integrated Center or all other Retail, Dining, and Entertainment Uses	2 / 1,000 sf	4 / 1,000 sf	No	Outdoor seating is included in the parking ratio calculation
PUBLIC AND INSTITUTIONAL USES				
Religious Use	1 / 4 fixed seats in main assembly area, or if no fixed seats, 1 / 50 sf in main assembly area	None	No	--
All other Public and Institutional Uses	Study Required		No	See 6.4.1.C
RECREATION USES				
Campground	None	None	No	--
Entertainment Facility (Outdoor)	Study Required		No	See 6.4.1.C
Golf Course	4 / hole	None	No	--
Recreation Facility	Study Required		No	See 6.4.1.C
All other Recreation Uses	2 / 1,000 sf	4 / 1,000 sf	No	--

Part 18: Section 6.4.4. Parking; Minimum and Maximum Vehicle Parking Requirements; Exceptions to Vehicle Parking Requirements.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to eliminate the exemption for parking in the Downtown Mixed-Use District to support implementation of the Downtown Area Plan, as follows:

6.4.4 Exceptions to Vehicle Parking Requirements.

- A. ~~DMX Exemption. There shall be no minimum vehicle parking requirement in the DMX district.~~ **Reserved**

Part 19: Section 8.2.B. Building, Site & Subdivision Lot Design Standards, Building Design Standards, Exceptions.

Remove text as indicated in ~~strikethrough~~ for compliance with Session Law 2023-108 which expands the scope of the Residential Code to 3- and 4-family dwellings, as follows:

B. Exceptions

1. Detached and Attached Dwellings subject to regulation under the North Carolina Residential Code ~~for One- and Two-Family Dwellings~~, unless otherwise regulated by Conditional Zoning District (CD) ~~district~~ requirements.

Part 20: Definitions

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify definitions to correspond with other ordinance changes made within this amendment, as follows:

Amusement & Entertainment, Indoor. ~~An establishment providing indoor amusement and entertainment services for a fee or admission charge, including movie theaters, live performance theaters, bowling alleys, ice skating and roller skating, pool, and billiard rooms as primary uses.~~ **Amusement and entertainment Uses conducted primarily within a Building or Structure including arcade, bowling alley, ice skating and roller skating, pool and billiard rooms, go-cart tracks, miniature golf courses, and their customary indoor Accessory Uses such as concession services, pro shops, and locker rooms which are designed and intended primarily for the use of patrons of the principal amusement and entertainment. This use category does not include Accessory On-site Private Open Space required by Chapter 4 of this UDO. Amusement & entertainment Uses include** any establishment with 4 or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) or a premise where 50% or more of the floor area is occupied by electronic games or amusement devices; 3 or fewer machines or devices are not considered a use separate from the primary use of the site. Does not include Adult Establishments or Electronic Gaming Operations.

Amusement & Entertainment, Outdoor. ~~A development providing amusement facilities outdoors played by patrons for entertainment (e.g., amusement parks, go-cart tracks, and miniature golf courses).~~ **Amusement and entertainment Uses not primarily conducted within a Building or Structure such as amusement park, amphitheater and outdoor**

theater, drive-in theater, racetrack, sports arena, miniature golf courses, and their customary Accessory Uses such as concession services, pro shops, and locker rooms which are designed and intended primarily for the use of patrons of the principal amusement and entertainment. This use category does not include Accessory On-site Private Open Space required by Chapter 4 of this UDO. Amusement & entertainment Uses include any establishment with 4 or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) or a premise where 50% or more of the floor area is occupied by electronic games or amusement devices; 3 or fewer machines or devices are not considered a use separate from the primary use of the site. Does not include Adult Establishments or Electronic Gaming Operations.

Density, Gross. A unit of measurement which represents the number of Dwelling Units per acre of land on the aggregate total land to be developed, provided, however, the aggregate total land to be developed shall specifically exclude any portion of such land located in the Right-of-Way of a perimeter street.

Dwelling. Any Building, or portion of a Building, which is designed or used primarily for residential purposes, including Apartment, ~~Manufactured home~~, Attached, Detached, and ~~Apartment~~ ~~Manufactured~~ Dwellings but not including Hotels, Motels, Inns, Short-term Rentals, boarding houses, lodging houses, Bed and Breakfast, and tourist home.

Dwelling, Apartment. A Building or portion thereof containing 3 or more Dwelling Units regardless of ownership on a single Lot where each unit has a separate entrance from the outside or through a common vestibule including but not limited to condominiums and apartments, excluding anything defined as a Manufactured Dwelling, Detached Dwelling, or Attached Dwelling. An Apartment Dwelling where Dwelling Units are available for lease or rent for less than one month shall be considered lodging.

Dwelling, Apartment – Upper Story Unit. A Building or portion thereof containing 2 or less Dwelling Units regardless of ownership on a single Lot where each unit has a separate entrance from the outside or through a common vestibule and where each unit is located on an upper story above a non-residential use permitted in the District. An Apartment Dwelling – Upper Story where Dwelling Units are available for lease or rent for less than one month shall be considered lodging.

Dwelling, Attached. A dwelling unit that is attached to another dwelling unit by a wall, floor, or ceiling that separates living spaces including ~~Cottage Dwellings, Two-Family Dwellings, Multi-family Townhouses, Multi-Unit Houses~~ Duplexes, Triplexes, Quadruplexes, Townhomes, and similar variants.

Dwelling, Attached – Duplex. An Attached Dwelling Building containing 2 Dwelling Units, regardless of ownership, that may or may not be on sublots, where each Dwelling Unit has a separate entrance from the outside or through a common vestibule. Dwelling Units may be either in a side-by-side or stacked configuration.

