Holly Springs Town Council
7:00 PM **Tuesday, August 20, 2024**
Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of August 20, 2024 meeting agenda

RECOGNITIONS

5. Preparedness Month Proclamation

REQUESTS AND COMMUNICATIONS

6. Recent Town Credit Ratings and Debt Issuances Overview and Results

CONSENT AGENDA

7. June 18, 2024 and July 16, 2024 Business meeting minutes
8. Monthly Budget Amendments and Grants
9. Mowing and Landscape Services Contract
10. Greenway Grant Authorization and Certification
11. Assignment of Main Street Vista Development Agreement
12. Southern Access Road NCDOT Municipal Agreement

PUBLIC HEARINGS

13. Ragan Mixed-Use Rezoning and Development Agreement 23-REZ-03 - Legislative Public Hearing
14. Tassel Ridge Rezoning 24-REZ-01 - Legislative Public Hearing
15. Elliott Farm Major Subdivison and Development Agreement Amendment 23-MAS-02 - Quasi-Judicial Public Hearing
16. Elliott Farm Subdivision Voluntary Annexation A24-01 - Legislative Public Hearing

NEW BUSINESS

17. Condemnation Resolution - Alston Ridge Greenway

PUBLIC COMMENT PERIOD

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

OTHER BUSINESS

MANAGER'S REPORT

CLOSED SESSION

ADJOURNMENT

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

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 5.

Recognitions
Title: Preparedness Month Proclamation
Strategic Priority Area: Community Safety
Staff Resource: LeRoy Smith, Fire Chief

Action(s):
Issue proclamation.

Explanation:

- The President of the United States and Federal Emergency Management Agency (FEMA) recognize September as National Preparedness Month.
- Wake County is subject to multiple types of natural and man-made disasters.
- This proclamation encourages residents to prepare for potential emergencies by creating a family disaster plan, creating an emergency supply kit, and staying informed.

Background:

- National Preparedness Month (NPM) has been recognized at the federal level since 2004.
- September was chosen as the tragedies of September 11, 2001, highlighted to the nation the importance of being prepared and raising awareness about the importance of preparing for disasters and emergencies that could happen at any time.
- This September, Ready Campaign's 2024 National Preparedness Month will focus on Asian American, Native Hawaiian, and Pacific Islander communities. FEMA Administrator Deanne Criswill announced it is important for this diverse community to prepare for disasters and build resilience before disaster strikes.

Funding Source(s):
N/A

Attachment(s):
1. Emergency Preparedness Month

Town of Holly Springs

A Proclamation By The Mayor

Preparedness Month 2024

WHEREAS, Wake County and the Town of Holly Springs are at risk for a multitude of hazards including severe weather, terrorism, biological events, hazardous materials incidents, nuclear emergencies, civil unrest, and other man-made or natural disasters; and

WHEREAS, thus far in 2024 Wake County has experienced 8 Flash Flood Warnings, 10 Flood Advisories, 22 Severe Thunderstorm Warnings, 2 Tornado Watches, and 3 Excessive Heat Warnings; and

WHEREAS, political division has increased the risk of domestic terrorism and civil unrest; and

WHEREAS, communities across Wake County have experienced civil unrest, significant hazmat incidents, and severe weather; and

WHEREAS, every community, business, family, and individual in Holly Springs is encouraged to be ready for natural and man-made disasters including terrorism, tornadoes, flooding, hurricanes, and other emergency situations that might disrupt normal daily activities; and

WHEREAS, all Wake County residents can take steps such as making a family disaster plan, creating an emergency supply kit, and staying informed, to help make preparedness and personal responsibility a priority; and

WHEREAS, Holly Springs residents should know and understand the risks for their area and plan accordingly; and

WHEREAS, Holly Springs recommends residents include the safety of their pets in their emergency plans; and

WHEREAS, FEMA and the Office of the President of the Untied States recognize September as National Preparedness Month to encourage North Carolinians and Holly Springs residents to be disaster ready;

NOW, THEREFORE, I, Sean Mayefskie, Mayor of the Town of Holly Springs, North Carolina, am hereby honored to declare September 2024 as

Preparedness Month

in Holly Springs, and encourage all residents to plan and prepare for weather-related and man-made disasters by assembling their emergency supply kits and updating their emergency plans.

Presented this 20th day of August, 2024

IN WITNESS WHEREOF, I have
Hereunto set my hand and caused the Seal of
the Town of Holly Springs, North Carolina
to be affixed on this 20th day of August, 2024

_____
Sean Mayefskie, Mayor

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Requests & Communications
Title: Recent Town Credit Ratings and Debt Issuances Overview and Results
Strategic Priority Area: Organizational Excellence
Staff Resource: Tina Stroupe, Finance

Action(s):
Receive a Presentation from the Town's Financial Advisor, DEC Associates, on the Town's recent bond ratings and debt issuances for Limited Obligation Bonds and Revenue Bonds.

Explanation:

- Staff from DEC Associates will share key observations and results from the Town's most recent bond ratings and associated debt issuance efforts that have been used to fund community investments in water and sewer infrastructure and the new Operations Campus that will serve as the central work location for the delivery of public services to residents and businesses.

Background:

- Local governments in North Carolina that are planning to issue debt are required to obtain the services of a professional Financial Advisor.
- A Financial Advisor assists the Town with financial analysis, guides the Town through the various processes and steps to issue debt, and coordinates the Town's engagements with external agencies who review and ultimately approve and issue the Town's debt.
- DEC has served the Town in a financial advisory and planning capacity since 2019 and has been instrumental in the development of the Town's debt affordability modeling as well as the development of the Town's Community Investment Fund to ensure strong financial stewardship and infrastructure financial planning.

Funding Source(s):
N/A

Attachment(s):
None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Consent Agenda
Title: June 18, 2024 and July 16, 2024 Business meeting minutes
Strategic Priority Area: Organizational Excellence
Staff Resource: Linda McKinney, Town Clerk

Action(s):
Approve the minutes of the June 18, 2024 and July 16, 2024 business meetings.

Explanation:

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

Background:

Funding Source(s):
N/A

Attachment(s):
1. 6.18.24 minutes - DRAFT
2. 7.16.24 minutes - DRAFT

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, June 18, 2024. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and five Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Sean Mayefskie, Mayor Pro Tem Dan Berry, Council members Timothy Forrest, Danielle Hewetson, Chris Deshazor, and Annie Drees.

Council Members absent: none.

Staff Members Present in Chambers: Scott Chase, *Assistant Town Manager;* Daniel Weeks, *Assistant Town Manager*; John Schifano, *Town Attorney;* Linda McKinney, *Town Clerk* (recording the minutes); Mathew Mutter and Kameron Womack, *IT;* Kathy White, *Deputy Clerk;* Corey Petersohn and MaryBeth Spoehr, *Budget and Sustainability;* Tamara Ward, *Communications and Marketing*; Chris Hills, *Director, Development Services*; Elizabeth Goodson, Sean Ryan, Catherine Jacobs, Elliot Blonshine, and Grayson Taylor, *Development Services;* Kendra Parrish, *Executive Director of Utilities & Infrastructure*; Irena Krstanovic, *Director, Economic Development*; Tina Stroupe, *Finance Director;* Paul Liquorie, *Police Chief;* Animal Control Officer James Cherry, *Police Department*; LeRoy Smith, *Fire Chief.*

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Pastor Paul Leitzel of Oasis Church.

4. Agenda Adjustment: The June 18, 2024, meeting agenda was adopted with changes, if any, as listed: pull item 10 for discussion.

Motion: Berry
Second: Forrest
Vote: Unanimous

RECOGNITIONS

5. William Ball IV, Powerlifter Champion

Mayor Mayefskie recognized William Ball IV for his championship win and for moving on to Worlds in Malta this fall.

6. Juneteenth Proclamation

Mayor Mayefskie proclaimed June 19, 2024 as Juneteenth in Holly Springs and presented the proclamation to Mr. George Kimell, representing the MLK Committee.

7. July as Parks and Recreation Month

Nicolas Ziccardi, and Taylor Ford, Parks and Recreation, came to talk about Parks and Recreation Month. Mr. Ziccardi said that July is Parks and Recreation Month. This year's theme is *Where You Belong*. He outlined how Parks and Recreation create a sense of belonging and community, then outlined some of the special events coming up to celebrate Parks and Recreation month. He talked about the Bingo cards for the month, where trying new offerings will get you a stamp, and a completed line will win a prize.

Mayor Mayefskie proclaimed July Parks and Recreation Month in Holly Springs.

CONSENT AGENDA

The Council passed a motion to approve all items on the Consent Agenda except item 10 which was pulled for discussion. The motion carried following a motion by MPT Berry, a second by Council member Forrest and a unanimous vote. The following actions were affected:

8. Minutes – Council approved the minutes of the May 28, 2024 Workshop meeting.

9. End of Year Budget Amendments – The Council approved the end of year budget amendments for Fiscal Year 2023-2024.

10. Capital Associates Management, LLC Development Agreement Extension – *pulled from Consent for discussion.*

11. Voluntary Annexation A24-02 – Operations Campus – The Council adopted Resolution 24-16 directing the Town Clerk to investigate the sufficiency of annexation petition A24-02 and setting the public hearing for July 16, 2024.
A copy of Resolution 24-16 is attached to these minutes.

12. Engineering Design & Construction Standards Supplement #10 - The Council approved Supplement #10 to the Engineering Design and Construction Standards.

13. Town Code of Ordinances Chapter 8 Environment, Article V- NPDES Phase II Post-Construction Stormwater Updates - The Council adopted Ordinance 24-29, the Phase II Post-Construction Stormwater Ordinance, to comply with NC Department of Environmental Quality Approved Local Program Requirements.
A copy of Ordinance 24-29 is attached to these minutes.

14. Public Works Asset Surplus over $30,000 – The Council approved the surplus of Public Works Asset #12818, John Deere Motor Grader, valued over $30,000.

10. Capital Associates Management, LLC Development Agreement Extension – *pulled from Consent for discussion.*

Elizabeth Goodson, Development Service, said she could give an overview of the item and answer questions. She said the Development Agreement was adopted in 2020 and this request is for a one-year extension to one aspect of that agreement, locking in the utility rate for an additional year, to June 30th of 2025.

MPT Berry said he asked for this to be pulled from Consent because Council is going to discuss the budget tonight, raising rates on others. He said this project hasn't advanced and he didn't want to lock in the rates. Council member Hewetson said she agreed and does not feel comfortable extending this lock while raising rates on others. Council member Drees said this development has 124 affordable housing units. She asked how many others were in the works in Holly Springs. Ms. Goodson said Solaris has 24 to 25 affordable housing units. Council member Hewetson said this land will still remain designated by Wake County as a space for affordable housing, but it may come in under other terms if we don't extend the rates. Not locking the rates won't make it become something other than affordable housing.

Council member Deshazor asked why they were asking for a one-year extension.

Mr. Patrick Nerz, of DHIC and Frank Baird, CEO of Capital Associates came forward. Mr. Nerz said a lot has been happening with a half million dollars of planning to advance this project, it's just not visible on the ground. They are through the first round of site plan approvals. Since 2021 interest rates are well up but they are doing everything they can.

Mr. Baird said that it was intended to be an office building for My Computer Career, but that fell through during COVID, and they are looking for another tenant. They have high interest rates and sitework costs have increased. While the fees may not be much to the Town, every incremental thing makes the project less likely to succeed. All the grading and offsite improvements are locked together. Mr. Barid said widening Main St. was about $1 million, they put a greenway in and it keeps adding up, but rents aren't going up. They have about 2500 sq ft of tenants for a smaller building so they may ask to amend their site plan for a 3-story building instead of a 4-story. They have a commitment from a pediatric medical office to move in. The cost pressures have added up and right now it is unfeasible unless they get this lock. Mr. Nerz said they can't move forward if Capital can't.

Council member Deshzor said he questioned whether a medical office building is in the plan for that area of town. What he is hearing is things are getting more expensive and can the Town help them out, but what happens if they can't get a tenant and the Town is on the hook with Wake County. Mr. Nerz said they are asking to lock the fee amount because all of their other costs are going up. They are still paying close to $1 million in fees. Mr. Baird said he wants the extension to modify their plan. They want to help DHIC. If he wanted to punt on this he would have dropped out years ago. The office market is terrible right now with high vacancy rates. They felt that medical offices still have low vacancy. The sitework costs and off-site costs are too great to swing. They want to make it work for DHIC and a tenant. Mr. Nerz said it is Wake County land and they intend affordable housing for it. He said if they are not able to move forward, there is no telling when another project would come in. He said it takes a long time to go through the tax approval process and the financing process and they have done that. Mr. Baird said one of the changes in costs had to do with engineering and soil studies showing a lot of rock. Whoever builds there, that site is a difficult site to develop with a lot of additional costs.

Council member Drees asked how far ahead they were of a project starting from scratch. Mr. Baird said he is pricing a smaller building right now that would allow them to finance it more quickly and will know in the next few months whether they are viable. Mr. Nerz said in a perfect world it could be as short as two years, but the whole economy would have to change for a new project to work. Mr. Baird said the grading plan, site plan, utility plans, are all done. DHIC is ready with no changes, but they need Captial to be able to move.

Council member Drees asked how much the fees would increase if not locked. Ms. Goodson said it would be about $1 million. Mr. Baird said that My Computer Career had tax abatement as part of the agreement, but Captial doesn't so that is about half a million the Town will get that they wouldn't under the original agreement.

Council member Forrest asked if they had approached Wake County for help. Mr. Nerz said they had, and they are looking for ways to help out also. Mr. Baird said they talk with them every two weeks for an update and to figure out if there is anything else they can do.

Action: Motion to reject a continuation of the Sewer & Water System Development fee rate lock contained in the development agreement for one year to June 30, 2025.

Motion by: Berry
Second by: Forrest
Vote:
Aye: Berry, Forrest, Hewetson
Nay: Deshazor, Drees
The motion passed.

Action: Motion to extend the Sewer & Water System Development fee rate lock for six months.
Motion by: Deshazor
Second: Drees
Vote:
Aye: Deshazor, Drees

Nay: Berry, Forrest, Hewetson
The motion failed.

PUBLIC HEARINGS

15. Aura Wildwood Rezoning 23-REZ-04

Sean Ryan, Development Services, said that this item was to consider a request for a Conditional Zoning District for Aura Wildwood at 7450 GB Alford Highway. He showed the location of the parcel and explained what existing neighborhoods and businesses were nearby. He said the site is currently zoned CB Community Business and is designated as Mixed-use Center on the Land Use and Character Plan.

Mr. Ryan reminded Council and the audience that rezoning is a legislative process. If the rezoning is approved, the Major Subdivision and Development Plans would be quasi-judicial. He explained the requirements and benefits of the RMX district and said that the Conditional District Rezoning allows the applicant to request flexibility in exchange for higher quality, innovative, and sustainable development. It should not be used to relieve hardships, which is what the variances are for, and it should demonstrate that the Conditional District Design Goals are achieved.

Mr. Ryan outlined the five PODs the applicant is proposing. He outlined the ways the project met the goals, but then pointed out how the proposal fell short on several such as Pedestrian oriented communities, Communities that are visually and functionally connected, Creativity and imagination, and Efficient, aesthetic and desirable use of open space.

Mr. Ryan outlined the proposed standards that the applicant was requesting regarding density, minimum building heights, maximum residential building length, setbacks and frontages, and buffers and contrasted them with the UDO Standard.

Catherine Jacobs, Development Services, said the project was required to extend the water and sewer network. She showed the proposed water and sewer line locations. She said the sewer study showed that improvements are necessary to support this development. The applicant was willing to build the next phase of the pump station but only what is needed for their project, not the already approved downstream projects.

Ms. Jacobs said that the applicant agreed to widen GB Alford along the property frontage. She showed the access points to the property and the planned internal roadways. She showed the ten intersections studied in the traffic study and said the extension of Wildwood Farm Way would be extended across the property. She said that at the time the staff report was written they were proposing an internal street network that differed from the CTP cross sections. Since that time the applicant has proposed committing to using CTP cross sections except for a few exceptions but has not sent a commitment in writing. Ms. Jacobs outlined the traffic improvements the developer was offering to make on S. Main and NC 55, and that they would commit to monitoring Wildwood Way and Ralph Stephens.

Ms. Jacobs said that the project included greenways that would connect to Wildwood subdivision and sidepaths along the thoroughfares to bring together Fuquay-Varina's planned sidepath along 55, which is not yet constructed.

Mr. Ryan said that while the applicant demonstrated willingness to work with town staff and neighboring Wildwood residents and proposes creative adaptive reuse of the Adams Farmhouse (if feasible) the overall site design and Pod layout separates uses, limiting the potential for mixed-use as envisioned by the Comprehensive Plan, and Pod C has significant surface parking in the middle of the site, limiting walkability. He said the proposed CD standards are less restrictive than the UDO and do not meet the intent of a Mixed-Use Center. The commitment to 11,000 square feet of commercial space concurrent with residential units does not fulfill the vision of a Mixed-Use Center, and the project does not meet the intent of the Regional Mixed-Use zoning district or the Town goals and objectives of the Vision holly Springs Comprehensive Plan. Staff does not recommend approval.

Thomas Urquhart, Planning Board, said that Planning Board recommended approval with a vote of 4 – 1. He said that even though the application is inconsistent with the Comprehensive Plan, it is reasonable, and the Planning Board voted for approval. He spoke of the neighbors who spoke

in favor, said that no one spoke in opposition. He said they liked the creative reuse of the Adams Farmhouse.