Dwelling, Attached – Triplex. An Attached Dwelling Building containing 3 Dwelling Units, regardless of ownership, that may or may not be on sublots, where each Dwelling Unit has a separate entrance from the outside or through a common vestibule. Dwelling Units may be either in a side-by-side or stacked configuration.

Dwelling, Attached – Quadruplex. An Attached Dwelling Building containing 4 Dwelling

Units, regardless of ownership, that may or may not be on sublots, where each Dwelling Unit has a separate entrance from the outside or through a common vestibule. Dwelling Units may be either in a side-by-side or stacked configuration.

Dwelling, Attached – Townhome. An Attached Dwelling Building with all Dwelling Units constructed side-by-side in a row; with each Dwelling Unit having an individual front and rear ingress and egress; and, no Dwelling Unit located stacked over another Dwelling Unit.

Dwelling, Detached. A residential Building containing 1 Dwelling Unit, which is physically separate from any other residential ~~Building~~ Dwelling Unit, and does not include a Manufactured ~~home~~ Dwelling. This includes Single Family Dwellings, Cottage Dwellings, and Family Care Homes; ~~the latter defined as a home with support and supervisory personnel that provides room and board, personal care, and habilitation services in a family environment for not more than 6 resident persons with disabilities in accordance with NCGS Section 160D-907.~~ Dwelling, **Detached – Cottage Dwelling.** A small Detached ~~single family~~ Dwelling Unit which is arranged around an area of shared common open space with other Cottage Dwellings to form a cottage court residential development.

Dwelling, Manufactured Home. A Structure, transportable in 1 or more sections which, in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length or when erected on site is 320 or more square feet and which is built on a permanent chassis and designed to be used as a Dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained in it. The term "Manufactured ~~home~~ Dwelling" does not include a "Recreational Vehicle."

Fitness Facilities/Studios: Active recreation Uses such as fitness center, aerobics, dance and cheerleading, martial arts, yoga, weight lifting, exercise classes, health clubs and health spas, and their customary Accessory Uses such as concession services, pro shops, and locker rooms which are designed and intended primarily for the use of patrons of the principal Use. This Use category does not include accessory On-site Private Open Space required by Chapter 4 of this UDO.

Personal Services. Establishments that provide non-medical services to individuals as a primary use. Examples of these uses include barber and beauty shops, ~~fitness facilities/studio~~, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), locksmiths, massage (licensed, therapeutic, nonsexual), nail salons, pet grooming (with no overnight boarding), shoe repair shops, tailors, and tanning salons. These uses may also include accessory retail sales of products related to the services provided.

~~Recreation Facilities, Outdoor. Parks and other open space used for active or passive recreation such as ball fields, batting cages, skateboard parks, playgrounds, greenway trails, driving ranges, tennis courts, riding stables, campgrounds, and golf courses and their customary accessory uses including, but not limited to, maintenance sheds, clubhouses (with or without food service), pools, restrooms, and picnic shelters. This definition is inclusive of both non-profit and public operations.~~

~~Recreation Facility, Indoor. Uses or structures for active recreation including a gymnasium, natatorium, fitness center, athletic equipment, indoor running track, climbing facility, court facility~~

~~and their customary accessory uses. This definition is inclusive of both non-profit and for-profit operations but does not include facilities smaller than 2,500 square feet in total area located in community centers, neighborhood amenity buildings, or similarly scaled structures.~~ Active or passive recreation Uses conducted primarily within a Building or Structure including gymnasium, natatorium, indoor running track, climbing facility, athletic court facility, and their customary indoor Accessory Uses such as concession services, pro shops, and locker rooms which are designed and intended primarily for the use of patrons of the principal recreational Use. This use category does not include Accessory On-site Private Open Space required by Chapter 4 of this UDO.

Recreation Facility, Outdoor. ~~Predominantly participant uses conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf, swimming pools, tennis courts, outdoor racquetball courts, motorized cart and motorcycle tracks, and motorized model airplane flying facilities.~~ Active or passive recreation Uses not primarily conducted within a Building or Structure such as Park, Playground, Swimming Pool, tennis court, Ball Field or Court, skateboard Park, and their customary Accessory Uses such as concession services, pro shops, maintenance buildings, and locker rooms which are designed and intended primarily for the use of patrons of the principal recreational Use. This use category does not include accessory On-site Private Open Space required by Chapter 4 of this UDO.

Shooting Range, **Outdoor** ~~(Outdoor)~~. A permanently located and improved area that is designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any other similar sport shooting in an outdoor environment. May include areas for archery. Outdoor shooting range does not include a totally enclosed facility that is designed to offer a totally controlled shooting environment that includes impenetrable walls, floor and ceiling, adequate ventilation, lighting systems and acoustical treatment for sound attenuation suitable for the range's approved use; or any area that is used for shooting on a private lot or parcel of land that is not open to the public on a commercial or membership basis.

Part 21: **REPEAL OF CONFLICTING ORDINANCES**

All ordinances or parts of the UDO of the Town of Holly Springs conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Part 22: **SEVERABILITY**

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

Part 23: **INCLUSION IN CODE**

It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of

the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section, or "Article" or other word.

Part 24: EFFECTIVE DATE

The provisions of this ordinance shall become effective June 18, 2024 in accordance with the laws of the State of North Carolina.

Adopted this, the 18 day of June 2024.

Town of Holly Springs by

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk





Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 10.b.