Council member Deshazor asked if anything was discussed around the fitness center. Mr. Urquhart said no. MPT Berry asked about the date of the Planning Board meeting. Mr. Urquhart said it was May 28th. MPT Berry pointed out that that was the day after Memorial Day, and why many members of the Planning Board were absent. He said the staff report states clearly that the plan was not consistent with the Comprehensive Plan. Mr. Urquhart said the Planning Board agreed that it was not consistent with the Comprehensive Plan but they felt it was reasonable and wanted to support it.

Mayor Mayefskie opened the public hearing and the following input was received:

Collier Marsh of Parker Poe said a lot of people on their team were present if needed to answer questions. He said staff did a good presentation. It is a tough project with a lot of competing interests. He said they pushed to get as close to the Comprehensive Plan as possible but will fight for this because they think it is important. He said he thinks current zoning is incompatible with the adjacent neighborhood and CD would be better than the current zoning which could bring a strip mall. He said the project is unique and the scale of RMX is too much for this parcel. But he said this project was between RMX and MMX and they wanted to take RMX and scale it down. He said the five PODs are separate but interconnected. He said they had a detailed master plan and proceeded to show it. POD A – multifamily area. He said it would be multifamily and mixed-use with secured and conditioned corridors, 4 story, elevator served. He said the architecture would honor the Adams farmhouse. He said there would be live-work buildings, giving residents a chance to live above their business. He said they worked to frame the streets with their buildings to make it walkable. He showed elevations of the proposed residential buildings.

Mr. Marsh said the Townhomes were important because they were not allowed in the CB district. He said it was important to the residents of Wildwood to transition the land. He said they are 100% rear loaded. He showed the greenway and how front doors will open out to greenways, rather than streets. He said it creates a unique setting. He said the street narrowing is a traffic calming measure. He said that for POD C – health and fitness - they have been working with Lifetime Fitness. It is not what you are used to seeing. It is vertical and horizontal mixed uses in one building. Basketball courts, indoor and outdoor pools, dining, childcare (not drop-in) and a sport medicine component. He said that with meaningful commercial square footage comes a lot of required parking. He said they don't have pickleball courts right on 55 – there is enhanced screening. He said that for POD D – dining and shopping - that this has received overall support from everyone. It is a unique space. There are large pedestrian spaces and gathering areas, walkable to existing and proposed residential, with a greenway connection to Wildwood. He said that for POD E – office and retail – that this is designed for one or two users. A smaller grocery store, medical office, or hotel. He said the Adams House was a big topic of discussion. The house is so close to 55 that the required widening forces the relocation of the home. They put it on an internal street parallel to 55 so cars are not going so fast and it will be close to a greenway. They will move the barn with it. He asked Carly Jones to talk about the vision for the reuse.

Ms. Jones said she is the President and CEO of Artspace in the City Market District. She said they serve the market with artist studios at below market rates. They propose the use of this house to bring in artists. The first floor would have art studios, gallery, pub and lounge; the second floor would be an apartment for an artist in residence. The artist in residence would be required to engage with the community and with schools.

Mr. Marsh said this is a unique site and they balanced multiple factors. He outlined the integration of uses and said the Adams Farmhouse theme throughout would unify the various PODs. He talked about the environmentally friendly commitments of requiring the buildings to be built to energy efficiency standards. He said they are creating excess sewer capacity. He talked about the project timeline and how they listened, engaged the community, and evolved the plan to react to those engagements.

Council member Deshazor said that only people who pay fees to Lifetime Fitness can use the amenities Mr. Marsh described. Mr. Marsh said that is correct. Council member Deshazor asked about drive-throughs. Mr. Marsh said there would be a maximum of two in the outparcels. Some of the tenants would restrict through deed covenants some of the less desirable drive-throughs. Council member Deshazor asked if, since we're hearing office space is hard to rent, were there thoughts of having more retail. Mr. Marsh said they have looked at the northernmost section as possible office, and there is interest from medical offices, but also interest from hotels and others. They are trying to time this to attract the best commercial. Council member Deshazor asked if they could exceed the 10% tree preservation. Mr. Marsh said that with the footprint they are proposing he does not think they can increase the tree preservation. The creek on the northwest corner is extensive preserved open space. Then the west also preserves. He doesn't know what that percentage is, but it is meaningful.

MPT Berry asked if their client does commercial development. Mr. Marsh said Trinsic is residential, but they have partners. MPT Berry asked about a commitment with a developer agreement for commercial. Mr. Marsh said the commitment is to the 11,000 sq ft area. There is not a signed lease. There are financing reasons to not have that, but all three partners are connected and they all have to work. MPT Berry pointed out that Lifetime Fitness has said that they want to come to Holly Springs for 7 years, always on different sites, but they never come. Why is this site the right one?

Mr. Scott Ferguson of Lifetime Fitness said he stepped into this project 6 months ago. With this site and this opportunity, with the surroundings and location, it is a sweet spot. He said they looked at a Green Oaks site around 2019, then COVID hit and there was no revenue for two years. Part of the reason this site is able to work is the commitment TRINSIC has to the site. Construction costs are up, sitework costs are up. What makes this work is the developer managing the site work and bringing the costs down.

Council member Drees said she appreciates their engagement with Wildwood and their ties to Holly Springs. She asked about the Carlyle Adams Foundation and asked if the Adams House can be moved, do they have a commitment to this. Dave Dahl, Trustee of the Carlyle Adams Trust, said that Carlyle owned a number of properties when he died. They have repurposed one of his properties in Beaufort, used mostly by nonprofits and government organizations. They have experience operating these types of properties and think this may be the last opportunity to preserve the farmhouse.

Council member Drees asked what the distance between the greenway and the houses that face it was. Mr. Marsh said it was a minimum of 20 feet. Council member Drees asked if it was the expectation that the greenway would be available to the public. Mr. Marsh said it would be part of the town's greenway system and open to the public. Council member Drees asked about a fence around the swimming pool. Mr. Marsh said it would be secured. Council member Drees asked about parking on Wildwood Farm Way. Mr. Marsh said parking would be behind the units. Council member Drees said the area by the vertical use building looks like a parking lot, but it's designated a road. Mr. Marsh said the north-south street, as it goes in front of the vertical mixed-use building, has parallel parking for the commercial uses. Council member Drees asked him to speak to the pump station. Mr. Marsh said that several phases of improvement were needed. The one they chose does provide more capacity than they need, but they cannot afford the choice above that.

Stephanie Embry, 304 Mistwood, said she spoke on behalf of the Wildwood neighborhood and had those in the audience stand. She said that their neighborhood is tucked behind Lowes, next to the Adams property. They understand that it will be developed and that whatever is built there will connect to Wildwood. She said TRINSIC has addressed lots of their concerns and the HOA board has voted to support this. They don't want commercial traffic on Wildwood Farm Way or backing up to their property. They like the transitional housing between them. They like the connection to Wildwood Farm Way. One of the things not talked about was the connection to Lowes. When it was built there was an agreement that a connection would be built when the Adams property was developed to keep people from cutting through their neighborhood.

David Adams, 2624 Broad St. Holly Springs, said he had a 26-year career in commercial banking, financing projects like this. He served on Wake County Planning Board, and is the trustee of the property behind this property. He said he was in favor of this development. Since Carlyle Adams death in 2014 he has had many conversations with Trinsic and other developers. Because it was once the homestead of his great grandparents, he has sentimental attachment, but no financial interest. He said he knew that development was necessary to the growth of Holly Springs. He said he thinks this is the right project in the right location, and the time is now. He said that Council needs to make the best decisions for the whole town while upholding the property rights of property owners.

There being no further input, Mayor Mayefskie closed the public hearing.

Mr. Ryan said that the Wake County Pub Schools assessment was included in the packet.

He walked through the three versions of the rezoning ordinance with Council. A inconsistent and not reasonable; B inconsistent but reasonable; C consistent and in the public interest.

Council member Deshazor said he met with residents and talked to staff. He loves the transitional residential. He said he is not a fan of Lifetime Fitness because that is the entry into Holly Springs from the south and would like that to be a “Wow” as you enter the town. He would like to see something different there.

Council member Hewetson said she appreciates the effort. There are a lot of elements that are cool and would be beneficial. At the same time those are a small portion of the project, and the inconsistency with the Comprehensive Plan bothers her. She said the Town only has a few areas for this type of development. She said she appreciates the plans for the Adams house, but the balance is off for it to be consistent with the town’s Comprehensive Plan.

MPT Berry said looking at the Comprehensive Plan, this one does not meet Mixed-use center goals. The vertical integration seems like a “check the box” effort. He said it lacks compact walkable goals. The lack of commitment on completion for the commercial gives it uncertainty, so he feels unsupportive. He said that the timing of the Planning Board meeting, with 4 people absent, may have affected their vote. The impact letter from Wake County Public School System indicates a lack of elementary schools for this development. He said there was not enough benefit for him to be able to support it.

Council member Forrest said that this area is identified as a potential economic development area. The plan does not meet the Comprehensive Plan. He believes the applicant has done a great job of meeting with local residents and he appreciates the historic structure preservation and other minor plan modifications. But we are missing the opportunity for more commercial space so he cannot get behind it. He hopes it will morph into something that is more consistent, but he can’t get behind it now.

Council member Drees said walkability is not just about short walks, but having the blocks have things you want to see, not just asphalt. These walkways do not meet that. She does not support it.

Action: Motion to adopt Ordinance RZ24-05 A to adopt the statement of non-compatibility and deny the rezoning.

Motion by: Hewetson
Second by: Berry
Vote: unanimous

16. Ragan Mixed-Use Rezoning and Development Agreement 23-REZ-03

Grayson Taylor, Development Services, said this item was a request for a Conditional Zoning District (CD) and Development Agreement for Ragan Mixed-Use at 3313 Avent Ferry Road. He said the request was to open the public hearing and continue it to July 16th. Mayor Mayefskie

said that this would be continued to July 16th and those who signed up were welcome to come speak but it might be more valuable to come back in July.

Mayor Mayefskie opened the public hearing.

William Mitchell, 3309 Avent Ferry Road, said he would be back next month but he wanted to ask for more detail in the plans that were presented. There is a lot you can't tell from what is presented on the website. He said he will also reach out to the Planning Board to ask for more detail. He said a utility easement was stubbed out on his property on one plan, but not the latest version and he would like to see that back. He has well and septic on his land and according to the EPA there are setbacks you can do around your well and this development would affect his water quality. He said his septic area will probably be impacted since the setbacks are so small. He said that Holly Springs has plans to widen Avent Ferry Rd. which will also take part of his septic. Briefly there is a long history of low-density development around Avent Ferry Rd. and one reason is because of the nuclear plant. This was stated in the last land use plan by Wake County for this area. He does not consider this plan low density.

TJ Parker said she was flabbergasted. She said she had no communication from the town or the developer. She was out of town for one meeting, and the other one her internet was not working. She is shocked that this is going forward. She owns 30 acres across the street from this. This will negatively impact her. She bought a farm. She has raised chickens for years. This will be detrimental. She knows this is not her land. But the developer then talked about widening the road. She is concerned with traffic, and the road widening will affect her barn. The developer said widening the road was the town's issue not the developer's. She has not gotten a straight answer about whether her barn will be affected. She said it will be a detrimental impact on her livelihood. The traffic situation is already bad at peak traffic times. Right now she is backed up 30 minutes over the lake.

Allen Jones, 3128 Avent Ferry Road, said he has lived there since 1984. They own a 50-acre farm and grow pine trees. They were there before the lake was there. They have seen the growth. He applauds the town for the work they have done. He said we are seeing changes happen here in Holly Springs. His request is now that Holly Springs is coming towards his property, to do things in a consistent and proper manner. We have farmland and are doing things for forestry and agriculture. He said the plan does not show the sewage routes and he would like the town to plan for how the sewer will come through there so that additional developments in the future will have access to water and sewer. He is not against the development, he knows it's coming, but he asked the town to do their job. He would prefer development didn't come but if it does, he wants to do it right.

Jeremy Hudson, 5524 Rex Road, said he was directly across from the proposed pumping station. He has lived there for 20 years. He knows we live in a representative republic, but those of us affected by this did not have the chance to vote for any of you, but are being imposed upon. The plans given to us show significant incursions onto our property rights. He understands that the road needs to be widened, but he thinks they are asking for more than is needed. He said traffic was backed up at Holleman Crossroads, and the traffic is backed up at the intersection of Friendship Rd. which is impacting his property rights and the enjoyment of the fruits of his labor. He wants to enjoy the peace and tranquility he is used to. He doesn't want that many residential units. The zoning change is out of whack with the historical aspect of the area and not in line with the community who lives there.

Action: Motion to continue the public hearing to July 16, 2024.

Motion by: Forrest
Second by: Hewetson
Vote: unanimous

17. Semiannual UDO Text Amendments 24-UDO-01

Sean Ryan, Development Services, said this item was for Council to consider the Spring 2024 staff-initiated UDO text amendments. He said there were 20 parts considered for amendment including plan recommendations (NE Gateway, etc.), lot frontage, clarify Amusement & Entertainment uses, the timing of active recreation improvements, and other technical corrections and clarifications.

Mr. Ryan said the change on residential lot sizes was to provide a clear option for 10,000 square foot residential lots. The proposal adjusts the base standards and broadens the tiers of lot sizes and adjusts the Conditional District mix requirement. He said permitted uses would be expanded to include uses not in the UDO previously, such as quadruplexes. This would allow conversations about what types of housing uses are appropriate in certain areas. A third area, Mr. Ryan said, was removing the Downtown Area exemption for providing parking. He said there were still things an applicant could do if providing parking was not feasible, but this would get them to the table.

Thomas Urquhart, Planning Board representative, said that the Planning Board voted to recommend approval 5 – 0, with 4 members absent.

Mayor Mayefskie opened the public hearing and the following input was received: none.

There being no input, Mayor Mayefskie closed the public hearing.

Action: Motion to adopt Ordinance 24-27 to adopt the statement of compatibility and approve UDO Text Amendments.

Motion by: Hewetson
Second by: Deshazor
Vote: unanimous

18. Conditional Zoning Districts UDO Text Amendment 24-UDO-02

Sean Ryan, Development Services, said this item was to consider UDO text amendments to the Conditional Zoning District process that Council discussed at a previous workshop. Mr. Ryan outlined the current process, which takes 18 – 24 months and involves at least two neighborhood meetings and two public hearings. He said that staff proposes an optional 2-step process which would involve one neighborhood meeting and one public hearing and shorten the process to 12-18 months. Mr. Ryan emphasized how this process would allow residents to have information and input sooner in the process.

Thomas Urquhart, Planning Board representative, said the Planning Board voted to recommend approval with a vote of 5-0 (with 4 absent.)

Mayor Mayefskie opened the public hearing and the following input was received: none.

There being no input, Mayor Mayefskie closed the public hearing.

MPT Berry asked about the two processes. Mr. Ryan said an applicant would choose which process they would prefer.

Action: Motion to adopt Ordinance 24-28 to adopt the statement of compatibility and approve UDO Text Amendments.

Motion by: Deshazor
Second by: Hewetson
Vote: unanimous

19. Economic Development Agreement (EDA) with Fujifilm Diosynth Biotechnologies

Daniel Weeks, Assistant Town Manager, said this item was to consider the Economic Development Agreement (EDA) between Fujifilm Diosynth Biotechnologies (FDB) and the Town. He gave background on the company and reminded the audience that FDB selected Holly Springs as the site for Project Galaxy in 2021 and the expansion, Project Aura, in 2024. He showed where the expansion would be on the campus and outlined the benefits to the Town of this expansion.

Mr. Weeks outlined the key terms of the EDA including industrial utility rates, fee waivers, where permissible, town property conveyance, expedited staff level review, transportation improvements by FDB and in partnership with NCDOT, and an indemnity agreement placing any financial burden associated with budgetary overages on the southern access road on FDB.

Mayor Mayefskie reopened the public hearing and the following input was received:

Jordan Ulrich of Fujifilm Diosynth Biotechnologies spoke in favor of the Economic Development Agreement. He said he was the head of project delivery and the interim site head for FDB. He thanked Council and staff for their support for the project. They have just crossed 80% complete on the first phase with a strong safety record. He said FDB is people-focused and committed to a healthier society. He praised staff. He said once Phase 1 and 2 are complete FDB would have invested $3.2 billion in Holly Springs. He said they were committed to Holly Springs and thanked them for their support.

There being no further input, Mayor Mayefskie closed the public hearing.

Action 1: Motion to approve Economic Development Agreement between Town of Holly Springs and Fujifilm Diosynth Biotechnologies.

Motion by: Forrest
Second by: Hewetson
Vote: unanimous

Action 2: Motion to authorize the Town Manager to execute necessary transactions consistent with prior Council approvals and terms of the EDA.

Motion by: Forrest
Second by: Hewetson
Vote: unanimous

Action 3: Motion to enter into an indemnity agreement with Fujifilm Diosynth Biotechnologies related to the construction of a new Southern Access Road.

Motion by: Forrest
Second by: Hewetson
Vote: unanimous

NEW BUSINESS

20. Adoption of Fiscal Year 2024-2025 Operating Budget and Community Investment Plan

Corey Petersohn, Office of Budget, Innovation, and Strategy, said this item was to adopt the Fiscal Year 2024-25 budget and Community Investment Plan. He outlined the four strategic priorities on which the budget was built. He said that at the budget workshop Council adjusted the Manger's Proposed Budget by maintaining the property tax rate of 34.35 cents per $100 valuation; dedicating an additional 0.25 cents of the tax rate for transportation improvements (in addition to the

0.50 cents in the manager's recommendations); and balancing that by appropriating $209,218 in additional Wake County cost-share revenue for Fire Services, eliminating $100,000 in yard waste operating contingency, reducing the Street Tree Program increase from $10,000 to $5,000, and eliminating the $1,638 pay adjustment for the Mayor and Town Council.

Mr. Petersohn reminded the public that they could get more information on the budget by visiting the town website or contacting the Town Clerk.

Mayor Mayefskie asked Town Attorney, John Schifano to say what would happen if they don't pass the budget tonight. Mr. Schifano said state law requires the budget be passed by July 1st. If it doesn't happen it puts at risk the town's borrowing ability. If it doesn't pass tonight, we will ask that you continue this meeting to a time in the near future to discuss it again.

Action 1: Motion to adopt the Fiscal Year 2024-2025 Operating Budget and Community Investment Plan and associated ordinances and policies included in the agenda packet.

Motion by: Forrest
Second by: Hewetson
Vote:
Aye: Deshazor, Hewetson, Forrest, Drees
Nay: Berry
The motion passed.

Action 2: Motion to adopt Council Order 24-01 directing Wake County to levy and collect property taxes for the Town of Holly Springs.

Motion by: Forrest
Second by: Hewetson
Vote: unanimous

MPT Berry said that since he dissented, he wanted to give his rational as a matter of public record. Inflation is impacting all our wallets at a time when we are raising water and sewer rates and Wake County is raising taxes. He said the amount dedicated to transportation is insufficient. He said projects are above their estimates and he doesn't think we have done our part to reduce the impact to residents. He thinks we should tighten our belt and that is why he voted against the budget.

Council member Drees said she shared his frustration with the lack of belt tightening assistance that Council got at the workshop and she thinks residents will suffer.

Council member Hewetson said this was not an easy decision. Council has been back and forth and discussed it many times. No one took it lightly and everyone fought for the right thing for residents. In agreeing to this budget, she said she understands there is an increase, but residents will suffer if we do not invest in some of the things in this budget, like public safety. To not do that is to expect staff to continue to give the level of service without the resources, and eventually those things cannot continue. She believes this is the right level of service. This allows us at least some options to put towards traffic. She said she believes Council landed in the right place.

Council member Forrest said we have not raised taxes in this town for over 10 years. The town has tried to manage the growth and development with no tax increase. He said that it is important to note that 3 cents of the tax rate is the Parks and Recreation Bond that the voters approved. The majority of the remainder goes to public safety, Police and Fire, and council had multiple discussions on why the need was there. We need to continue to provide services to grow the town. If we are not prepared for the growth to come we will create more problems. He said he hopes this is the only time he will vote for a tax increase. He said the budget was needed to keep services up where they belong.

Council member Deshazor said it was his first time going through the budget process and he is happy that Council delayed the vote and took time to look at it more closely. Raising taxes is

not something we want to do. But he challenged staff to tighten their belts. We need to be more prudent with funds.

21. Oakview Development Agreement Amendment

Elizabeth Goodson, Development Services, said the purpose of this item was to consider an update to the Development Agreement for Oakview Innovation Park between Helix Ventures, LLC and the Town. She said with the economic development incentive package for Project Galaxy the Town was required to provide utilities for the parcel. Oakview Innovation Park's developer extended the sewer in the area. The original development agreement approved in February of 2020 anticipated the Town's portion to be $500,000. However, there were some scope changes, and the actual cost to construct the required line size to provide sewer to the basin was greater, resulting in a request for an additional reimbursement of $247,308.91.

Action: Motion to approve Development Agreement between Town of Holly Springs and Helix Ventures, LLC.

Motion by: Berry
Second by: Forrest
Vote: unanimous

22. Amendment to Ordinance Section 12-65(c)(8) – Cruelty to Animals

John Schifano, Town Attorney, said that Council directed him to amend the code of ordinances. He introduced Animal Control Officer James Cherry, Holly Springs Police Department. Officer Cherry said the purpose of this item was to consider revisions to the Town's Code of Ordinances to prohibit unsupervised tethering of animals to objects. He said the current ordinance prohibits tethering an animal under conditions that the animal control officer deems dangerous. He outlined some of the problems with tethered animals. The proposed amendment would prohibit all tethering outside the presence of the owner, but would allow ariel and pulley dog runs, so long as the animal has adequate supervision, and access to food, water, and shelter.

Mr. Schifano compared the current ordinance and the proposed amendment.

MPT Berry said he wanted to be sure we weren't overreacting. He asked how "supervision" was defined in this ordinance. Officer Cherry said that the key of the ordinance was to make sure an animal wasn't living on a tether. This ordinance is in line with our neighboring municipalities. Mr. Schifano said you would prove the animal wasn't supervised if it had endangered itself or gotten entangled. If an officer went and saw that the pulley wasn't working and the animal was tangled up, that would prove it was unsupervised. As long as you are using an approved system, you are going to be good and the animal won't be tangled.

Council member Deshazor said he had the same fear because he knows houses where the dog is tethered on the front porch and the front door is usually open, the dog is in no danger, so as long as the officer has that discretion, he is ok.

Officer Cherry said our main concern is that the animal has access to food, water, and shelter and is not living outside.

Action: Motion to adopt Ordinance 24-30, amending the Animal Cruelty section of the Code of Ordinances.

Motion by: Hewetson
Second by: Forrest
Vote: unanimous

23. 2024 Limited Obligation Bonds Initial Resolution

Tina Stroupe, Finance Director, said this item was to review the process for issuance of Limited Obligation Bonds (LOB) for the Operations Campus Phase 1 and to discuss next steps. She

outlined the major components of the LOB process, including Council Approvals, public involvement, rating agencies, and the Local Government Commission (LGC).

Ms. Stroupe said that the Operations Campus Phase 1B LOB is requested to be a “not to exceed” $44.5 million, to include the $41 million for Ops Campus. Bids are not in and it is easier to issue a not to exceed number and then issue less than to not have enough and have to restart the process. The refunding component of 2024 LOBs is not to exceed $8,500,000 to refinance 2014 LOBS for the Law Enforcement Center, North Main Athletics Complex (Ting Park) and Transportation Projects. The rates are undetermined at this time, but a savings threshold of 2-3% is necessary to make it worthwhile. If the interest rates do not provide that, they will not refinance. She outlined the timeline, including a public hearing in July and Council adopting an approving resolution. LGC approval and closing of the bond sale would be set for August, as would the bond closing.

Action: Motion to adopt the Initial Resolution authorizing the negotiation of an installment financing contract, calling for a public hearing and directing publication of the Notice of Public Hearing, directing application to the Local Government Commission, and direction to retain the necessary professionals essential for the debt issuance process.

Motion by: Deshazor
Second by: Hewetson
Vote: unanimous

UNFINISHED BUSINESS

24. Water Sewer Revenue Bonds, Series 2024 Bond Order

Tina Stroupe, Finance Director, said the purpose of this item is to review the process for issuance of 2024 Water and Sewer Revenue Bonds and discuss next steps. She reminded the public of what a revenue bond is, and the differences between it and a general obligation bond. She said the bond is required to be paid out of the revenue fund, not the general fund. She then said that these bonds were to pay for Holly Springs’ share of the expansion of the Water Filtration Facility in Sanford in order to add 4 mgd to our water supply. The revenue bonds would be a not to exceed $75,000,000.

Ms. Stroupe said that next steps would be the adoption of the Bond Order tonight, with LGC approval expected on July 7th and the bond sale on July 16th.

Action: Motion to adopt Final Resolution authorizing the issuance of the Town’s 2024 Enterprise System Revenue Bonds.

Motion by: Hewetson
Second by: Berry
Vote: unanimous

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

The following public comments were received in writing: one anonymous comment regarding parking in the Remington Subdivision, one comment from Kirk Weber regarding yard waste collection and one from Anthony Fulgieri in opposition to Aura Wildwood.

The following public comments were received in person: none.

OTHER BUSINESS

Council member Drees said she wanted to point out that it took three hours to get to public comment and it is hard for residents to give up that much time. She would like to move the public comment to earlier in the meeting. She thanked the Holly Springs Chamber of Commerce for the Women's Empowerment event. She thanked the Parks & Recreation team for the website on the bond projects. She asked people to fill out the Wake County transportation survey by Friday, and invited people to celebrate Juneteenth. She said July may be Parks & Recreation month, but June is Pride month and she is excited to announce the Pride of Holly Springs event on September 7th to support the LGBTQ community.

MPT Berry asked if there was a way to inform the public that a hearing is being continued. Scott Chase, Assistant Town Manager, said we could work on some public engagement.

Council member Hewetson said happy Father's Day to everyone in the room and since we won't have a meeting until after the July 5th celebration she recommended the fireworks at Sugg Farm as a wonderful community event.

Council member Deshazor said people say they want to keep the small-town feel. Events like this make us feel like a small town. Juneteenth is tomorrow and he said it is a great historic thing. The Smithsonian and the History Channel all have good information on Juneteenth. On the Operations side he would like to communicate to the residents about leaf pickup time and how leaves don't have to go in the yard waste carts. Finally, it's hot outside, so check on your neighbors, especially the elderly and make sure they're ok.

MANAGER'S REPORT

Scott Chase, Assistant Town Manager, said congratulations on the adoption of the budget and thanked staff for their work.
He announced events coming up – Juneteenth celebration on Saturday with food trucks, music and more. And the Holly Springs Independence Day event on July 5th at Sugg Farm with fireworks starting around 9 pm.

CLOSED SESSION: None.

Adjournment: MPT Berry made a motion to adjourn at 10:10 It was seconded by Council member Forrest and passed with a unanimous vote.

Respectfully Submitted on Tuesday, August 20, 2024.

Linda C. McKinney

Linda C. McKinney, Town Clerk

Addenda pages as referenced in these minutes follow and are a part of the official record.

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, July 16, 2024. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and four Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Sean Mayefskie, Mayor Pro Tem Dan Berry, Council members Danielle Hewetson, Chris Deshazor, and Annie Drees.

Council Members absent: Council member Forrest.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Scott Chase, *Assistant Town Manager;* Daniel Weeks, *Assistant Town Manager*; John Schifano, *Town Attorney;* Linda McKinney, *Town Clerk* (recording the minutes); Mathew Mutter and Kameron Womack, *IT;* Corey Petersohn and MaryBeth Spoehr, *Budget and Sustainability;* Cassie Hack, *Director, Communications and Marketing*; LeeAnn Plumer, *Director, Parks and Recreation;* Jessica Stygles, *Parks & Recreation;* Chris Hills, *Director, Development Services*; Elizabeth Goodson, Sean Ryan, Brett Gosney, Elliot Blonshine, and Grayson Taylor, *Development Services;* Kendra Parrish, *Executive Director of Utilities & Infrastructure*; Kimberly Keys, *Utilities & Infrastructure;* Irena Krstanovic, *Director, Economic Development*; Tina Stroupe, *Finance Director;* Paul Liquorie, *Police Chief;* LeRoy Smith, *Fire Chief.*

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Ahmed Radwan of the Alnoor Islamic Center.

4. Agenda Adjustment: The July 16, 2024, meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry
Second: Hewetson
Vote: Unanimous

RECOGNITIONS

5. Farmers Market Week Proclamation

Jessica Stygles, Parks and Recreation, said that National Farmers Market Week is celebrated the first full week in August, which this year is August 4th through the 10th. She said the Holly Springs Farmers Market is in its 13th year. She showed how the number of markets per year has increased from 22 to 46, and the average number of vendors has risen from 11 to 40, with last Saturday's market reaching a record high of 47 vendors. The average number of customers has risen from 319 in 2010 to 1,561 in 2024, with the total customers per season reaching 55,560 in 2023. Ms. Stygles highlighted the various nutrition assistance programs and children's programing at the market and highlighted some upcoming special events.

Mayor Mayefskie proclaimed August 4 – 10, 2024 as Farmers Market Week in Holly Springs.

CONSENT AGENDA

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

6. Minutes – Council approved the minutes of the June 4, 2024 Business meeting and the June 11, 2024 Workshop meeting.

7. Monthly Budget Amendments – The Council approved the monthly budget amendments.
Budget amendments are attached to these minutes.

8. Authorizing Resolution for Kroger Opioid Settlement and Approving Second Supplemental Agreement for Additional Funds – Council adopted Resolution 24-17 authorizing execution of the Kroger Opioid Settlement and approving second supplemental agreement for additional funds.
A copy of Resolution 24-17 is attached to these minutes.

9. Parking and Infrastructure for Garden at Sugg Farm – The Council awarded the construction contract to Lanier Construction Co. Inc. in the amount of $203,500 for the construction of the parking area and support infrastructure for the community garden at Sugg Farm, and authorized the Town Manager to execute any required change orders that are consistent with the project scope and within a sub-project allocation of $223,350 (including the 10% contingency of$203,500.)

10. 911 Upgrade Sole Source Approval – The Council approved the vendor, Motorola Solutions, for sole source exemption to purchase radio console equipment for the Police Department in the amount of $817,594.

11. Voluntary Annexation A24-01 – 2836 & 2908 Piney Grove Wilbon Rd. – The Council adopted Resolution 24-21 directing the Town Clerk to investigate the sufficiency of annexation petition A24-01 and setting the public hearing for August 20, 2024.
A copy of Resolution 24-21 is attached to these minutes.

12. Development Plan 18-DP-15-A01 Expiration Extension Request for Wegmans - The Council granted the second of four allowable 6-month extensions for Development Plan 18-DP-15-A01 for Wegmans to extend the expiration date from August 15, 2024 to February 15, 2025, as requested by Wegmans.

13. Interlocal Agreement with Fuquay-Varina for Joint Water Line and Associated Appurtenances - The Council adopted Resolution 24-25 to approve the Interlocal Agreement between the Town of Holly Springs and the Town of Fuquay-Varina for the Joint Construction, Ownership, Management, Maintenance, and Operation of a Joint Water Transmission Line and Related Appurtenances to provide water to both towns from the Expanded Sanford Water Filtration Facility.
A copy of Resolution 24-25 is attached to these minutes.

14. Interlocal Agreement with Fuquay-Varina for the Alston Ridge Greenway – The Council adopted Resolution 24-24 to approve the Interlocal Agreement between the Town of Holly Springs and the Town of Fuquay-Varina for the purpose of creating the Alston Ridge Greenway which will connect two separate greenways located in each town.
A copy of Resolution 24-24 is attached to these minutes.

PUBLIC HEARINGS

15. Explora Discovery School Development Plan

Mayor Mayefskie reminded the public that this is a quasi-judicial decision in which Town Council collects evidence via sworn testimony by fact witnesses, or opinions by qualified experts.

Brett Gosney, Development Services, said this item is to consider a Development Plan for Explora Discovery School. These must present evidence that the standards of the ordinance are met. If the applicant presents sufficient evidence that the standards are met, the applicant is legally entitled to approval. He then outlined the five criteria to be considered in a quasi-judicial proceeding.

Mr. Gosney said that the property is located at 109 E. Center Street in the Downtown Village District. The property is currently zoned DMX Downtown Mixed-Use and the property across the street is residential. He said that this project was submitted prior to the approval of the new Downtown Area Plan. He said that in February of 2023 Capitol Area Preservation came out and said that the building maintained 70% of its historic elements, but staff is aware of interior changes that had been made that make it unlikely that it could achieve Historic Preservation status.

Mr. Gosney said that when a property's use changes from Residential to Commercial, the site and structure must meet commercial standards, including parking, completing road widening and installing sidewalks, bringing the building up to Commercial Building Code, and adding required open space.

Mr. Gosney said the applicant plans to utilize the existing 3,047 square foot building on the site and would provide 397 square feet of Urban Civic Space at the corner of E. Center and Raleigh Streets. No parking is being provided on the site, and the UDO does not require parking in the DMX, although the applicant has a parking plan that they will explain, which involves negotiations with the Masonic Lodge.

Elliot Blonshine, Development Services, said the site is served by existing water and sewer and all required analysis had been completed. A Fire Flow study was conducted. They have provided a Utility Allocation request as part of their application. Staff's opinion is that there is enough water capacity for their request.

Mr. Blonshine said that road improvements, per the Comprehensive Transportation Plan would be completed, which would include curb and gutter on Raleigh Street and sidewalk on Center Street. A tier 1 traffic study was completed, which does not require any mitigations. There is on-street parking on Center St., but there may be an adverse impact on traffic during pick up and drop off times.

Mr. Gosney said that the application is consistent with adopted Plans and ordinances, the use is permitted by the zoning district, and public utility connections are provided. Staff recommends approval. However, there are some concerns about parking and vehicular circulation on the site, potential impacts to adjacent properties, and that the use is not generally consistent with the new Downtown Area Plan,

Sara Kempin, Planning Board representative, said that the Planning Board voted to recommend approval with a vote of 9 – 0. She said most of the discussion was around transportation and the impact of drop off and pick up, but Planning Board ultimately felt they had a plan to mitigate that.

Mayor Mayefskie opened the public hearing and the following sworn testimony was received:

Seth Hackathorn and Sarah Jandora, the applicants, appeared. Ms. Jandora said the project is for a half-day, play-based preschool that would follow the Wake County Public Schools calendar and offer summer camp. There will be no changes to the footprint of the home, and minimal changes to the exterior. She said the applicant has primary and alternate parking plans. Ms. Jandora outlined the mission and vision of Explora.