New Business

Title: Conditional Zoning Districts UDO Text Amendment 24-UDO-02

Strategic Priority Area:

Staff Resource:

Action(s):

- Adopt Consistency Statement.
- Recommend the Town Council approve/deny UDO Text Amendment 24-UDO-02

Explanation:

- The proposed UDO text amendment is to modernize the Conditional Zoning District (CD) process in response to feedback received from Town Council and stakeholders. Detailed language of the proposed amendment can be found in the attached draft ordinance.
- The primary purpose of the amendment is to create an optional CD rezoning process that allows an applicant to provide a site-specific Development or Subdivision Plan as a condition of the rezoning.
 - This optional process is intended to provide the Town Council, and the community at large, additional information on the proposed development of a site while also seeking to reduce the timelines associated with the current development process.
 - This amendment creates an optional 2-step Rezoning and Development or Subdivision Plan process. The current, 3-step process will remain and option for applicants.
 - A single, legislative public hearing for applications seeking approval with the new 2-step process will be required which eliminates a secondary quasi-judicial public hearing.
 - Clarification on which development standards may be modified with Conditional Zoning Districts is included with the amendments.
 - The legislative public hearing process for development cases (Type 6 Reviews, which includes Rezoning, Comprehensive Plan Amendments, and UDO Text Amendments) is moved prior to Planning Board review and recommendation.

Background:

- In October 2021, the Town Council adopted the 2022 UDO with an effective date of March 1, 2022.
- An overview of these amendments was provided to the Town Council at their September 12, 2023 workshop and April 9, 2024 workshop

Funding Source(s):

Planning Board Meeting
May 28, 2024

Attachment(s):

1. 24UDO02_ConditionalZoningDistricts_PB05282024
2. 24UDO02_CDZoningProcess_FINAL



Project Type: Unified Development Ordinance (UDO) Text Amendment

Applicant / Petitioner:

Town of Holly Springs

Amendment Overview

A proposed UDO text amendment to modernize the Conditional Zoning District (CD) process in response to feedback received from Town Council and stakeholders. Detailed language of the proposed amendment can be found in the attached draft ordinance.

The primary purpose of the amendment is to create an optional CD rezoning process that allows an applicant to provide a site-specific Development or Subdivision Plan as a condition of the rezoning. This optional process is intended to provide the Town Council, and the community at large, additional information on the proposed development of a site while also seeking to reduce the timelines associated with the current development process. An overview of these amendments was provided to the Town Council at their September 12, 2023 workshop and April 9, 2024 workshop. The amendments provide the following:

- Creates an optional 2-step Rezoning and Development or Subdivision Plan process. The current, 3-step process will remain and option for applicants.
- Creates a single, legislative public hearing for applications seeking approval with the new 2-step process and eliminates a secondary quasi-judicial public hearing.
- Clarifies which development standards may be modified with Conditional Zoning Districts.
- Moves the legislative public hearing process for development cases (Type 6 Reviews, which includes Rezoning, Comprehensive Plan Amendments, and UDO Text Amendments) prior to Planning Board review and recommendation.

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 Unified Development Ordinance (UDO) Text Amendment petition.

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Unified Development Ordinance (UDO) Text Amendment Information

The proposed amendments table below provides a summary of the proposed changes to the Town of Holly Springs Unified Development Ordinance (UDO) and an explanation of why the change is needed.

Purpose of Amendment Key	
Legal Compliance	Change made to comply with North Carolina General Statutes or other legal change.
Clarification or Correction	Change made to provide clarification on UDO intent, prevent misinterpretations, or correct grammatical errors.
Minor Change	Minor changes made to further achieve goals and policies outlined in the Comprehensive Plan or changes made to better implement the established policy based on resident, business, and development community feedback.
Major Change	Major changes to support a specific town policy or substantially change current UDO regulations.

List of Amendments		
Ordinance Part	Purpose of Amendment	Amendment Summary
1	Major Change	Updates UDO Chapter 2 regarding Conditional Zoning Districts (CD) by clarifying purpose of CD Districts; consolidating and clarifying limitations for using CDs; updating CD procedures; establishing criteria for determining public benefit; & clarifying allowable standards eligible for CD modification.
2	Major Change	Updates UDO Chapter 11 regarding Conditional Zoning Districts (CD) by creating an optional 1-step Rezoning and Development or Subdivision Plan process; modifying expectations for schematic design for Master Plans; clarifying eligible modifications for approved CDs; and adjusting the timing of the legislative public hearing for all Type 6 Legislative Reviews cases to a time prior to Planning Board review and consideration.
3	Minor Change	Modifies the list of acceptable minor modifications to include building area reductions and possible modifications to subdivision lot design, utilities, and streets.



Decision-Making Information

Unified Development Ordinance (UDO) Text Amendment Staff Analysis

Since the implementation of the UDO in 2022, Town Staff has received feedback from stakeholders regarding the development process, specifically the length of time it takes to rezone and secure Development Plan or Subdivision Plan approval. The current process requires 3-steps – the rezoning, the subsequent Development Plan or Subdivision Plan, and the Civil Construction Drawings. This 3-step process requires 2 different neighborhood meetings, 2 appearances before the Planning Board, and 2 public hearings (both a legislative public hearing and a quasi-judicial public hearing) and can often take 18-24 months from initial application to approval for construction.

The primary purpose of the amendment is to create an optional CD rezoning process that allows an applicant to provide a site-specific Development or Subdivision Plan as a condition of the rezoning. This optional process is intended to provide the Town Council, and the community at large, additional information on the proposed development of a site while also seeking to reduce the timelines associated with the current development process. Staff estimates that projects using the new optional process could see a reduction in the timeline of 5-6 months.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Town Council Workshop Discussion

An overview of these amendments was provided to the Town Council at their September 12, 2023 workshop and April 9, 2024 workshop.

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 Unified Development Ordinance (UDO) Text Amendments are consistent with the Vision of Holly Springs Comprehensive Plan and are reasonable and in the public interest.