Ms. Jandora showed the alterations to the exterior of the building which include ADA accessibility. The connection point from the garage to the home and the garage will be altered to

feel like they were built at the same time instead of being additions. The garage will have windows added as it will be used as a classroom. There will be an exterior staircase to the second floor for future use, as children cannot use the second floor. A new deck will be built as the current one is failing. There are wiring issues that need to be addressed to meet Commercial code which will require interior walls to be removed.

Ms. Jandora said that they had two plans for parking. They looked at adding parking on the lot, but they were only able to get three spots that way. Their next plan was to contract with the Masonic Lodge next door to use their lot. The lodge desired the school have approval from the town before they would sign the contract, but it is anticipated that this would work. She outlined the approval process which includes approval by the Regional Masonic Lodge, which they have obtained, then the local Masonic Lodge, and legal review. She said the alternate parking scenario would be for the parents to line up in the parking on Center Street next to the church, enter the drive on Raleigh Street and exit onto Center Street. Drop-off and pick-up times would be staggered for each classroom, so that a maximum of 15 cars would be in this line at a time: five in the drive and ten on the street. This is a half-day preschool and they will not have the same drop-off and pick-up times as the preschool at The Lake church. The seven staff members would utilize street parking in front of the school or park in the public lot on the corner of Center and Main St.

Ms. Jandora said that they agree to install an 8-foot sidewalk across Center St. and provide bike parking. For visibility they would remove four required street trees on Center Street. They agree to pay a fee-in-lieu to widen the road one foot for power line burying and curb and gutter. They would also design and construct the required civic use space. She said this is a much needed program, and there is nothing like it in Holly Springs. She summarized her testimony and said that the criteria have been met and she requested Council approval.

Council member Deshazor asked about fencing for the children to be outside. Ms. Jandora said there would be a 6-foot privacy fence around the backyard of the property.

Council member Drees asked about the nearest crosswalk across Raleigh St. Ms. Jandora said there is one across Center St. Mr. Hackathorn said there is a sidewalk on Raleigh but no crosswalk.

Mayor Mayefskie asked if they currently own the property. Ms. Jandora said they have owned it for years. Mayor Mayefskie asked how long they had been in daycare and Ms. Jandora said it was their first attempt. Mayor Mayefskie asked about full day offerings in the future. Ms. Jandora said half-day relieves her of many requirements that the state has for full day programs that must be licensed. She said it might happen in the future, but for at least the next five years it will stay half-day.

Mayor Mayefskie asked how much time there would be between the staggered drop offs. Ms. Jandora said about 15 minutes.

MPT Berry asked if they received feedback from the nearby residents. Ms. Jandora said that at neighborhood meeting there was some concern with traffic, and one neighbor was concerned about the civic space because people would loiter, and it was right across the street from her house.

Council member Drees said day care hours sometimes change due to local events, and asked if they were prepared for an ongoing relationship with The Lake to be sure they don't overlap if things change. Ms. Jandora said she did not have a relationship with them now, but it was something she would definitely look into.

Mr. Blonshine said the ultimate cross section on Raleigh just requires curb and gutter and on Center St. sidewalk is all that would be constructed. The UDO does require burying of overhead power lines. The applicant will provide a fee-in-lieu for that since Duke won't do it unless it is a long stretch.

There being no further testimony, Mayor Mayefskie closed the public hearing.

Action 1: Motion to adopt/deny/defer Resolution 24-22 to adopt Findings of Fact and approve with conditions Development Plan 23-DP-15.

Motion by: Berry
Second by: Deshazor
Vote: unanimous

Action 2: Motion to approve/deny/defer Utility Allocation Request for Explora Discovery School 23-DP-15.

Motion by: Berry
Second by: Deshazor
Vote: unanimous

16. Ragan Mixed-Use Rezoning and Development Agreement 23-REZ-03

Brett Gosney, Development Services, said this item was a request for a Conditional Zoning District (CD) and Development Agreement for Ragan Mixed-Use at 3313 Avent Ferry Road. He said the request was to open the public hearing and continue it to August 20, 2024. He said that the applicant proposed additional terms after the initial discussion. Staff sent mailed notice to adjacent property owners that the hearing would be continued.

Mayor Mayefskie reopened the public hearing.

Action: Motion to continue the public hearing to August 20, 2024.

Motion by: Deshazor
Second by: Drees
Vote: unanimous

17. Voluntary Annexation A24-02, Operations Campus

Sean Ryan, Development Services, said this item was to consider annexing +/- 31 acres for the Holly Springs Operations Campus. He showed where the property was located, in the vicinity of Baumgardner Drive in the town's Extra Territorial Jurisdiction.

Mayor Mayefskie opened the public hearing and the following input was received: none.

There being no input, Mayor Mayefskie closed the public hearing.

Action: Motion to adopt Ordinance A24-02 to approve the annexation.

Motion by: Hewetson
Second by: Deshazor
Vote: unanimous

18. Operations Campus Phase 1B, Guaranteed Maximum Price

Tina Stroupe, Finance Director, said that this item was for Council to review the process for the issuance of Limited Obligation Bonds for the Operations Campus, to hold a public hearing, adopt the approving resolution, and accept the Guaranteed Maximum Price.

Mayor Mayefskie opened the public hearing and the following input was received: none.

There being no input, Mayor Mayefskie closed the public hearing.

Kimberly Keys, Utilities and Infrastructure, showed elevations of the exterior of the Administration Building and Operations Building planned for Phase 1B. She said the Administration Building would be two stories but only the first floor finished, as it is sufficient for our needs at this time. She outlined the sustainability features of the buildings.

Ms. Keys outlined the roles and responsibilities of a Construction Manager at Risk. Ms. Keys said that Edifice had qualified over 125 subcontractors prior to accepting bids and received, reviewed, and validated more than 80 bid packages from over 25 different construction trades. They will be responsible for any overages outside of the Guaranteed Maximum Price and the single point of contact for all subcontractors. Ms. Keys said that Edifice had achieved the 10% Statewide Minority Participation Goal, surpassing it with a 22.8% participation rate, amounting to a total of $8,185,997.

Ms. Keys outlined the construction phase expenses for Phases 1A and 1B, including the owner's soft costs like architectural, engineering, and surveying consultant fees, furniture, and equipment, for a total project budget of $45,997,192. She said that the Administration Building would start construction in the Fall of 2024 with anticipated completion in the Winter of 2026. The Operations Building would begin in the winter of 2024 with anticipated completion in spring of 2026. The entrance roads and utilities would be completed between the winter of 2024 and fall of 2025, with an anticipated move-in date of Springs 2026.

Ms. Stroupe said the 2024 Limited Obligation Bonds approving resolution would have a not to exceed amount of $53 million for consistency. The refunding of the 2014 LOBS is $8.5 million, contingent on the savings calculated before closing, if the interest rate will provide significant savings. The total $44.5 million for the Operations Campus includes the $41.8 million actual issuance, the $2.9 million 2023 LOB issuance and premium, $1 million in interest earnings, and $300,000 in design phase savings.

Ms. Stroupe said that after tonight's approvals, staff will meet with the rating agencies, in July and in August receive LGC approval and close the bond sales.

Council member Deshazor asked what would happen with the 2nd floor right now. Ms. Keys said the 2nd floor would be open, so they would need to build walls and buy furniture to use it in the future. Council member Hewetson asked for an anticipated date for the 2nd floor. Ms. Keys said we do not need it now so we do not have a date. Mr. Harrington said it is difficult to anticipate, but probably in the 10-to-20-year range. It is cheaper to shell it out now than to build it later.

Council member Drees asked when the vehicles would be moved over. Ms. Keys said in the spring of 2026. Council member Drees asked if the gas pump would be moved. Mr. Harrington said the fuel farm and maintenance facility would come in a later phase, but we do not have a date for that yet.

Action 1: Motion to adopt Approving Resolution authorizing the delivery of the official statement, authorizing the execution of the contract, authorizing the execution of the deed of trust, authorization to execute the bond purchase agreement and to proceed with the financing in the not to exceed amount of $53,000,000.

Motion by: Hewetson
Second by: Berry
Vote: unanimous

Action 2: Motion to adopt Town Building Capital Project Ordinance 24-31 and accept the Guaranteed Maximum Price from Edifice for the total amount of $45,997,192 which includes construction and design contingencies, and authorize the Town manager to approve any contracts within the approved project budget and scope.

Motion by: Hewetson
Second by: Berry
Vote: unanimous
A copy of Ordinance 24-31 is attached to these minutes.

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

The following public comments were received in writing: one comment regarding road widening at Hollemans Crossroads; one comment on Ragan Mixed-Use development; two comments on Tassel Ridge development.

The following public comments were received in person:
Joe Cuccurullo said he was speaking for himself, not as a member of the Planning Board. He spoke about political discord in our country in light of the events of last weekend. He wants to preserve Holly Springs as a place to live. His neighborhood is getting more political. He spoke of polarization and said the tone and tenor of local interactions is the place to start to improve the civic discourse. He said we should not allow the national-level divisive rhetoric to affect the civic discourse in Holly Springs.

OTHER BUSINESS

Council member Deshazor said he met a woman whose son has an auto-immune disorder who moved here to be near medical care. On Saturday, September 21st they are doing a motorcycle ride to raise awareness. This is what makes Holly Springs great. He will get more information and get that out to the public.

Council member Drees said she would like to see a summary of Parks & Recreation offerings, revenue, and expenses at a future workshop if Council is interested. Mr. Harrington said it could be at the September workshop. Council member Drees congratulated Andrew Capobianco and wished him luck at the Paris Olympics. And she challenged everyone to complete their Parks & Recreation Bingo card.

Mayor Mayefskie said he went to Raleigh for the Metro Mayors meeting last week and the Chief of Police of Raleigh spoke about their issues, which are similar to ours. She asked that we stand behind our Police Departments, and we do. He said they had lunch with the Governor. Then last week they went to Raleigh's Chamber *State of the Town, State of the City*. One of the things he took away was there is a large need for foster families. He said anyone who had ever thought of fostering kids, this is a good time to do it. This Friday, Meg's Smile has a Casino Night fundraiser. 100% of the funds go to the charity. We have good things going on in Town. Finally, to be clear on why he moved Public Comment. He said it used to be at the beginning but he moved it closer to when Council gets to speak because those people had already left when Council got the opportunity to engage. Council doesn't have to respond to Public Comment, but when they choose to, having it later in the meeting allows that. Signup sheets are out around 2:00 pm and people can come in if they choose to, and people can submit comments in writing.

Council member Drees said she would like information added to the web site on when the sheets are put out, what the rules are, and save people some time.

MANAGER'S REPORT

Randy Harrington, Town Manager, said he had three updates. First, the Select Site Readiness program, administered by the State Department of Commerce to identify the municipalities or counties with unique, well positioned sites, had 70 applicants this past year, and Holly Springs was one of the 15 selected. This positions us from an Economic Development standpoint, and also as a marketing matter. It puts us in a good position when the General Assembly is considering funding.

Second, he wanted to recognize Daniel Weeks who received his Credentialed Manager certificate, the highest designation in the Manager's profession. It is a big commitment and now all three managers have that designation.

Third, the revenue bond sale for utility system was tremendously successful. As part of that, we were rated AA2, which is extremely strong. Usually only large cities get a AAA rating because of their size. We projected a 4.21% interest rate. He said he was happy to report that we got a rate of 3.987%. He congratulated the team for their work on this project. Ultimately this comes down to a

better value for our rate payers. He said he would like to bring the financial advisor back to put this in context.

CLOSED SESSION: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(4) to discuss an economic incentive matter.

Motion by: Berry
Second by: Deshazor
Vote: Unanimous

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

Adjournment: MPT Berry made a motion to adjourn at 9:00 pm. It was seconded by Council member Deshazor and passed with a unanimous vote.

Respectfully Submitted on Tuesday, August 20, 2024.

Linda C. McKinney

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

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Consent Agenda
Title: Monthly Budget Amendments and Grants
Strategic Priority Area: Organizational Excellence
Staff Resource: Corey Petersohn, Finance

Action(s):

- Receive Town Manager approved budget amendments.
- Approve the following budget amendments and adopt the associated project ordinances:
    - Amendment 1 - Utility PAYGO Capital Project Ordinance (24-32)
    - Amendment 2 - Utility Forcemain Repair Expenses Amendment
    - Amendment 3 - Grants and Special Revenue Project Ordinance (24-33)
    - Amendment 4 - Police Record Management System Amendment
        - Authorize the Town Manager to approve contracts pertaining to a new Police Records Management System (RMS) within the approved town budget. This agreement may include installments over a multi-year contract.
- Adopt Water Resources Development Grant Resolution (24-27) to apply for a North Carolina Department of Environmental Quality Grant for a Town stormwater project.

Explanation:

- The budget ordinance for the Town authorizes the Town Manager to approve inter-department budget amendments within the same fund up to $50,000 with notification to Council by the following month.
- Each month, when applicable, the Budget Office will provide a copy of these approved amendments.
    - Police Vehicle Insurance Proceeds - Town Manager approved an amendment transferring insurance proceeds to the Police Department capital outlay account to utilize insurance proceeds received from a claim on a police vehicle to purchase a required replacement.
- Town Council approval is required for any amendments that increase the total appropriation or transfer of funds greater than $50,000 between departments:
    - **Amendment 1** - Utility PAYGO Capital Project Ordinance (24-32) - this ordinance appropriates $500,000 received from Fujifilm Diosnyth Biotechnologies per the project Aura economic development agreement.
    - **Amendment 2** - Utility Forcemain Repair Expenses - last month, the Utilities & Infrastructure Department responded to a wastewater forcemain leak in the area of Holly Springs Rd and Middle Creek. The leak required significant emergency repairs and manual pumping and hauling of the Sunset Ridge pump station. Staff estimated the total repair operation at $200,000. This amendment utilizes funds that would have otherwise been transferred to utility reserves.

- **Amendment 3** - Grants and Special Revenue Project Ordinance (24-33) - this ordinance appropriates received grant funding and accrued interest earnings relating to the Wake County United Arts Council (UAC). These funds support community performances in Holly Springs; this is the 4th year in a row the Town has received UAC support.
- **Amendment 4**- Police Record Management System (RMS) - allocate $200,000 in fund balance for the first year of establishing a new RMS for the Police Department.
    - Town Staff are still negotiating a final contract with the preferred vendor. This amendment will authorize the Town Manager to approve the contract within the Town's approved operating budget. This funding need was planned for later in the fiscal year, but the recent cyber attack at the Town of Apex has necessitated a need to expedite this effort. As background, the Town of Apex and Holly Springs share an RMS system. Following the cyber attack at the Town of Apex, the RMS is not operational and is not expected to be for some time.

- **Water Resources Development Grant Resolution (24-27)** is a resolution to allow the Town to apply for a North Carolina grant for the Middle Creek Bank Stabilization stormwater project.
    - This grant would cover 50% of the project costs resulting in a potential grant of $200,000. If awarded, the Town portion would be covered by Stormwater Capital Reserves.
    - Earlier this year, Town staff met with State officials regarding this project and were encouraged to apply.
    - This resolution does not appropriate any funds; if awarded Council approval would be required to accept the grant and appropriate any matching funds.

Background:

- A summary of changes to all project/reserve ordinances has been included with the attachments.
- Capital Project/Reserve Fund Ordinances appropriate all funds for all projects within the scope of the respective fund.
- To amend a Capital fund requires re-appropriating all funds for existing projects and transfers in addition to any changes with a new capital project/reserve ordinance.

Funding Source(s):

- Community Investment Plan - Project Aura Economic Development Agreement
- Operating Budget - Utility Fund / Utility Reserves
- Community Investment Plan - Wake County Grant
- Operating Budget - General Fund, Fund Balance
- Community Investment Plan - Stormwater Reserves / State Grant

Attachment(s):

1. Manager Approved Amendment - Police Vehicle Insurance Proceeds
2. Summary or Ordinance Changes for Aug 20
3. Amendment 1 - Utility PAYGO Project Ordinance (24-32)
4. Amendment 2 - FY25 Budget Amendment - Utility Forcemain
5. Amendment 3 - Grants and Special Revenue Ordinance (24-33)
6. Amendment 4 - FY25 Budget Amendment - Police RMS

7. Water Resource Development Grant Resolution (24-27)

Town of Holly Springs
FY2024-25 Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2025.

Department: Police Department **Date:** 8/9/2024

Reason for Budget Amendment:

Transferring insurance proceeds for replacement of a police vehicle.

Expense

Account #	*Account Description*	*Increase*	*Decrease*
10-410-37.03	General Fund - Insurance Proceeds		$ 24,913
10-418-18-90.02	General Fund - Police - Capital Vehicle	$ 24,913	
	Total Expense:	**$ 24,913**	**$ 24,913**

Revenue

Account #	*Account Description*	*Increase*	*Decrease*
	Total Revenue:	**$ -**	**$ -**

Department Head Signature (or electronic submission)

Town Manager Signature (if necessary)

Town Manager has authorized Department Directors to transfer operating funds within their department.
Town Manager is authorized to approve transfers between departments within the same fund up to $50,000.
All inter-departmental transfers will be reported to Town Council by the following month.
Amendments that change the total budget or departmental transfers over $50,000 require Town Council approval.

Summary of Ordinance Changes for August 20, 2024, Town Council

Note – Capital project ordinances appropriate funds for all projects contained within the project fund.

Utility PAYGO Capital Project Ordinance

Current Ordinance Appropriation	**$4,656,700**
Project Aura – Economic Development Agreement	$500,000
Utility PAYGO Capital Project Ordinance (24-32)	**$5,156,700**

Grants and Special Revenue Fund Project Ordinance

Current Ordinance Appropriation	**$5,773,196**
United Arts Council (UAC) Grants and Accrued Interested	$9,269
Grants and Special Revenue Fund Project Ordinance (24-33)	**$5,782,465**

Ordinance No. 24-32
Date Submitted: August 20, 2024
Date Adopted: August 20, 2024

Utility PAYGO Capital Project Ordinance
HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of water and sewer enterprise fund "pay-as-you-go" (PAYGO) capital projects related to water and sewer system infrastructure, planning, studies, and capital assets.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: The Utility PAYGO Fees shall be deposited directly into this fund effective August 20, 2024:

Utility PAYGO Fund	
Expenditures:	
Water and Sewer Projects	5,156,700
Total	**5,156,700**

SECTION IV: The following revenues are anticipated to be available to complete these projects:

Utility PAYGO Fund	
Revenues:	
Transfers In	5,156,700
Total	**5,156,700**

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: The Town Manager is authorized to amend expenditures within the fund for

expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

SECTION VIII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION IX: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective August 20, 2024 in accordance with the laws of the State of North Carolina.

Adopted this, the 20th day of August 2024.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Town of Holly Springs
FY2024-25 Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2025.

Department: Utilities and Infrastructure **Date:** 8/20/2024

Reason for Budget Amendment:

Transferring funds from contribution to utility reserves to cover expenses associated with the emergency repair of a sewer forcemain.

Expense			
Account #	***Account Description***	***Increase***	***Decrease***
30-95.71	Utility Fund - Transfer to Capital Reserve		$ 200,000
30-450-050-12.05	Utility Fund - U&I - Collections - Contract Services	$ 200,000	
	Total Expense:	**$ 200,000**	**$ 200,000**

Revenue			
Account #	***Account Description***	***Increase***	***Decrease***
	Total Revenue:	**$ -**	**$ -**

Department Head Signature (or electronic submission)

Town Manager Signature (if necessary)

Town Manager has authorized Department Directors to transfer operating funds within their department.
Town Manager is authorized to approve transfers between departments within the same fund up to $50,000.
All inter-departmental transfers will be reported to Town Council by the following month.
Amendments that change the total budget or departmental transfers over $50,000 require Town Council approval.

Ordinance No. 24-33
Date Submitted: August 20, 2024
Date Adopted: August 20, 2024

Grants and Special Revenue Fund Project Ordinance
HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of general government projects funded by donations, grants, and local, state, and federal restricted funds.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: The following amounts are appropriated for the project funds effective August 20, 2024

Grant and Special Revenue Fund	
Expenditures:	
Code Enforcement	2,816,041
General Government	2,401,011
Police	452,581
Parks and Recreation	70,332
Development Services	25,000
Public Works	12,500
Fire	5,000
Total	**5,782,465**

SECTION IV: The following revenues are anticipated to be available to complete these projects:

Grant and Special Revenue Fund	
Revenues:	
Transfers from General Fund	2,934,347
State Grants and Intergovernmental Funds	2,136,889
Miscellaneous Revenues	365,524
Federal Grants and Intergovernmental Funds	345,705
Total	**5,782,465**

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town

Council.

SECTION VII: The Town Manager or designee is authorized to amend expenditures within the fund for expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

SECTION VIII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION IX: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective August 20, 2024 in accordance with the laws of the State of North Carolina.

Adopted this, the 20th day of August 2024.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Town of Holly Springs
FY2024-25 Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2025.

Department: Police Department **Date:** 8/12/2024

Reason for Budget Amendment:

Utilizing fund balance to begin transition to a new Records Management System (RMS) for the Police Department.

Expense			
Account #	***Account Description***	***Increase***	***Decrease***
10-418-18-62.06	General Fund - Police Dept - Supplies Software	$ 200,000	
	Total Expense:	**$ 200,000**	**$ -**

Revenue			
Account #	***Account Description***	***Increase***	***Decrease***
10-360.08	General Fund - Unassigned Fund Balance	$ 200,000	
	Total Revenue:	**$ 200,000**	**$ -**

Department Head Signature (or electronic submission)

Town Manager Signature (if necessary)

Town Manager has authorized Department Directors to transfer operating funds within their department.
Town Manager is authorized to approve transfers between departments within the same fund up to $50,000.
All inter-departmental transfers will be reported to Town Council by the following month.
Amendments that change the total budget or departmental transfers over $50,000 require Town Council approval.

Resolution (24-27) – Water Resources Development Grant

WHEREAS, the Town of Holly Springs desires to sponsor, Middle Creek Bank Stabilization Project, which involves restoring over 260 linear feet of stream to prevent erosion that threatens the stability of nearby homes and storm drainage infrastructure, and is contributing significant sediment into Middle Creek.

NOW, THEREFORE, BE IT RESOLVED THAT:

1) The Council/Board requests the State of North Carolina to provide financial assistance to the Town of Holly Springs for Middle Creek Bank Stabilization Project in the amount of $200,000 or 50% percent of the nonfederal project costs, whichever is the lesser amount;

2) The Council/Board assumes full obligation for payment of the balance of project costs;

3) The Council/Board will obtain all necessary State and Federal permits;

4) The Council/Board will comply with all applicable laws governing the award of contracts and the expenditure of public funds by local governments.

5) The Council/Board will supervise construction of the project to assure compliance with permit conditions and to assure safe and proper construction according to approved plans and specifications;

6) The Council/Board will obtain suitable spoil disposal areas as needed and all other easements or rights-of-way that may be necessary for the construction and operation of the project without cost or obligation to the State;

7) The Council/Board will assure that the project is open for use by the public on an equal basis with no restrictions;

8) The Council/Board will hold the State harmless from any damages that may result from the construction, operation and maintenance of the project;

9) The Council/Board accepts responsibility for the operation and maintenance of the completed project.

Adopted by the Town of Holly Springs this __20___ day of

__ 2024____.

_____ _____

Clerk to the Council/Board (Print Name) Mayor/Chairperson of Council/Board (Print Name)

_____ _____

Clerk to the Council/Board (Signature) Mayor/Chairperson of Council/Board (Signature)

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Consent Agenda
Title: Mowing and Landscape Services Contract
Strategic Priority Area: Vibrant Community
Staff Resource: Adam Huffman, Parks & Recreation

Action(s):
Approve contract with Greenscapes, Inc. in the amount of $352,200 for mowing and landscape services at town facilities, park areas, roadway medians, town pump stations, and water towers.

Explanation:

- Parks & Recreation, Utilities & Infrastructure, and Public Works use a third party company for mowing and landscape services in a variety of areas, including Town facilities, parks, roadway medians, pump stations, and water tower locations.
- Work is performed year round and includes weekly maintenance, leaf clean-up, aeration, pruning of shrubs, winter and summer annual plantings (in certain locations), mulching and lawn care.
- Consideration of the need for these services includes cost efficiency and resource management, specialization (such as aeration and pruning of shrubs, plantings), reduction in overall liability and risk, access to specialized equipment and labor, and the speed/routine of maintenance needed and performed.
- The Town issued a request for proposals (RFP) for services and seven (7) businesses provided bid pricing as described in the scope of work in the RFP. After the initial review, three (3) of the seven (7) bids were non-compliant, leaving four (4) companies to consider.
- Following due diligence by the Town's Purchasing Manager, the lowest bid offered by Greenscapes, Inc. was identified as the most responsive and responsible bidder.

Background:

- In September of 2021, the Town began a three year contract with GreenScapes, Inc. to perform the Town's aforementioned landscaping duties.
- Town contracts are bid every three years to ensure competitive pricing is provided to the Town and fairness is given to all viable businesses.
- Town staff updated a scope of work and Finance facilitated an RFP this summer to stay in compliance with Town standards.

Funding Source(s):

- Operating Budget - General Fund

Attachment(s):

1. Contract for (non-professional) SERVICES - Greenscape



CONTRACT FOR SERVICES
(Not Subject to QBS)

THIS AGREEMENT dated _____, between the **Town of Holly Springs**, North Carolina, for itself and its Successors & Assigns (hereinafter called the "Town") and **Greenscape, Inc.**; (herein after called the "Contractor").

Town hereby desires to enter into a contract for services with the Contractor and the Contractor agrees to enter into this contract and perform the Services as set forth below, in the manner and time hereinafter described, and both parties do hereby agree as follows:

SERVICES OF CONTRACTOR

The services of the Contractor shall be performed in the manner as described in **Exhibit A** (the "Proposal") as attached hereto and incorporated by reference. Contractor agrees to employ such personnel as may be needed to deliver services in the manner and time prescribed herein. Such personnel shall be employees of the Contractor, said Contractor being an independent contractor of the Town.

TOWN'S RESPONSIBILITIES

The Town shall make available the facilities to the Contractor and shall not impede the work of the Contractor except as necessary. Any additional Town responsibilities shall be listed in **Exhibit A**.

BIDDING & BONDING COMPLIANCE

The Town shall comply with the bidding laws of the State of North Carolina. Failure to do so shall make this Contract void. This is a multi-departmental contract. The Town's Contract Managers for this Contract are:

Name, Dept.: **Melissa Harden**, Business Manager, Public Works Initials:
E-Mail: melissa.harden@hollyspringsnc.gov Date:
Phone: (919) 780-0710

Name, Dept.: **Daniel Eckert**, Supervisor, Public Works Initials:
E-Mail: Daniel.eckert@hollyspringsnc.gov Date:
Phone: (919) 244-0189

Name, Dept.: **John Atkins**, Park Maintenance Mgr., Parks & Recreation Initials:
E-Mail: john.atkins@hollyspringsnc.gov Date:
Phone: (919) 608-7547

Name, Dept.: **Terry Foster**, Utilities Manager, Utilities & Infrastructure Initials:
E-Mail: terry.foster@hollyspringsnc.gov Date:
Phone: (919) 567-4738

_____X_____ The Contract Manager certifies that the Contractor was selected as the result of an informal bidding process, solicitation RFP# 2025-0703 issued on July 16, 2024. The winning bidder was selected as the lowest responsive responsible bidder.

OR

_____ The total cost of the Contract is less than $30,000.00, therefore, there were no bidding requirements.

OR

_____ Bidding does not otherwise apply. (Describe Reason).

_____

Contractor shall timely pay all subcontractors, and failure to do so is a material breach of this agreement. For contracts for construction on Town property in excess of $300,000.00 total, the Contractor shall provide a Payment and Performance Bond issued by a licensed North Carolina firm. Where subcontractors are employed for a substantial amount of work, the subcontractors must be approved by the Town.

*Contracts in excess of $300, 000: Name of Bonding Company_____
(Attached as **Exhibit D**)

OR

__**X**__ Bond not required.

PAYMENT

The Town shall pay the Contractor the contract sum in the following manner:

__ Payment: Upon satisfactory completion of the work described in **Exhibit A**, the Contractor shall invoice the Town with Net30 terms. Contract total not to exceed: **$____**.

__**X**__ Payment on basis of Time and/or Materials as described in **Exhibit A. All payments are Net30, monthly post-service billing by service area outlined in Exhibit A.**

__ Description of Alternative Payment Terms:
_____

TIME FOR RENDERING SERVICES

The times for rendering the services are set forth in **Exhibit A**, or as otherwise set forth below:

GENERAL CONSIDERATIONS

1. **Standards of Performance.**

   1.1 The standard of care for all services performed or furnished by Contractor under this Agreement will be the care and skill ordinarily used by members of the Contractor's profession practicing under similar circumstances at the same time and in the same locality.

   1.2 Contractor represents that, prior to submitting the quote and executing this Contract, Contractor became and remains thoroughly acquainted with all matters relating to the performance of this Contract, all applicable laws and all of the terms and conditions of this Contract. All Services under this Contract shall be coordinated under and performed to the satisfaction of the Town Contact. Town is authorized to withhold payment of any funds under this Contract until periodic performance of the Services has been inspected, accepted, and approved by the Town Contact.

   1.3 Contractor shall be responsible for the technical accuracy of its services and documents resulting therefrom, and Town shall not be responsible for discovering deficiencies therein. Contractor shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in Town furnished information.

   1.4 Contractor and Town shall comply with applicable Laws or Regulations and Town mandated standards. This Agreement is based on these requirements as of its Effective Date. Changes to these requirements after the Effective Date of this Agreement may be the basis for modifications to Town's responsibilities or to Contractor's scope of services, times of performance, or compensation.

   1.5 Contractor is an independent contractor of the Town. The Town and the Contractor mutually agree to indemnify and hold harmless each party from any claims of negligence brought forth. Contractor is familiar with the property and its condition.

2. **Term and Termination.**

   2.1 The term for this contract is **September 1, 2024** to **August 31, 2025**.The Town reserves the right to renew annually for a maximum of two (2) additional one-year periods under the same terms and conditions.

2.2 The mutual obligations of the Parties contained in this Agreement may be terminated:

2.2.1 For cause by either party upon 30 days written notice in the event of a failure by the other party to perform in accordance with the terms hereof.

2.2.2 For failure to consistently satisfy the Standards of Performance in the opinion of the Town Contact.

2.2.3 Upon mutual agreement.

3. Controlling Law.

3.1 This agreement is to be governed by the law of the State in which the project is located.

3.2 Venue and jurisdiction are proper in the 10th Judicial District of North Carolina (Wake County).

4. Notices.

4.1 Any notice required under this Agreement will be in writing, addressed to the appropriate party at its address below, or given personally, or by regular, registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of the receipt.

4.1.1 For the Town:

***See above for each Department**	(Name, Title)
_____	(Department)
P.O. Box 8	(Address)
Holly Springs, NC 27540	
_____	(Phone)
_____	(e-Mail)

4.1.2 For the Contractor/Vendor:

Daniel Currin, CEO	(Name, Title)
Greenscape, Inc.	(Company)
412 Woodburn Road, Ste. 002	(Address)
Raleigh, NC 27605	
(919) 552-7742	(Phone)
dcurrin@greenscapeinc.com	(e-mail)

5. Severability.

5.1 Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Town and Contractor, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the

intention of the stricken provision.

6. Waiver.

6.1 Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

7. Attorney's Fees.

7.1 In the event of a breach of this Agreement, the substantially prevailing party shall be entitled to an award of reasonable attorney's fees and costs relating to compelling performance under this Agreement.

8. Insurance & Indemnification Requirement.

8.1 Contractor shall provide general liability insurance for a minimum of $1,000,000 per occurrence, $2,000,000 aggregate, and an umbrella policy of at least $5,000,000 for the complete term of the contract. Additionally, the Contractor shall supply workman's compensation insurance coverage to all employees within the statutory limits. Contractor shall supply proof of coverage to the Town within 10 days of execution of this contract and shall list "Town of Holly Springs" as additional insured to all general liability policies for the duration of the contract term. A certificate of insurance shall be attached hereto as **Exhibit B**.

8.2 The Contractor agrees to waive any and all claims against the Town from itself or its employees arising from work performed by the Contractor pursuant to this Contract, except for claims related to non-payment of amounts. The Contractor shall protect, defend, indemnify and hold the Town and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character in connection with or arising out of this Agreement and/or the performance hereof, that are proximately caused by the negligence, willful or wanton conduct, or breach of contract relating to the Contractor's work in under this Agreement or any addendums or modifications thereto, except to the extent that the same are by the negligence or willful misconduct of the Town. For such claims, the Contractor/Licensee further agrees to investigate, handle, provide defense for and respond to, any such claims at its sole expense and agrees to bear all other costs and expenses related thereto, even if such claims are groundless, false, or fraudulent.

9. E-Verify.

9.1 Contractor hereby agrees to comply with N.C.G.S. § 64-25, et. seq. regardless of Contractor's status as an independent contractor and not an employee with the Town. The E-Verify Affidavit shall be attached hereto as Exhibit C.

10. Prohibition Against Sex Offenders.

10.1 Contractor is being granted access to the Town's Park system and/or Town Facilities (collectively "Facility") during hours of operation. Contractor hereby agrees that it shall not employ or otherwise allow to perform any aspect of the Contract any person who is a registered sex offender for any scope of work requiring such employee or contractor of the Contractor to access any area of the Facility. Contractor shall have an affirmative duty to ensure compliance with this section by checking the state and national registry for sex offenders against any employee, agent, contractor, subcontractor, officer, director, or any person that shall in any way perform under this contract. Contractor shall check the registry initially and periodically during the term of the Contract as often as necessary to ensure compliance with this section at all times. Contractor additionally agrees to indemnify and hold the Town harmless for any act or omission that may arise out of the operation of the Contract, the ACP, or any parole agreement among the parties that arise from, directly or indirectly, the Contractor's failure to ensure compliance with this section. This indemnification includes a duty to provide a legal defense.

11. Independent Contractor.

11.1 Contractor's status shall be that of an independent contractor and not an agent, servant, employee, or representative of Town in the performance of the Services. Contractor shall exercise independent judgment in performing duties under this Contract ~~and is solely responsible for setting working hours, scheduling or prioritizing the workflow and determining how the work is to be performed~~. No term or provision of this Contract or act of Contractor in the performance of this Contract shall be construed as making Contractor the agent, servant or employee of Town, or making Contractor or any of its employees eligible for the fringe benefits, such as retirement, insurance and worker's compensation, which Town provides its employees.