Action #1: Comprehensive Plan Consistency Statement

The proposed UDO amendments are consistent with the Vision Holly Springs: Town of Holly Springs Comprehensive Plan as follows: The proposed Unified Development Ordinance (UDO) amendments provide the Town of Holly Springs the necessary policies and development standards to implement Vision Holly Springs. Specifically, the proposed UDO amendment provides additional opportunities, through Conditional Zoning Districts, to implement the character-based land use approaches outlined in Section 1: Land



Use & Character Plan, the goals and policies of Section 2: Comprehensive Transportation Plan, and the goals and policies of Section 3: Parks, Recreation and Greenways Master Plan. The proposed UDO text amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan and provide a more streamlined approach for development approvals.

Action #2: Unified Development Ordinance (UDO) Text Amendment Petition Motion

Motion to recommend that the Town Council approve / deny Unified Development Ordinance (UDO) Text Amendment 24-UDO-02 to modify the Unified Development Ordinance as submitted by the Town of Holly Springs.

Next Steps

Legislative Public Hearing

Anticipated Town Council Public Hearing Date: 5/21/2024

Prior to the Legislative Public Hearing:

- Published notice will be made twice in the News & Observer.

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 the Unified Development Ordinance (UDO). 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.



Ordinance No. 24-XX

Date Submitted:

Date Adopted:

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

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

WHEREAS, the Town of Holly Springs Town Council has maintained and updated *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* by adopting *Section 1: Land Use & Character Plan* in 2019; *Section 3: Parks, Recreation and Greenways Master Plan* in 2021; *Section 2: Comprehensive Transportation Plan* in 2022; *Section 1: Land Use & Character Plan Appendix E: Downtown Area Plan* in 2023; and *Section 1: Land Use & Character Plan Appendix F: Northeast Gateway Master Plan* in 2022, and

WHEREAS, Town of Holly Springs desires to amend the Unified Development Ordinance in accordance with the goals and policies contained within *Vision Holly Springs: Town of Holly Springs Comprehensive Plan*; and

WHEREAS, the Holly Springs Planning Board has reviewed this request at a Public Meeting and recommended approval; and

WHEREAS, an opportunity for public input into the suggested amendment has been offered in a public hearing before the Town Council; and

WHEREAS, the Holly Springs Town Council finds that the proposed UDO amendments are consistent with the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* as follows: The proposed Unified Development Ordinance (UDO) amendments provide the Town of Holly Springs the necessary policies and development standards to implement *Vision Holly Springs*. Specifically, the proposed UDO amendment provides additional opportunities, through Conditional Zoning Districts, to implement the character-based land use approaches outlined in *Section 1: Land Use & Character Plan*, the goals and policies of *Section 2: Comprehensive Transportation Plan*, and the goals and policies of *Section 3: Parks, Recreation and Greenways Master Plan*. The proposed UDO text amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan and provide a more streamlined approach for development approvals; and

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

Part 1: Amending Section 2.4 Districts; Conditional Zoning Districts (CD):

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify the CD process and standards:

2.4 Conditional Zoning Districts (CD)

2.4.1 ~~Purpose of~~ Conditional Zoning Districts (CD)

- A. Purpose and Intent. There are certain development proposals which – because of their nature, scale, or location – have particular impacts on their immediate surrounding areas and the community as a whole. In some instances, such development proposals may not be adequately accommodated by the Base ~~Zoning~~ Districts. In accordance with NCGS 160D-703 (b) the provisions set forth in this section establish a one-step, legislative, ~~conditional rezoning process for property within the Town's zoning jurisdiction.~~ Conditional Zoning District (CD) **process are intended** to provide flexibility within the planning and development process, while creating additional ~~controls~~ **standards** to ensure quality development.
- B. Conditional Zoning Districts (CD) Districts may be established **in any Base District** for the following purposes:
 - 1. ~~To allow innovative planning or design ideas for development in any district. To implement the Character Areas of the Comprehensive Plan when projects cannot be adequately accommodated by the Base District.~~
 - ~~1- 2.~~ 2. To allow innovative planning or design ideas for development in any **Base District**.
 - ~~2- 3.~~ 3. To **afford flexibility**, amend, ~~or~~ expand, ~~or restrict~~ the ~~following uses of Buildings as noted in the use table~~ **development standards and land Use provisions of the Base Districts and other UDO provisions.**
 - 4. **To impose special limitations and/or conditions on the Use of the property.**
- C. **Conditional Zoning Districts (CD) are established on an individualized basis, at the request of all owners of the property included in the application. The application must be made by the owners of the property or their authorized agents.**
- D. **A Conditional Zoning District (CD) is not intended for securing early or speculative rezoning of property. It is expected that, in most cases, the standards of the Base Districts appropriately regulate the site-specific impacts of Permitted Uses and Structures on surrounding areas.**
- E. **Limitations.**

1. All development standards or land Use provisions that apply to the corresponding Base District which are not modified as part of the Conditional Zoning District (CD) shall also apply to the Conditional Zoning District (CD).
2. Conditional Zoning Districts (CD) shall not allow Permitted Uses which are not expressly permitted in the underlying Base District.
3. Conditional Zoning Districts (CD) shall not propose modified development standards or land Use provisions, nor propose special limitations and/or conditions, which are less restrictive than the requirements of this UDO, other town requirements, or other applicable state or federal laws, unless otherwise expressly permitted by this Section. Development standards, land Use provisions, special limitations, and/or conditions may be more restrictive than the requirements of this UDO.
4. Conditional Zoning Districts (CD) shall not propose development standards, land use provisions, special limitations, and/or conditions that are a repetition of an already applicable requirement of this UDO.
5. Conditional Zoning Districts (CD) are not intended to relieve hardships that would otherwise be handled using a Variance procedure.