11.2 Contractor's Control Over Services Provided. Contractor shall retain the unqualified right of control over the means, manner and methods by which the Services are performed, and the right to perform such Services at the locations and times that Service Provider independently determines, as approved by the Town. Contractor shall be responsible for providing all equipment, materials and supplies that Contractor determines are needed to timely provide the Services.

11.3 Contractor shall be responsible for the technical accuracy of its services and documents resulting therefrom, and Town shall not be responsible for discovering deficiencies therein. Contractor shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in Town furnished information.

11.4 Additional Contract-Specific Provisions:

11.4.1 Subcontracting: The awarded contractor will perform the services using their own work force. Contractors are permitted to use Subcontractors if prior written approval from the Town is obtained. Requirements in Section 13.1 will be strictly enforced as some service areas occur on or around school property. The Town reserves the right to reject all proposed Subcontractors.

11.4.2 Work schedules: Equipment can only be operated between the hours of 7 a.m. to sunset daily. Equipment cannot be run prior to 7 a.m. or after sunset. Vendor should be mindful of service area's community use and avoid performing work during peak hours to maximize safety conditions. Any weekend work must be scheduled with the appropriate service area Town contact.

11.4.3 Weather clause: Work shall not be completed during periods of inclement weather where hazards to personnel or property could occur. Work should be rescheduled, if possible, or incomplete services should be removed from billing for that period.

11.4.4 Construction clause: Work shall not be completed in areas of active construction and the Town shall not be billed for services the vendor is not able to complete due to construction. The service area's Town contact will identify locations to be temporarily removed from the scope of services, as necessary.

11.4.5 Communication: Communications related to contract interpretation and Contractor performance shall be handled by the Town of Holly Springs' service area designee and one designated by Contractor. These representatives shall walk the site or meet to discuss contractual items at Town of Holly Springs's directive. Each party shall make a good faith effort to maintain an efficient, effective line of communication open at all times during regular business hours.

11.4.6 Safety: Contractor agrees to comply with OSHA, industry, and own safety standards in all aspects of this contract. Town of Holly Springs shall not expose or require the Contractor to perform in any unsafe work conditions or perform any unsafe work tasks. Contractor shall designate a safety officer as a responsible person employed by the Contractor to ensure safety compliance and inform the Town of the name and contact information of the safety officer, with an affirmative duty to do so upon any change.

11.4.7 Contractor is responsible for calling 811 to identify any underground infrastructure before any sub-surface level work is done.

11.4.8 Damage Limitations: Contractor shall not be held responsible for the replacement of landscape materials or irrigation systems damaged by acts of vandalism or acts of God in the event that such systems were installed by others or in the event of installation by the Contractor, such systems were properly installed and accepted by the Town. Contractor shall use commercially reasonable efforts to install landscaping at such seasonal times to ensure proper root growth and successful maturation of the plant species. Inspections will be conducted by Town staff on a bi-weekly schedule at minimum.

12. Non-Discrimination.

12.1 As a condition of this Contract, Contractor covenants that Contractor will take all necessary actions to insure that, in connection with any operations under this Contract, Contractor, its officers, employees and subcontractors, will not discriminate in the treatment or employment of any individual or groups of individuals on the grounds of race, color, religion, national origin, age, sex, sexual orientation, or handicap unrelated to job performance, either directly, indirectly or through contractual or other arrangements. Contractor shall also comply with all applicable requirements of the Americans with Disabilities Act, 42 U.S.C.A. §§12101-12213, as amended. In this regard, Contractor shall keep, retain and safeguard all records relating to this Contract or work performed hereunder for a minimum period of three (3) years from final Contract completion, with full access allowed to authorized representatives of Town, upon request, for purposes of evaluating compliance with this and other provisions of the Contract.

13. Contractor's Employees.

13.1 Contractor agrees and consents that the Town is allowing access to the Contractor to both publicly used and private sensitive Town facilities. Contractor, and any employee, agent, subagent, volunteer, or any person authorized to act on behalf of the Contractor shall maintain a professional demeanor at all times during the interaction with the Town's patrons and visitors to Town facilities. Contractor shall refrain from other commercial or political activity while performing this contract on Town Facilities. Contractor shall undergo criminal background checks on all employees and subcontractors working at the direction of the Contractor in this contract, and shall exclude any employees from working in any Town facility any employees that:

1) had a conviction of a any felony within the past 10 years;

2) has a conviction in the past 10 years of any violent crime or crime involving theft or dishonesty; or

3) is currently a registered sex offender.

14. Assignment.

14.1 Contractor shall not sell, assign, transfer or convey this Contract, in whole or in part, without the prior written consent of the Town. As an express condition of consent to any assignment, Contractor shall remain liable for completion of the Contract work in the event of default by the successor contractor or assignee.

15. Right of Review and Audit.

15.1 Town may review any and all of the services performed by Contractor under this Contract. Town is granted the right to audit, at Town's election, all of Contractor's records and billings relating to the performance of this Contract. Contractor agrees to retain such records for a minimum of three (3) years following completion of this Contract. Any payment, settlement, satisfaction, or release made or provided during the course of performance of this Contract shall be subject to Town's rights as may be disclosed by an audit under this section.

16. Non-Appropriations.

16.1 No provision of this agreement shall be construed or interpreted as creating a pledge of the faith and credit of the town within the meaning of any constitutional debt limitation. No provision of this agreement shall be construed or interpreted as creating a delegation of governmental powers nor as a donation by or a lending of the credit of the town within the meaning of the constitution of the state. This agreement shall not directly or indirectly or contingently obligate the town to make any payments beyond those appropriated in the sole discretion of the town for any fiscal year in which this agreement is in effect; provided, however, that any failure or refusal by the town to appropriate funds which results in the failure by the town to make any payment coming due hereunder will in no way obviate the occurrence of the event of default resulting from such nonpayment. No deficiency judgment may be rendered against the town in any action for breach of a contractual obligation under this agreement and the taxing power of the town is not and may not be pledged directly or indirectly or contingently to secure any moneys due under this agreement.

17. Modification. The Contract may not be modified except by either a Change Order or an Amendment. Any Change Order or Amendment must be made in writing, utilizing the appropriate Town form, approved by the Town (and Town Council, if necessary) and executed with the same formalities as this original contract.

18. Full Agreement. This Contract is the full agreement of the parties, and neither has, or is relaying on any information not contained in this Contract or its Exhibits. The terms of this Contract supersede any conflicting terms which may be contained in any Exhibit attached hereto and incorporated by reference.

19. Exhibit List. The following documents shall be attached hereto and incorporated by reference.

Exhibit A – Scope of Work/Proposal

Exhibit B – Certificate of Insurance

Exhibit C – E-Verify Affidavit

Exhibit D – N/A

[Signature Page Follows]

TOWN OF HOLLY SPRINGS:

BY:_____
Randy J. Harrington, Town Manager

WITNESS:

_____
Linda McKinney, Town Clerk

CONTRACTOR:

Signature: _____

Name: Daniel Currin
Title: Chief Executive Officer

WITNESS:

_____

Title: _____

Contract Manager: _____ (initials)

Contract Manager: _____ (initials)

Contract Manager: _____ (initials)

Contract Manager: _____ (initials)

P.O. Number (if applicable) _____

Approved by: Brettany DeVolld _____ (initials)

Approved as to form:

_____
John Schifano, Town Attorney

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

_____
Tina Stroupe, Director of Finance

EXHIBIT A

REQUIRED FORM 1

PRICE PROPOSAL
RFP# 2025-0703 Mowing & Landscaping Services

Proposals must be a firm offer and remain valid for a minimum period of 90 days. In submitting a proposal, vendor attests to have carefully examined the solicitation and agrees to all requirements for performance on the resulting contract, with the exception of items listed on "Required Form 2", and hereby proposes to furnish all supplies, equipment, and labor to provide the services within and for the fees listed below:

Vendor Name: Greenscape Inc.

License No.: NCLC Corporate License #: CL0707

Service Area	Monthly Cost	Yearly Cost
Town of Holly Springs Public Works Department (Exhibit A)	$ 18,290 /month	$ 219,480 /year
Town of Holly Springs Parks & Rec Department (Exhibit B)	$ 8,680 /month	$ 104,160 /year
Town of Holly Springs Utilities & Infrastructure Department (Exhibit C)	$ 2,380 /month	$ 28,560 /year
Total Annual Cost of Contract: $ 352,200		

SCOPE OF SERVICES

5.1. Descriptions of Services

Summer Maintenance Services – March 1st to November 30th	Frequency
Mowing	
• Cool Season Turf shall be mowed with a rotary type mower at a height range of 3.5" – 4.5", depending on season and existing site conditions. • Warm Season Turf shall be mowed with a rotary type mower at a height range of 2" – 3", depending on season and existing site conditions. • Grass clippings shall remain in place on the lawn to return nutrients to the soil unless they are excessive to the degree of looking unattractive or causing damage to the turf.	Weekly
Trimming	
• Trim around all obstacles (signpost, mulch, headstones, etc.) • Trim all areas not reachable with a mower.	Weekly
Edging	
• Power edging of all hard surfaces shall occur to keep a neat appearance. • Bed edges shall be maintained with a tucked or cut edge to retain mulch.	Every other week
Blowing	
• Blowing of all hard surfaces impacted by landscape maintenance activities shall be blown with a power blower at each visit. • Crews will not blow in between cars in order to avoid damage.	Weekly
Weed Control in Maintained Beds	
• Pre and post emergent herbicide, as well as hand weeding, will be used to control weeds. • Application of all herbicides will be by or under the direction of a person licensed by the state of North Carolina to apply herbicides.	Inspected weekly and treated or pulled as needed
Natural Areas	
• Large sticks and branches will be removed	Weekly
• Weed treatments—in addition to the estimated minimum of 3 treatments, inspect weekly and treat as needed to maintain natural areas	3 times per service period
Insects and Diseases - Shrubs and Trees	
• These will be treated to maintain plant health for plants on an as needed basis to control noticeable damage.	Inspected weekly and treated as needed
Perennials	
• Plantings shall receive appropriate fertilization application in the spring to maintain health and color.	Once annually
Debris and Trash Pickup	
• Paper, trash, twigs, fallen branches and other undesirable materials will be removed as landscape management operations occur. This includes curbs and gutters around medians.	Weekly
Plant Fertilization	
• Plantings shall receive appropriate fertilization application in the spring/summer to maintain health and color. • Knockout and Shrub roses may receive up to three applications to encourage flowering.	Inspected weekly and treated as needed

Winter Maintenance Services – December 1st to February 28th	Frequency
Blowing	
• Blowing of all hard surfaces impacted by landscape maintenance activities shall be blown with a power blower at each visit. • Crews will not blow in between cars in order to avoid damage.	Weekly
Weed Control in Maintained Beds	
• Pre and post emergent herbicide, as well as hand weeding, will be used to control weeds. • Application of all herbicides will be by or under the direction of a person licensed by the state of North Carolina to apply herbicides.	Inspected weekly and treated or pulled as needed
Natural Areas	
• Large sticks and branches will be removed	Weekly
• Weed treatments	Inspected weekly and treated or pulled as needed
Winter Cutbacks	
• Ornamental grasses will be cut back, and the debris disposed of off-site. • Any groundcovers requiring once per year cut back to maintain health will be completed in winter. • Perennial Flowers shall be cut back in winter.	Once annually
Debris and Trash Pickup	
• Paper, trash, twigs, fallen branches and other undesirable materials will be removed as landscape management operations occur. This includes curbs and gutters around medians.	Weekly

Leaf Clean-Up Services – Fall Season typically October through December	Frequency
• Fall leaf removal from turf areas • Off-site disposal of leaves shall occur same day	Weekly
• Fall leaf removal from shrub & mulch beds • Leaves and pine needles need to be removed regularly during fall. In addition to the estimated minimum of twice per month, removal should occur as needed to maintain a desirable appearance. • Off-site disposal of debris shall occur same day	Minimum twice per month or as needed
• Natural area leaves to remain in place.	Entire Season

Warm Season Aeration Service	Frequency
• Turf areas shall be aerated using a core aerator	Once annually

Cool Season Aeration & Seeding Service	Frequency
• Turf areas shall be aerated using a core aerator	Once annually
• Fescue turf areas shall be over-seeded in the fall at 5 lbs per 1,000 square feet.	Once annually

Pruning Services	Frequency
• Pruning shall occur according to the variety of the plant, the plant's bloom time to enhance the health, aesthetic appearance, and functional performance of each plant. • Pruning for plants exceeding 12 feet in height must be included using horticulturally correct and safe methods.	
Shrubs and Large Hollies	
• Standard, aesthetic shrub pruning	Minimum 3 times per year
• Tree form hollies pruning	Minimum 2 times per year
Trees	
• Trees will be pruned to promote a natural growth habit in high traffic areas ○ trees in natural wooded areas are not included • Limbs in the way of pedestrians will be pruned to allow for proper walkways.	Once annually in winter or as needed

Annual Flowers Installation and Maintenance Services	Frequency
Maintenance	
• Fertilizing as needed during the blooming season will occur to maintain a colorful display. • Chemical applications will occur as needed to control any insect or disease problems. • Weed population will be controlled through manual and chemical means.	Inspected weekly and treated as needed
Installation	
• Two changes of annuals flower color shall be included • Color to be dictated and approved by the service area's Town staff • Beds shall be properly prepared by removing old material, rototilling in organic fertilizers and adding lime as needed for optimal growth conditions • Flowers will be initiated as well-grown plants of standard size in 4" pots and will be installed at 8"- 16" on center spacing depending on growth habit of the plant. • Walnut brown designer triple shredded mulch will be applied on the final product to complete the installation. • Newly planted flower beds and pots will be watered in at installation and the following day (2 days total).	2 times per year Change 1 in May Change 2 in October

Winter Mulch Service	Frequency
• Walnut brown designer triple shredded mulch is required • All mulch beds shall be edged with a bed-edger at installation, where allowable due to underground utilities. • Mulching applies to all trees, plant beds, shrubs, etc. • A total mulch depth of 4" shall be maintained at all times	Full replacement once Annually Inspected weekly to maintain desirable appearance

Lawn Care Services	Frequency
General Turf Care Notes	
• All pesticides will be applied by a person licensed as a commercial applicator by the state of North Carolina. • Any fertilizer or chemicals needed to maintain a healthy growth, appearance, and weed-free turf shall be included. • Established lawn areas shall be kept free of weeds and foreign plant growth.	
Lawn Care Timing	

• Cool Season Turf
  ○ Fertilizer – slow-release granular fertilizer at 1 lb. of Nitrogen per 1,000 square feet.
  ○ Weed Control – blanket application of a pre and post emergent herbicide.
• Warm Season Turf
  ○ Weed Control – Blanket application of a pre and post emergent herbicide.
	Round 1 – between January and mid-March

• Cool Season Turf
  ○ Weed Control – blanket application of a pre and post emergent herbicide.
• Warm Season Turf
  ○ Fertilizer – slow-release liquid fertilizer at 1 lb. of Nitrogen per 1,000 square feet.
  ○ Weed Control – Blanket application of a pre and post emergent herbicide.
	Round 2 – between March and May

• Cool Season Turf
  ○ Fertilizer – blanket application of Iron with micronutrients.
  ○ Weed Control – blanket application with post emergent herbicide.
• Warm Season Turf
  ○ Fertilizer – slow-release liquid fertilizer at 1 lb. of Nitrogen per 1,000 square feet.
  ○ Weed Control – Blanket application of post emergent herbicide.
	Round 3 – between May and June

• Cool Season Turf
  ○ Weed Control – blanket application of a post emergent herbicide.
• Warm Season Turf
  ○ Fertilizer
  ▪ Centipede – blanket application of a micro-nutrient package.
  ▪ Zoysia/Bermuda – slow-release liquid fertilizer at 1 lb. of Nitrogen per 1,000 square feet.
  ○ Weed Control – blanket application of post emergent herbicide.
	Round 4 – between July and August

• Cool Season Turf
  ○ Fertilizer – slow release (organic based) granular fertilizer at .1 lb. of Nitrogen per 1,000 square feet.
  ○ Weed Control – blanket application of a post emergent herbicide.
• Warm Season Turf
  ○ Fertilizer – blanket application of liquid potash.
  ○ Weed Control – blanket application of pre-emergent herbicide
	Round 5 – between October and November

5.2. Service Area Exhibit A

Service Area Exhibit A: Town of Holly Springs Public Works Department		
Exhibit & Location Type/Name	Address	Services
(Exhibit A Figure 1) **Medians** Old Holly Springs Apex Rd.	Old Holly Springs Apex Rd. & Holly Springs Apex Rd./Woods Creek Rd.	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (all services), Winter Mulch, Lawn Care
(Exhibit A Figure 2) **Medians** Avent Ferry Rd.	Avent Ferry Rd.	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (Trees), Winter Mulch, Lawn Care
(Exhibit A Figure 3) **Traffic Circles** W. Ballentine St.	W. Ballentine St.	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (Trees), Winter Mulch, Lawn Care
(Exhibit A Figure 4) **Medians** Bennett Knoll Pkwy.	Bennet Knoll Pkwy.	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (Trees), Winter Mulch, Lawn Care
(Exhibit A Figure 5) **Traffic Circle** Earp St.	Earp St.	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (Trees), Winter Mulch, Lawn Care
(Exhibit A Figure 6) **Medians** Green Oaks Pkwy	Green Oaks Pkwy	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (Trees), Winter Mulch, Lawn Care
(Exhibit A Figure 7) **Medians** Holly Springs Rd. and Bass Lake Rd.	Holly Springs Rd. & Bass Lake Rd.	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (all services), Winter Mulch, Lawn Care
(Exhibit A Figure 8) **Medians, Street Corners & sidewalk/utility strip** Sunset Lake Rd. and Holly Springs Rd.	Holly Springs Rd. & Sunset Lake Rd.; areas in front of Dollar Tree & CVS	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (all services), Winter Mulch, Lawn Care
(Exhibit A Figure 9) **Medians** Honeycutt Rd.	Honeycutt Rd.	Turf type: Warm season

Service Area Exhibit A: Town of Holly Springs Public Works Department		
Exhibit & Location Type/Name	Address	Services
		Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (Trees), Winter Mulch, Lawn Care
(Exhibit A Figure 10) **Medians** W. Holly Springs Rd. and Main St.	W. Holly Springs Rd.	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (trees & roses), Lawn Care
(Exhibit A Figure 11) **Medians** N. Main St.	N. Main St.	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Warm Season Aeration, Lawn Care
(Exhibit A Figure 12a-12c) **Medians** 12a. GB Alford NC55 (New Hill Rd to Bennet Knoll Pkwy) 12b. GB Alford NC55 (New Hill Rd to Green Oaks Pkwy) 12c. GB Alford NC55 (Werrington Dr to Old Adams Rd)	Rt. 55 Bypass	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (all services), Winter Mulch, Lawn Care
(Exhibit A Figure 13a-13b) **Medians** 13a. New Hill Rd and Holly Springs New Hill Rd (Green Oaks Pkwy to GB Alford NC55) 13b. Holly Springs New Hill Rd (Green Oaks Pkwy to Stonender Wy)	New Hill Rd. & Holly Springs New Hill Rd.	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (Trees), Winter Mulch, Lawn Care
(Exhibit A Figure 14) **Medians** S. Main St and Piney Grove Wilson Rd (Brayton Park Pl to Village Walk Dr)	S. Main St. & Piney Grove Wilbon Rd.	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (shrubs & large hollies), Winter Mulch, Lawn Care
(Exhibit A Figure 15) **Medians** Sunset Lake Rd. (Virginia Creek Dr to Cypress Ford Dr)	Sunset Lake Rd.	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (all services), Winter Mulch, Lawn Care

Service Area Exhibit A: Town of Holly Springs Public Works Department		
Exhibit & Location Type/Name	Address	Services
(Exhibit A Figure 16) **Median** Friendship Rd	Friendship Rd	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (shrubs & large hollies), Winter Mulch, Lawn Care
(Exhibit A Figure 17) **Medians** Ralph Stephens Rd	Ralph Stephens Rd	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (shrubs & large hollies), Winter Mulch, Lawn Care
(Exhibit A Figure 18) **Medians** Buckhorn Duncan Rd	Buckhorn Duncan Rd	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (shrubs & large hollies), Winter Mulch, Lawn Care
(Exhibit A Figure 19) **Medians** Woods Creek Rd	Woods Creek Rd	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (shrubs & large hollies), Winter Mulch, Lawn Care
(Exhibit A Figure 20) **Open Space** Cross Hill Ln	Cross Hill Ln	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (shrubs & large hollies), Winter Mulch, Lawn Care
(Exhibit A Figure 21) **Facilities & Parking** Downtown Facilities & Parking	S. Main St. Avent Ferry Rd. Center St. W. Ballentine St. Rogers St.	Turf type: Cool/Warm season (mixed) Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Cool/Warm Season Aeration, Pruning Services (all services), Winter Mulch, Lawn Care Pruning additional notes: all shrubs & trees will be pruned continuously to facilitate safety & security
(Exhibit A Figure 22) **Facilities & Parking** Law Enforcement Center	750 Holly Springs Rd	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (shrubs & large hollies), Winter Mulch, Lawn Care Pruning additional notes: all shrubs & trees will be pruned continuously to facilitate safety & security

5.3. Service Area Exhibit B

Service Area Exhibit B: Town of Holly Springs Parks & Recreation Department		
Facility Name	Address	Services
(Exhibit B Figure 1) **Landscaped Area** Holly Springs Cemetery	451 W. Earp St.	Turf type: Warm season Summer Maintenance (Mowing, Edging & Trimming, Blowing, Natural Areas, Debris & Trash), Winter Maintenance (Blowing, Natural Areas, Debris & Trash), Leaf Clean-Up
(Exhibit B Figure 2) **Landscaped Areas & Parking** Hunt Recreation Center	301 Stinson Ave.	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (All Services), Winter Mulch, Lawn Care
(Exhibit B Figure 3) **Landscaped Area & Parking** North Main Athletic Complex – Ting Park	1151 N. Main St.	Turf type: Warm season - (excludes synthetic turf) Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (all services), Annual Flowers Maintenance, Annuals Installation (Summer & Winter), Winter Mulch, Lawn Care
(Exhibit B Figure 4) **Landscaped Areas & Parking** Veterans Park	600 Bikram Dr.	Turf type: Warm season Summer Maintenance (all services), Winter Maintenance (all services), Leaf Clean-Up, Warm Season Aeration, Pruning Services (All Services), Annual Flowers Maintenance, Annuals Installation (Summer & Winter), Winter Mulch, Lawn Care
(Exhibit B Figure 5) **Landscaped Areas & Parking** Womble Park	1201 Grigsby Ave.	Turf type: none included in contract - (excludes synthetic turf fields and baseball fields) Summer Maintenance (Blowing, Weed Control, Natural Areas, Insects and Diseases, Perennials, Debris and Trash), Winter Maintenance (all services), Leaf Clean-Up, Pruning Services (All Services), Winter Mulch

5.4. Service Area Exhibit C

Service Area Exhibit C: Town of Holly Springs Utilities & Infrastructure Department		
Exhibit & Location Type/Name	Address	Services
Pump Stations – Bi-weekly Services		
(Exhibit C Figure 1) Autumn Park Pump Station	124 Otter Crest Way	Services (Biweekly) Summer Maintenance – Warm Season Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies Shrub Plant Growth Regulator Winter Mulch / Pine Straw
(Exhibit C Figure 2) Avent Ferry Pump Station	2516 Avent Ferry Rd	Services (Biweekly) Summer Maintenance – Warm Season Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies Shrub Plant Growth Regulator Winter Mulch / Pine Straw
(Exhibit C Figure 3) Basal Creek Pump Station	725 Wildwood Farm Way	Services (Biweekly) Summer Maintenance – Warm Season Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies Shrub Plant Growth Regulator Winter Mulch / Pine Straw
(Exhibit C Figure 4) Bass Lake Pump Station	933 Bass Lake Rd	Services (Biweekly) Summer Maintenance – Warm Season Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies Shrub Plant Growth Regulator Winter Mulch / Pine Straw
(Exhibit C Figure 5) Bridgeberry Pump Station	100 Diamond Bluff Ln	Services (Biweekly) Summer Maintenance – Warm Season Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies Shrub Plant Growth Regulator Winter Mulch / Pine Straw
(Exhibit C Figure 6) Business Park Pump Station	151 Roughleaf Ln	Services (Biweekly) Summer Maintenance – Warm Season Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies Shrub Plant Growth Regulator Winter Mulch / Pine Straw
(Exhibit C Figure 7) Carolina Springs Pump Station	101 Carova Bend	Services (Biweekly) Summer Maintenance –Warm Season

Service Area Exhibit C: Town of Holly Springs Utilities & Infrastructure Department		
Exhibit & Location Type/Name	Address	Services
		Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies Shrub Plant Growth Regulator Winter Mulch / Pine Straw
(Exhibit C Figure 8) Easton Acres Pump Station	3402 GB Alford Hwy	Services (Biweekly) Summer Maintenance – Warm Season Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies Shrub Plant Growth Regulator Winter Mulch / Pine Straw
(Exhibit C Figure 9) Friendship Pump Station	4450 Friendship Rd	Services (Biweekly) Summer Maintenance –Warm Season Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies Shrub Plant Growth Regulator Winter Mulch / Pine Straw (Do not mow retention pond)
(Exhibit C Figure 10) Honeycutt Farms	812 Ressler St	Services (Biweekly) Summer Maintenance –Warm Season Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies Shrub Plant Growth Regulator Winter Mulch / Pine Straw
(Exhibit C Figure 11) Loch Ridge North Pump Station	110 Channel Cove Dr	Services (Biweekly) Summer Maintenance –Warm Season Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies Shrub Plant Growth Regulator Winter Mulch / Pine Straw
(Exhibit C Figure 12) Loch Ridge South Pump Station	101 River Ledge Dr	Services (Biweekly) Summer Maintenance –Warm Season Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies Shrub Plant Growth Regulator Winter Mulch / Pine Straw
(Exhibit C Figure 13) Main Street Pump Station	417 Main Street	Services (Biweekly) Summer Maintenance –Warm Season Spray Weed/Grass control gravel areas.
(Exhibit C Figure 14) Middle Creek Pump Station	220 Chieftain Dr	Services (Biweekly) Summer Maintenance – Warm Season Spray Weed/Grass control gravel areas

Service Area Exhibit C: Town of Holly Springs Utilities & Infrastructure Department		
Exhibit & Location Type/Name	Address	Services
(Exhibit C Figure 15) Regency Pump Station	290 Dunton St	Services (Biweekly) Summer Maintenance – Warm Season Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies Shrub Plant Growth Regulator Winter Mulch / Pine Straw
(Exhibit C Figure 16) Sunset Lake Village Pump Station	5406 Turtlehead Ct	Services (Biweekly) Summer Maintenance – Warm Season (No Mowing) Spray Weed/Grass control gravel areas
(Exhibit C Figure 17) Sunset Ridge Pump Station	115 Skybrook Dr	Services (Biweekly) Summer Maintenance – Warm Season Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies Shrub Plant Growth Regulator Winter Mulch / Pine Straw
(Exhibit C Figure 18) Turner Drive Pump Station	9025 Turner Dr	Services (Biweekly) Summer Maintenance – Warm Season Spray Weed/Grass control gravel areas
(Exhibit C Figure 19) Twelve Oaks Pump Station	779 Ancient Oaks Dr	Services (Biweekly) Summer Maintenance – Warm Season Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies Shrub Plant Growth Regulator Winter Mulch / Pine Straw
(Exhibit C Figure 20) Union Ridge Pump Station	118 Devon Fields	Services (Biweekly) Summer Maintenance – Warm Season Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies Shrub Plant Growth Regulator Winter Mulch / Pine Straw
(Exhibit C Figure 21) Woods Creek Pump Station	7393 Woods Creek Rd	Services (Biweekly) Summer Maintenance – Warm Season Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies Shrub Plant Growth Regulator Winter Mulch / Pine Straw
(Exhibit C Figure 22) Holly Springs Booster Pump Station	8817 Holly Springs Rd	Services (Biweekly) Summer Maintenance – Warm Season Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies

Service Area Exhibit C: Town of Holly Springs Utilities & Infrastructure Department		
Exhibit & Location Type/Name	Address	Services
		Shrub Plant Growth Regulator Winter Mulch / Pine Straw
Water Towers—Bi-weekly Service		
(Exhibit C Figure 23) School Days Lane Water Tower	8817 Holly Springs Rd 405 School Days Lane	Services (Biweekly) Summer Maintenance – Warm Season Spray Weed/Grass control gravel areas
(Exhibit C Figure 24) Avent Ferry Water Tower	1136 Avent Ferry Rd	Services (Biweekly) Summer Maintenance – Warm Season (No Mowing) Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies
(Exhibit C Figure 25) Reclaimed Water Tower	450 Irving Parkway	Services (Biweekly) Summer Maintenance – Warm Season Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies
Utley Creek WRF – Bi-weekly Service		
(Exhibit C Figure 26) Utley Creek Treatment Plant	150 Treatment Plant Rd	Services (Biweekly) Summer Maintenance – Warm Season Spray Weed/Grass control gravel areas. Leaf Clean-up Pruning Services – Shrubs and Large Hollies Shrub Plant Growth Regulator

EXHIBIT B

_____ **Insurance requirement waived**

Approved by: _____

Printed Name:_____

___X_____ **Certificate of Insurance attached**

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 12/8/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Johnna Moore	
Alera Group 4325 Lake Boone Trail, Suite 200 Raleigh, NC 27607	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS: johnna@bagwellinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Selective Insurance Co. of America	12572
INSURED Greenscape, Inc. 412 Woodburn Road Ste. 002 Raleigh, NC 27605	INSURER B : Builders Mutual Insurance	10844
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			S 2543286	1/1/2024	1/1/2025	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 15,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 3,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 3,000,000
	OTHER:						Pesticide/Herbi	$ 3,000,000
A	AUTOMOBILE LIABILITY			S 2543286	1/1/2024	1/1/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			S 2543286	1/1/2024	1/1/2025	EACH OCCURRENCE	$ 7,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 7,000,000
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WCP1076649 04	1/1/2024	1/1/2025	X PER STATUTE / OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	Leased/rented equip			S 2543286	1/1/2024	1/1/2025	Limit	100,000
A	Contractors E&O			S 2543286	1/1/2024	1/1/2025	Limit	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Town of Holly Springs
P.O. Box 8
Holly Springs, NC 27540

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Johnna Moore

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EXHIBIT C

STATE OF NORTH CAROLINA)
)
COUNTY OF WAKE)

AFFIDAVIT OF CONTRACTOR'S COMPLIANCE WITH E-VERIFY

I, _____(the individual attesting below), being duly authorized by and on behalf of **Greenscape, Inc.** (the "Contractor") after first being duly sworn hereby swears or affirms as follows:

1. Contractor understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with NCGS §64-25(5).

2. Contractor understands that Contractors Must Use E-Verify. Each Contractor, after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS §64-26(a).

3. Contractor is a person, business entity, or other organization that transacts business in this State and that employs 25 or more employees in this State. (mark Yes or No)

a. YES _____
b. NO _____

4. Contractor's subcontractors comply with E-Verify, and if Contractor is the winning bidder on this project Contractor will ensure compliance with E-Verify by any subcontractors subsequently hired by Contractor.

Dated:_____

Signature of Affiant: _____

Print or Type Name: _____

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Consent Agenda
Title: Greenway Grant Authorization and Certification
Strategic Priority Area: Vibrant Community
Staff Resource: Matt Beard, Parks & Recreation

Action(s):

- Certify and approve the Great Trails State greenway grant application for the feasibility and preliminary design of the Camp Branch Greenway which, if awarded, requires a 50% funding match anticipated up to $300,000.
- Authorize the Town Manager to sign and submit the grant application as outlined in the Town's Grant Policy.

Explanation:

- The Town is seeking to apply for funding a feasibility study and design of the Camp Branch Greenway through the Great Trails State Program Grant (GTSP).
- The Town's GTSP grant submission is estimated at $600,000 for both the feasibility analysis and design drawings for the preferred route as determined by the study. If awarded, the GTSP grant requires a 50% funding match.
- This greenway connection was identified as one of the 2023 Park Bond greenway design projects. A portion of the park bond funding would be utilized for the required grant match. If awarded, the grant would free up the portion of the bond funding to use towards construction or other park projects.
- A certification and approval document submitted by the governing board is required to support the application and acknowledge the matching fund requirements.
- This action would only authorize the Town Manager to apply for the grant per the Town's grant policy. Final appropriation of all funds, including the Town's 50% match, would be requested in a future Council action.

Background:

- The Camp Branch Greenway is estimated to be a 1.25 mile segment and was identified as one of the priority greenway connections in the Town's Greenway Master Plan. The greenway would be a regional connection to Cary's Optimist Farm Greenway and would connect the neighborhoods of Sunset Oaks, Creekside, and Wescott in Holly Springs.
- The scope of this grant includes a feasibility study which assesses existing conditions, evaluates potential routes for opportunities and constraints, develops detailed cost estimates, and ultimately makes a recommendation for a preferred route. Once the preferred route is identified, the grant would then include the design for the greenway segment.