2.4.2 Conditional Zoning District (CD) Procedure

- A. ~~CD Rezone. CD Districts may be based on any district, but are not intended to relieve hardships that would otherwise be handled using a variance procedure. The CD process will result in a rezone for the property. The rezone action is tied to a Master Plan (or equivalent) and may include conditions of approval. An application for Conditional Zoning District (CD) shall be tied to a Development Plan or Subdivision Plan (Preliminary Plat), or Master Plan, and made in accordance with the procedures established in Chapter 11 of this UDO.~~
- B. ~~Review Procedures. A CD District application must be made by the owners of the property or their authorized agents in accordance with the procedures established in Chapter 11.~~

2.4.3 Standards and Allowances for Conditional Zoning Districts (CD)

- A. ~~CD Design Goals. CD proposals~~ **The application for Conditional Zoning District (CD)** shall demonstrate ~~how that~~ the Project ~~and development therein will incorporate and/or~~ achieves the following design goals:
 1. The incorporation of existing natural features such as wooded areas and slopes into the design of new development in such a manner as to preserve the site's natural character;

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

B. Public Benefits. The application for Conditional Zoning District (CD) shall demonstrate that the proposed Project provides sufficient benefits to the general public. Public benefit may include:

1. Infrastructure improvements such as improvements to existing Streets, intersections, medians, Sidewalks, greenways, sidepaths, pedestrian crossings, and public utilities.
2. Publicly accessible Open Space such as Parks and Playgrounds, dog parks, Urban Civic Spaces, Plazas, Squares, public art, and similar outdoor amenities.
3. Sustainable design and/or architecture such as adaptive reuse of existing buildings, preservation of significant on-site environmental features, on-site renewable energy generation, compliance with established standards such as Leadership in Energy and Environmental Design (LEED), Energy Star, Earthcraft, etc., or other actions that further sustainability of the project.
4. Additional public benefits not listed above may be considered by the decision-making body.

~~B. C. Development Standards~~ **Flexibility** and **Land Use Provisions Allowances**. ~~The provisions of this section are intended to afford flexibility to and/or deviations from the development standards and land use allowances of the base districts and other UDO provisions to achieve more quality, innovative, and sustainable neighborhoods that are otherwise restricted by the specific~~

~~application of this UDO. As part of the initial CD establishment, the applicant/development~~ Conditional Zoning Districts (CD) may ~~establish~~ **modify** the development standards and land Use provisions to be **less restrictive than the Base District** that ~~will~~ apply to all future development within the Project boundaries ~~CD proposal may establish the following unique standards~~ subject to the allowances/~~limitations of this section: Table 2.4.3-A.~~ and the limitations identified in each Chapter.

TABLE 2.4.3-A – ELIGIBLE DEVELOPMENT STANDARDS AND LAND USE PROVISIONS	
UDO Chapter	Eligible Base District Standard
Chapter 2 Development Standards	Maximum Gross Density. Minimum Lot Area. Minimum Lot Width. Minimum Lot Frontage for a Driveway. Building Placement. Perimeter Buffer. Building Height/Stories. Maximum Gross Floor Area.
Chapter 3 Use Provisions	Permitted Uses when designated as CD in Table 3.2-A - Table of Permitted Uses. Permitted Uses designated in Table 3.2-A - Table of Permitted Uses for the establishment or expansion of a SP Special District or HI Heavy Industrial District. Apartment Dwelling locations and configurations when designated as PS in Table 3.2-A - Table of Permitted Uses.
Chapter 4 Open Space and Conservation	No Base District standards may be modified.

Chapter 5 Landscaping	Landscaping and buffering standards.
Chapter 6 Parking	Permitted Vehicle Parking locations. Minimum and Maximum Vehicle Parking ratios.
Chapter 7 Streets, Utilities and Other Infrastructure	No Base District standards may be modified.
Chapter 8 Building, Site & Subdivision Lot Design Standards	Building Design Standards, when the resulting Building design aligns with the Town's Land Use and Character goals and provides for exceptional design equal or greater to the Base District requirements.
Chapter 9 Signs	Sign standards subject to the Waiver of Sign Regulations established in Section 9.2.B.

- ~~1. Development Standards (Chapter 2.0) — The applicant may propose development standards relating to Lot area, Lot width, setbacks, driveway width at frontage, and Building height that may differ from the base district.~~
- ~~2. Additional Residential Building Types (Chapter 3) — The CD may include additional residential housing types that are otherwise restricted in the base district. However, the CD may not exceed the density limitations established in the base district.~~
- ~~3. Landscaping (Chapter 5) — The applicant may proposed landscaping and buffering standards for the CD and the Lots/parcels therein which may differ from the other provisions of the UDO.~~
- ~~4. Parking (Chapter 6) — The applicant may propose unique Vehicle Parking ratio standards or permitted vehicle parking locations which may be different from the other provisions of the UDO.~~
- ~~5. Street Design (Chapter 7) — A CD may include an internal street design which are hybrids of the Town's standard street section designs.~~
- ~~6. Building, Site & Subdivision Lot Design Standards (Chapter 8) — A CD may provide alternative Building, Site, and/or Subdivision Lot design options that are otherwise required in this UDO where the resulting designs align with the Town's land use and character intent for the vicinity.~~

~~C. Ineligible Activities. The following activities are ineligible for CDs.~~

- ~~1. Prohibited Land Use Establishment: Uses which are not expressly allowed in the underlying base district are prohibited in the CD District.~~
- ~~2. Public Park Space, Conservation Areas and Environmental Reductions: A reduction in the amount of required On-Site Private Open Space, Public Park Space, or Conservation Areas pursuant to Chapter 4 shall not be permitted.~~

Part 2: Amending Section 11.6 Administration and Decision-Making Bodies; Zoning and Comprehensive Plan Amendments:

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify the CD process and standards:

11.6 Zoning **Map, and** Comprehensive Plan, **and UDO Text** Amendments

- A. Purpose and Intent. The provisions listed in this section are intended to establish the allowances, limitations, and procedure for applicants to request amendments to the ~~UDO text,~~ Zoning Map, ~~the~~ Comprehensive Plan, **UDO Text**, and other land Use related policy documents/plans.
- B. Submittal Requirements. Applicants shall provide the following information as part of all amendments to the ~~UDO,~~ Zoning Map, Comprehensive Plan, **UDO Text**, and/or other land use related policy documents/plans.
 1. Application. The applicant shall submit a formal application.~~;~~ The Administrator shall create and provide said application. **The Administrator may waive any application requirement where the type of Use or scale of Project makes providing that information unnecessary or impractical.**
 2. Site Survey / Existing Conditions. For amendments involving specific sites/properties ("site specific amendments"), the applicant shall provide a land survey depicting the existing site conditions and improvements. In lieu of a survey, applicants may submit a current aerial photograph with labeling of existing conditions and printed to scale.
 3. Project Narrative. Applicants shall provide a Project narrative the describes the request, identifies existing conditions, and provides an analysis of the request and its consistency with the ~~application~~ Comprehensive Plan ~~policies~~. The Administrator shall list the narrative requirements on the application form for **amendments to the Zoning Map, and** Comprehensive Plan, **and UDO Text Amendments**.
 - ~~4. Neighborhood Meeting Report. The applicant shall submit a Neighborhood Meeting Report pursuant to 11.5.F.5 of this Chapter. The report may be provided to the Administrator as part of the initial application submittal.~~

- C. Approval Limitations. The Town Council shall have the authority to limit its approval of the proposed amendment (e.g., lessen the land area for map amendments) to protect the interests of the surrounding area, preserve the spirit and intent of the UDO, and to promote the health, safety, enjoyment, and welfare of people residing or working in or adjacent to the property.
- D. Procedures. The following provisions establish the review procedures for amendments to the ~~UDO text~~, Zoning Map, ~~the~~ Comprehensive Plan, **UDO Text**, and other land use related policy documents/plans.
1. The Town Council shall review and take action on **applications for amendments to the Zoning Map, and Comprehensive Plan, and UDO Text** ~~Amendment applications~~ pursuant to Table 11.4-A: Review Matrix of this Chapter.
 2. ~~The applicant shall host a neighborhood meeting pursuant to 11.5.F of this Chapter and provide a Neighborhood Meeting Report as part of its initial application submittal to the Town. When required pursuant to Tables 11.4-A and 11.5-A, the applicant shall host a neighborhood meeting and provide a neighborhood meeting summary report as part of its initial application submittal to the Town.~~
 3. Applicants shall provide the submittal items listed in 11.6.B.
 4. The Administrator will review the amendment application and provide written technical comments to the applicant based on the proposal's compliance with the applicable UDO standards and Comprehensive Plan policies. The Administrator (through their written comments) may require revisions to the proposal to achieve compliance with the Town's policy/regulatory documents. The applicant shall revise its submittal, as necessary, to respond to the Administrator's comments. The Administrator will direct a staff member to write a staff report with findings and a recommendation. The Administrator will forward the revised application materials and its staff report to the ~~Planning Board~~ **Town Council** for review ~~and recommendation~~.
 5. ~~The Planning Board shall conduct a public meeting and vote to recommend to Town Council to approve, approve with limitations, or deny the proposed amendment application. The Town Council shall conduct a legislative public hearing. After the legislative public hearing, and prior to the consideration of an amendment to the Zoning Map, Comprehensive Plan, or UDO Text, the proposed amendment shall be forwarded to the Planning Board for review and recommendation.~~
 6. ~~The Town Council shall conduct a public hearing and vote to approve, approve with limitations, or deny the proposed amendment application. The Planning Board shall conduct a public meeting and vote to recommend Town Council approve or deny the~~

proposed amendment application.

7. The Town Council shall conduct a public meeting and vote to approve, approve with limitations, or deny the proposed amendment application.

11.6.1 Conditional Zoning District (CD)

- A. Applicability. The provisions of this subsection establish additional submittal requirements for Zoning Map Amendments to a Conditional Zoning District (CD).
- B. Additional Submittal Requirements. Applicants requesting a Zoning Map Amendment to a Conditional Zoning District (CD) shall provide the following information with their submittal in addition to those items required in subsection 11.6.B:
 1. ~~Narrative Addition / CD~~ Design Goals. The applicant shall ~~add~~ **provide** a section to the Project narrative that lists the ~~CD~~ Design Goals as provided in Section 2.4 of this UDO. The narrative shall ~~provide an analysis of how the proposed CD demonstrate how the Project~~ **is consistent with those goals.**
 2. ~~CD Master Plan (Plan Set) Plan Required. There are 2 Plan options available for Conditional Zoning Districts (CD): applicant shall provide a series of plan sheets that, collectively, form the Master Plan for the specific CD. The Master Plan establishes the future regulatory components for land use, transportation/mobility, and open space/ preservation in the CD. The Master Plan shall be provided to the Administrator in a printed and electronic format. The Master Plan shall include the following sheets:~~
 - a. **Option 1: Development Plan or Subdivision Plan (Preliminary Plat). A Development Plan or Subdivision Plan (Preliminary Plat) shall be tied to the Conditional Zoning District (CD).**
 - i. **Development Plans and Subdivision Plans (Preliminary Plat) shall meet all requirements of this Chapter and UDO.**
 - ii. **Subdivision Plans (Final Plats) shall be reviewed following the processes and procedures outlined in this Chapter.**
 - iii. **Modified Procedures.**
 - (a) **Development Plans or Subdivision Plans (Preliminary Plat) tied to the Conditional Zoning District (CD) shall be reviewed as a Type 6 - Legislative Action.**
 - (b) **Construction Drawings. Following approval of the Option 1 Conditional Zoning District (CD), the**

applicant shall prepare and submit Construction Drawings for the Development Plan or Subdivision Plan (Preliminary Plat) as a separate application to the Town pursuant to Table 11.4-A: Review Matrix and the requirements of Section 11.14.

(c) Major Subdivisions – Non-residential. Subsequent Development Plans for lots or out lots within a Major Subdivision – Non-residential shall be reviewed pursuant to Table 11.4-A: Review Matrix of this Chapter unless otherwise authorized by the Town Council.

b. Option 2: Master Plan. A Master Plan shall be tied to the Conditional Zoning District (CD).

i. The Master Plan is a schematic design that is intended to illustrate the proposed layout of land Uses, Lots, Buildings, Streets, Open Spaces, and other features. The Master Plan shall depict the location of:

(a) Proposed land Uses, including the acreage for each land Use and planned Density limitations for each; and

(b) Proposed Lots, property lines, Lot dimensions, and Building Setback lines; and

(c) Proposed Building locations, vehicle parking areas, and loading areas; and

(d) Proposed Streets (with Street dimensions), alleys, sidewalks or sidepaths, and greenways; and

(e) Proposed parks, tree preservation areas, and other open spaces; and

(f) Proposed Perimeter Buffer landscaping areas including widths, materials, quantities, and design scheme; and

(g) Proposed primary utility line locations, sizes, and connections.

ii. Following approval of the Option 2 Conditional Zoning District (CD), the applicant shall submit a Development Plan or Subdivision Plan (Preliminary Plat).

(a) Development Plans and Subdivision Plans (Preliminary Plat) shall meet all requirements of this Chapter and UDO.

(b) Development Plans or Subdivision Plans (Preliminary Plat) shall be reviewed and approved pursuant to Table 11.4-A: Review Matrix of this Chapter.

(c) Subdivision Plans (Final Plats) shall be reviewed following the processes and procedures outlined in this Chapter.

c. Exceptions. The Administrator may waive the Development Plan, Subdivision Plan (Preliminary Plat), or Master Plan requirement if the only purpose of the Conditional Zoning District (CD) is to modify the Use Provisions of the Base District and where the type of Use or scale of Project makes providing that information unnecessary or impractical.

~~a. Concept Plan/Zoning Plan. A plan sheet shall depict the proposed spatial layout of the planned development within the CD including primary roadways, land use areas (zoning), and open space/preservation areas. The plan shall designate internal zoning districts based on the Town's base zones listed in Chapter 2 of this UDO. The plan shall include a site statistics table that lists the acreage for each internal zone and planned density limitations for each.~~

~~b. Transportation and Mobility Plan. A plan sheet shall depict the proposed primary roadways and multi-use trail network (as applicable). The plan shall depict proposed roadway and access connections to the surrounding public right-of-way network. The plan shall also designate each proposed roadway as a specific classification or streetscape type.~~

~~c. Open Space and Preservation Plan. A plan sheet shall depict the proposed open space and preservation areas. The plan shall identify the proposed use for each area in terms of recreation, or preservation/conservation. The plan shall include a site statistics table that lists the acreage of each open space/ preservation area, the planned uses and activities for each, and the calculation of required open space conservation based on Chapter 4 of this UDO.~~

~~d. Landscaping Plan. A plan sheet shall depict the primary landscaping areas and typical planting arrangements for each area. The plan shall include a site statistics table that summarizes the planting area widths, materials, quantities, and design scheme.~~

~~e. Utilities Plan. As applicable, a plan sheet shall depict proposed primary utility line locations, sizes, and connections. The plan shall include a site statistics table that summarizes the line sizes and flow capacity.~~

~~f. Grading Plan. As applicable, a plan sheet shall depict the proposed site grading.~~

3. ~~Proposed Development and Design Manual Standards.~~

The applicant shall ~~prepare and submit~~ **identify on the Development Plan, Subdivision Plan (Preliminary Plat), or Master Plan a the development and design Manual (the “Manual” in this subsection) standards that would establish the land use, development, and design requirements for the properties within the proposed CD; the manual shall coincide with the Master Plan (Plan Set). The manual shall be provided to the Administrator in an electronic format, and editable by the Administrator to accommodate potential future amendments thereto (e.g., Microsoft Word or PDF file formats).** ~~of the Base District that apply to all developments within the Project boundaries. The manual shall include the following components. The development standards shall identify any development standard and/or land Use provision modified from the Base District standard subject to the provisions in Section 2.4 of this UDO.~~

- ~~a. Land Use. The manual shall establish internal zoning which corresponds to the Concept Plan/Zoning Plan in the Master Plan (Plan Set). The manual shall include a list of land uses/Building types that would be allowed at specific locations within the proposed CD.~~
- ~~b. Dimensional Standards. The manual shall establish the dimensional standards (e.g., setbacks, height limitations.) that would be applied to future development within each of the internal zoning districts pursuant to the proposed Concept Plan/Zoning Plan in the Master Plan (Plan Set) and as limited in Section 2.5 of this UDO.~~
- ~~c. Design Standards. The manual shall establish Building and site design standards for future development within the CD and based on the internal zones pursuant to the proposed Concept Plan/Zoning Plan in the Master Plan (Plan Set). The Design Standards shall coincide with or exceed the Town’s design standards pursuant to Chapter 8 of this UDO. As appropriate, the Design Standards shall include color and material samples, and utilize and repeat architectural styles within the Projects for design compatibility and consistency.~~
- ~~d. Streetscape and Mobility Standards. The manual shall establish the typical cross section design for all internal streets, multi-use trails, and pedestrian facilities. The cross sections shall coincide with the Transportation and Mobility Plan in the Master Plan (Plan Set) and the “Public Realm” descriptions in the Comprehensive Plan (i.e., Community Character & Place-Making—Emphasis on the Public Realm policies). The cross sections shall depict rights-of-way widths, pavement/ sidewalk widths/locations, curb type,~~

~~landscaping material/placement, and street furniture, as applicable.~~

- ~~e. Open Space, Recreation, and Preservation Standards. The manual shall establish the development, maintenance, and land use standards for each open space/preservation area. The standards shall coincide with the Open Space and Preservation Plan in the Master Plan (Plan Set).~~
- ~~f. Plan Set. The manual shall incorporate the required plan CD Master Plan (Plan Set). For brevity, this may be attached as an appendix to the manual.~~

- 4. **Design Manual.** When not otherwise required by this UDO, the Conditional Zoning District (CD) shall include Building and site design standards in a design manual. The manual shall illustrate Building and site design standards, architectural styles, and color and material specification for design compatibility and consistency within the Conditional Zoning District (CD). The design standards shall coincide with or exceed the Town's design standards pursuant to Chapter 8 of this UDO unless otherwise modified to align with the Town's Land Use and Character goals and provide for exceptional design equal or greater to the Base District requirements.
- 5. **Additional special limitations and/or conditions** may also be proposed by the applicant in writing and incorporated into the application. Site-specific commitments shall be limited to those that address the conformance of the Project and use of the site, per the Comprehensive Plan, Ordinance regulations, and/or the impacts reasonably expected to be generated by the Project or use of the site.

C. Modifications to Approved Conditional Zoning Districts (CD)

- 1. **Conditional Zoning Districts (CD)** shall adhere to approved Development Plans or Subdivision Plans (Preliminary Plats), or Master Plans, special limitations and/or conditions. Modifications to Development Plans or Subdivision Plans (Preliminary Plat), or Master Plans, special limitations and/or conditions will require a new application for a Zoning Map Amendment unless an approved Minor Modification, Administrative Adjustment, or Variance is approved to allow the change.
- 2. **Minor Modifications.** Minor Modifications to approved Development Plans or Subdivision Plans (Preliminary Plat), or Master Plans, tied to a Conditional Zoning District (CD) are limited to those Minor Modifications established in Section 11.16 of this UDO, except that any changes that increase the density of the Project, change allowed Uses, or conflict with special limitations and/or conditions

cannot be considered through a Minor Modification and shall require a new application for a Zoning Map Amendment.

3. If multiple parcels of land are subject to a Conditional Zoning District (CD), the owners of individual parcels may apply for modification so long as the modification would not result in other properties failing to meet the terms of the Conditional Zoning District (CD). Any modifications approved apply only to those properties whose owners petition for the modification.

Part 3: Amending Section 11.16.D. Administration and Decision-Making Bodies; Modification to Approved plans and Applications; Modification Type Determination:

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to modify the minor modification allowances:

D. Modification Type Determination.

1. Minor Modification.

a. A minor modification may be allowed for situations/site elements that include the following:

- i. Expansion **or reduction** of Building floor area up to 25%;
- ii. Increase in Building Height by up to 15%;
- iii. Expansion or reduction in the amount of vehicle parking areas by up to 10%;
- iv. Increase in the total number of lots/unit by up to 10%, or 10 lots/units, whichever is less.
- v. Reduction of open space by up to 10%;
- vi. Increase in Project acreage by up to 10% or 5 acres whichever is less;
- vii. The designation of additional uses that only involve those listed as permitted ("P") on Table 3.2-A – Table of Uses in Chapter 3 of this UDO;
- viii. Reduce, relocate, or alter the composition up to 10% of any tree preservation area or removal of a Specimen Tree; ~~OR~~
- ix. A minor change in Building design, Building material selection, or percentage of various Building materials utilized; ~~that does not deviate from the original approval.~~

x. A minor change in street or utility layout; or

xi. A minor change in Lot arrangement, Lot lines, or Lot Area.

xii. Other minor modifications may be authorized by the Administrator if, in their determination, the minor modifications do not adversely impact the purpose or intent of the approved plans and applications.

b. A Minor Modification may not be allowed for situations that are in conflict with any condition that was imposed as part of the original approval.

2. Major Modification. A major modification may be allowed for other situations and site elements that do not constitute a "Minor Modification."

Part 4: REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of the UDO of the Town of Holly Springs conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Part 5: SEVERABILITY

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

Part 6: INCLUSION IN CODE

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

Part 7: EFFECTIVE DATE

The provisions of this ordinance shall become effective July 1, 2024 in accordance with the laws of the State of North Carolina.

Adopted this, the 18th day of June 2024.

Town of Holly Springs by

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk





Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 11.a.

New Business

Title: Town Council Official Action Overview

Strategic Priority Area:

Staff Resource:

Action(s):

- Receive project updates.
 - Holly Springs Ops Campus Rezoning and Development Plan
 - UDO Text Amendments

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 11.b.

New Business

Title: Committee Reports

Strategic Priority Area:

Staff Resource:

Action(s):

- Receive updates from Planning Board representatives for:
 - Land Use Advisory Committee (LUAC)
 - Tree Advisory Committee (TAC)
 - Wake Transit Plan Stakeholders

Explanation:

- The Planning Board appoints members to represent the Board on various committees.

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 11.c.

New Business

Title: Development Services Report

Strategic Priority Area:

Staff Resource:

Action(s):

- Receive Development Services Department updates.

Explanation:

Background:

Funding Source(s):

Attachment(s):

None