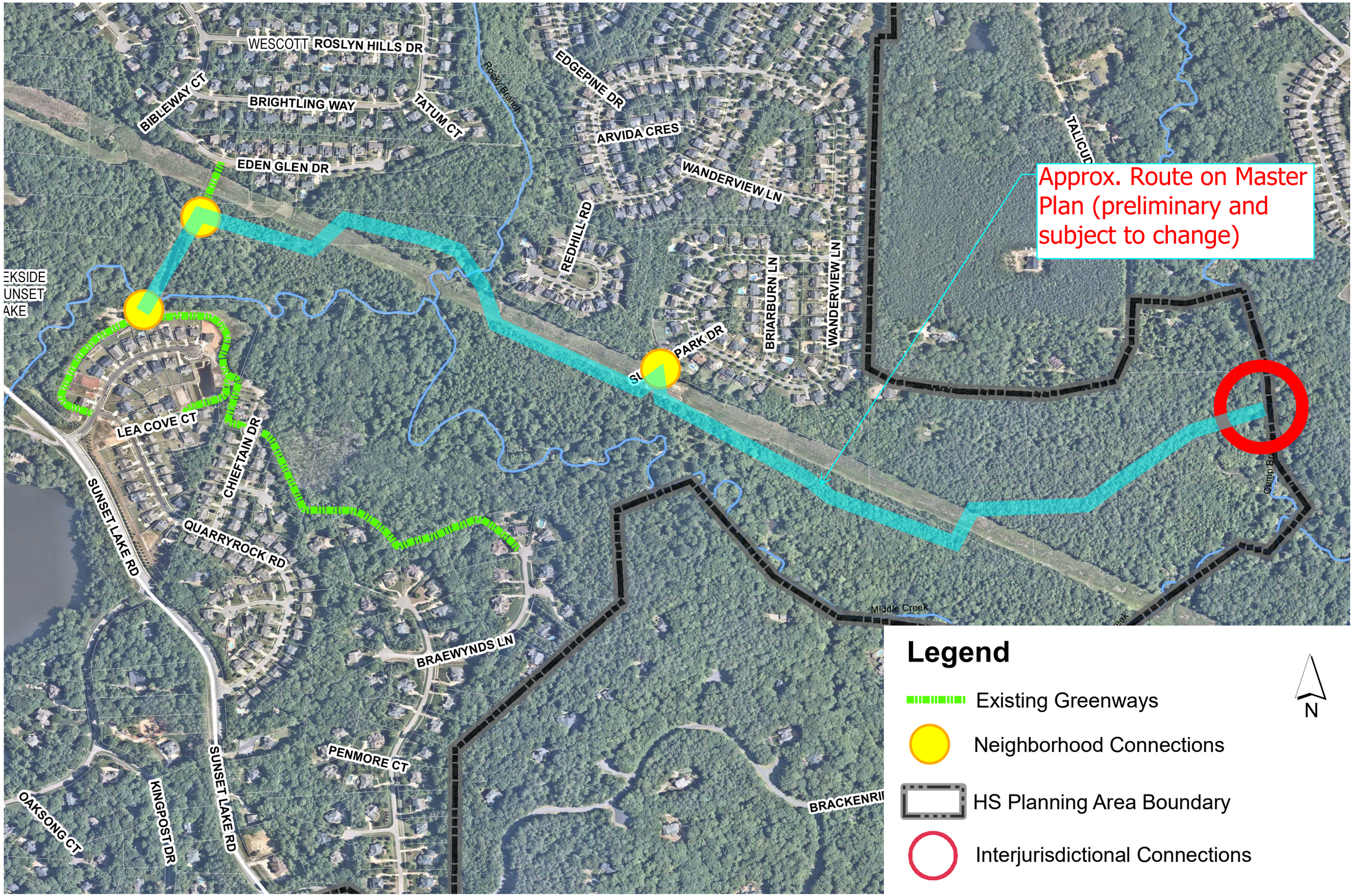
- If the grant is awarded, the greenway design would be ahead of the park bond projects schedule originally anticipated to start in 2027.
- The Camp Branch greenway has been identified as part of a regional trail network and aims to enhance non-motorized transportation, recreational opportunities, and environmental conservation.

Funding Source(s):

- Community Investment Fund - Parks and Recreation General Obligation Bond Funds

Attachment(s):

1. SunsetOaks_Wescott_CampBranch
2. Gov Body Cert - GTSG - Camp Branch Greenway
3. Great Trails State Grant Application


WESCOTT
ROSLYN HILLS DR
BIBLEWAY CT
BRIGHTLING WAY
TATUM CT
EDEN GLEN DR
Rocky Branch
EDGEPINE DR
ARVIDA CRES
WANDERVIEW LN
REDHILL RD
BRIARBURN LN
WANDERVIEW LN
PARK DR
TALICUD
Approx. Route on Master Plan (preliminary and subject to change)
LEA COVE CT
CHIEFTAIN DR
SUNSET LAKE RD
QUARRYROCK RD
BRAEWYNDS LN
PENMORE CT
KINGPOST DR
OAKSONG CT
Middle Creek
Legend
Existing Greenways
Neighborhood Connections
HS Planning Area Boundary
Interjurisdictional Connections
N

Certification & Approval by Governing Board

I hereby certify the information contained in the attached Great Trails State Program application is true and correct, and the required matching funds for the grant will be available within three years of submitting the application. This application has been approved by the governing board.

Chief Elected Official
(Print or Type Name and Title)
(Signature)
If two sponsors are applying together, this form must be completed and signed by each board.

946 - Middle Creek to Camp Branch Greenway

Application Details

Funding Opportunity: 230-Great Trails State Program (GTSP)
Funding Opportunity Due Date: Sep 3, 2024 5:00 PM
Program Area: Great Trails State Program
Status: Editing
Stage: Final Application

Initial Submit Date:
Initially Submitted By:
Last Submit Date:
Last Submitted By:

Contact Information

Primary Contact Information

Name*: Ms. (Salutation) Catherine (First Name) Middle Name Clark (Last Name)
Title*: Grant Writer
Email*: catherine.clark@hollyspringsnc.gov
Address*: 128 S. Main St.

Holly Springs (City) North Carolina (State/Province) 27540 (Postal Code/Zip)
Phone*: 919-577-3129 (Phone) Ext.
###-###-####
Fax: ###-###-####

Organization Information

Name*: Holly Springs, Town of
Organization Type*: City Government
Tax Id:
County*: Wake
Organization Website: http://hollyspringsnc.gov
Address*: 128 S. Main St
PO Box 8

Holly Springs North Carolina 27540-
City State/Province Postal Code/Zip

Phone*: (919) 577-3127 Ext.
###-###-####

Fax: ###-###-####

GTSP Application Information

Applicant Information

Contact Information

Is the person from the partner organization who will administer the grant contract, if awarded, the same as the Primary Contact listed on the application?

Grant Administrator*: No

Please list contact information.

Grant Administrator: Tina Stroupe
First Name Last Name

Finance Director
Title

Mailing Address: 128 S. Main St.
Address Line 1

Address Line 2

Holly Springs North Carolina 27540
City State Zip Code

Email: tina.stroupe@hollyspringsnc.gov

Phone: 919-557-3912

Is the Project Manager the same as the Primary Contact listed on the application?

Project Manager*: No

Please list contact information.

Project Manager: Matt Beard
First Name Last Name

Park Planner
Title

Email: matt.beard@hollyspringsnc.gov

Phone: 919-567-4018

If awarded, will the person who signs the grant contract be the same as the Primary Contact listed on the application?

Person Signing Contract*: No

Please list contact information.

Contact Information: Tina Stroupe
First Name Last Name

Title: Finance Director
Title

Email: tina.stroupe@hollyspringsnc.gov

Project Overview

Project Name*: Middle Creek to Camp Branch Greenway This project title will be used internally and externally.

Describe your project, including how this project would advance your trail network and state your project objectives.
This description will be used to determine your project's overall sustainability as compared to other projects submitted. This statement should be suitable for public review. The text provided in this box will be published internally and externally without editing by Division of Parks & Recreation (DPR) staff. Be concise and discerning with information, covering key components and background, if needed. Narratives are limited in word length as noted below the text box.

Project Description*:

The Middle Creek to Camp Branch Greenway is a 1.21-mile segment within the Middle Creek basin in Holly Springs, NC. This greenway will connect established neighborhoods to a retail center on its west end and link to the Town of Cary's planned priority greenway along Camp Branch Creek on its east end. As part of a regional trail network, it aims to enhance non-motorized transportation, recreational opportunities, and environmental conservation.
The greenway will significantly advance the trail network by:
1. Enhancing Connectivity: Providing a seamless link between neighborhoods, commercial areas, and future trail extensions, reducing car reliance and improving community mobility.
2. Supporting Regional Integration: Establishing a key segment in the regional greenway network, fostering inter-municipal cooperation and strengthening trail infrastructure.
3. Promoting Environmental Stewardship: Building the greenway sustainably within a floodplain, preserving natural landscapes while offering recreational spaces.
Project Objectives:
1. Conduct environmental and topographical assessments of the floodplain to guide sustainable construction and ensure regulatory compliance.
2. Enhance accessibility and inclusivity by upgrading existing paved stubs in adjacent neighborhoods to meet ADA standards, ensuring accessibility for all users. Local communities will be engaged to gather input, addressing concerns, and fostering support.
3. Facilitate strategic partnerships with Duke Energy to route the greenway within or across their transmission line easement and negotiating necessary permissions and with regional planning authorities to align the greenway with broader transportation and land use plans.
4. Promote alternative transportation by providing a safe, off-road corridor for walking and biking, promoting healthier lifestyles and reducing traffic congestion, and by enhancing connectivity between residential areas and key destinations.

What process will be used for selecting the person or the organization to complete the project? :

The Town of Holly Springs has a formal bid process for professional services that conforms to state procurement requirements. An RFP will be created and published on the Town's website (https://www.hollyspringsnc.gov/2456/Bids-Requests-for-Proposals) and state procurement portal. Responses will be evaluated based on criteria listed in the RFP, including work experience, firm and staff qualifications, client references, and proposed project plan.

Can this project be completed within 3 years of the contract? *: Yes Please attach a detailed timeline below.

Previous Grant or Similar Project Experience

Previous Grant / Similar Project Name	Amount of Project	Project Objective	Was your grant or project successful?

No Data for Table

Project Justification

What are the expected outcomes and benefits from this project? Please include:
- How the trail provides or would provide connectivity to daily destinations?
- How the trail is designed or would be designed to increase access to trails (first trail in a community, fills a trail-type need, etc.)?
- How the proposed project would eliminate a gap in an existing trail or in funding?

All acquisition applications should include urgency of acquisition.
- What is the approximate length, width, and surface type?

Maintenance applications should include when the trail was originally built and previous maintenance (what was done and when it was completed).

Project Justitication*:

-- Connectivity to Daily Destinations: The Middle Creek to Camp Branch Greenway will enhance connectivity for Holly Springs residents by linking neighborhoods to a retail center on its west end and connecting to the Town of Cary's planned greenway as well as the West Lake schools on its east end. This off-road pathway facilitates daily commutes and errands, allowing residents to walk or bike to shopping centers, schools, parks, and other amenities. This connectivity reduces car reliance, decreases traffic congestion, and promotes healthier, active lifestyles.
-- Increased Access to Trails: This greenway will be the first comprehensive trail in the area, addressing a critical need for accessible trails. It enhances access for neighborhoods currently lacking trailheads and upgrades existing paved stubs to meet ADA standards, ensuring inclusivity for all users, including those with disabilities. The design incorporates community feedback to address local needs and preferences, making the trail a valuable and well-utilized community asset.
-- Eliminating Gaps in the Existing Trail Network: The Middle Creek to Camp Branch Greenway will eliminate a significant gap in the regional trail network by connecting Holly Springs with Cary and other parts of southwestern Wake County. This segment is crucial for the larger Middle Creek Greenway, envisioned to run through Holly Springs up to the Apex town limits. By providing a continuous link, the project facilitates regional mobility and promotes inter-municipal cooperation.

Expected Outcomes:
1. Enhanced Mobility: The greenway offers a safe, convenient alternative for commuting, reducing vehicular traffic and promoting active transportation.
2. Health and Wellness: By offering a dedicated space for walking, jogging, and biking, the greenway encourages physical activity, contributing to improved public health.
3. Environmental Benefits: Constructing the trail within a floodplain emphasizes sustainable development practices, preserving natural habitats and promoting environmental stewardship.
4. Community Engagement: Through extensive public input and participation, the project fosters a sense of community ownership and support, ensuring the trail meets local needs and preferences.
5. Economic Impact: Improved connectivity to retail centers and local businesses can stimulate economic activity, enhancing the overall quality of life in the community.

Certification and Approval by Governing Body

A signed copy of the certification and approval by the governing board must be attached at the bottom of this section.

I hereby certify the information contained in this application is true and correct and the required matching funds will be available during the project period. This application has been approved by the governing body. *: **No**

Applicant Attachments

Named Attachment	Required	Description	File Name	Type	Size	Upload Date
If application has multiple sponsoring agencies, please attached a W-9 for each organization in a single combined file.						
Organization W-9	✓	W9	Town of Holly Springs W-9 4.18.2024.pdf	pdf	394 KB	06/25/2024 10:10 AM
Please provide a detailed project timeline. Be sure to include when any pending or unsecured matches will be available.						
Detailed Project Timeline	✓					
Please upload the signed certification and approval by the governing board. A template of this certification is included in the application guide. Electronic signatures are acceptable.						
Signed Certification & Approval by Governing Board	✓					

Project Information

Project Details

Enter decimal degrees only.
(Example: 35.774596, -78.843835)

Project Location: Latitude (00.00000) Longitude (-00.00000)

Select the county or counties in which the project will take place.

County/Counties*: **Wake**

Enter the Center for Disease Control/Agency for Toxic Substances and Disease Registry Social Vulnerability Index level of vulnerability for the census tract in which the majority of the proposed project will take place.
In order to view census tract level of vulnerability for a proposed project location, toggle the Geographic Comparison to Statewide, select North Carolina, zoom into the County in which the proposed project will take place, and toggle the Geographic Unit to Census Tracts. Click on the census tract containing the proposed project.

Project Census Tract Social Vulnerability Index*: **Low**

Please attach the attorney's certification of site control below. A template is provided in the application guide.

Site Control*: **Not Applicable (Planning & Feasibility, Design & Engineering Applications, & Acquisition Only)**
Select all that apply.

If Other Site Control, please explain: :

Please indicate all permissible uses of this project*: **Bicycle,Hike-Walk**
Select all that apply.

If other, please list:

Has the trail design been completed?*:	**No**
Why was this trail design standard chosen? :	
Obtained approved waiver for land acquisition?*:	**N/A**

Trail Facilities Provided by the Project

The applicant will be building its first trail project.*:	**N/A**
The project will provide new trail facilities*:	**N/A**
The project will add trail facilities on an existing trail *:	**N/A**
The project will provide major renovation of an existing trail*:	**N/A**
The project will provide a trail connection to existing recreation area(s), school(s), downtown businesses, and/or communities.*:	**N/A**

Suitability of the Site for the Proposed Project

The site is suited for the proposed development with minimal adverse impact to the environment.*:	**N/A**
The project enhances public?s access to a trail. *:	**N/A**
The project is enhanced by the adjacent property uses*:	**N/A**
The site is free from limitations, conditions, encumbrances, or other intrusions. *:	**N/A**

Management and Maintenance

Site Operation and Maintenance.

Please choose from the following:

*The applicant has a full-time parks and recreation department that will manage the project site to provide programming and ensure adequate operation and maintenance.

*The applicant has a full-time staff, such as public works, who will manage the project site and ensure adequate operation and maintenance.

*The applicant will manage the project site with part-time staff or by contractual agreement to ensure adequate operation and maintenance.

*An organized volunteer group, such as a civic group or youth sports association will operate and maintain the site.

Site Operations & Maintenance*: **Unknown or N/A**

*must be owned / managed by a public entity or land conservation partner. If the applicant is not going to operate the site with full-time staff, describe how and when the site will be open to the public.

Who will maintain this trail? *:

N/A

What is your emergency management plan?:

N/A

For Maintenance Applications only, is this trail considered high use? : **N/A**

For Maintenance Applications only, please explain high use and how use is documented: :

N/A

Project Information Attachments

Named Attachment	Required	Description	File Name	Type	Size	Upload Date
This certification MUST be attached for all construction and maintenance applications to be eligible for consideration.						
Attorney's Certification of Site Control						
Trail Design Documentation						
Land Acquisition Waiver						
Optional if additional explanation is needed.						
Site Suitability Supporting Documentation						
Please attach additional information regarding the emergency management plan if necessary.						
Emergency Management Plan						
Maintenance Applications - Documentation of Trail Use						
Maintenance Applications - Previous Trail Maintenance Records						

Site Information

Plans & Maps

Named Attachment	Required	Description	File Name	Type	Size	Upload Date

Include the following items on the site plan:

- *Title: Name of project and applicant*
- *Acreage*
- *Address and Start/Finish Longitude/Latitude in decimal degrees*
- *Date the map was prepared*
- *Connection to state trail*
- *Existing trail*
- *Planned trail*
- *Existing facilities*
- *Future facilities*
- *Legend*
- *North arrow*
- *Scale*

Site Plan ✓

Include the following items on the site vicinity map:

- *Title of the project*
- *The name of the road or trail a visitor uses to get to the trail entrance.*
- *The closest major highway/road*
- *Legible street names*
- *North arrow*
- *Physical address (such as a street address)*
- *Latitude/longitude coordinates of the central point in the site*

Site Vicinity Map

Provide a detailed map of the proposed trail project with topographic lines or basemap. Bodies of water and other natural features should be visible on this map as well.

Topo Map

In addition to the legal description, acquisition-only projects must submit a copy of a conceptual plan showing the property to be acquired and future development for public recreation. See Application Guide for an example

Conceptual Plan for Acquisition Only Applications

Land Acquisition

Does your project involve land acquisition?*: No

List of Properties to be Acquired (if applicable)

Description	Will the property be	Current Owner	Number	Acreage	Land	Improvements for Trail Purposes	Proposed Purchase Price

No Data for Table

Legal Description of Property to be Acquired

Description	File Name	Type	Size	Upload Date

No files attached.

Budget

Project Type

Type of Project*: Planning + Feasibility

Project Costs

Project Element	Unit Quantity	Unit	Unit Cost	Total Item Cost
No Data for Table				

Planning, Feasibility, Design, and Engineering Costs

Project Element	Cost
Consulting Services	$600,000.00
	$600,000.00

Acquisition Costs

Parcel Number	Acres Acquired	Land Acquisition Cost
No Data for Table		

Non-State Match

Type of Match	Amount of Match	Source of Match	Availability
Cash	$300,000.00	Town of Holly Springs	Secured

Budget Summary

Total Project Cost: $600,000.00

Total Non-State Match: **$300,000.00**

Total Grant Request*: **$300,000.00** May not exceed $500,000

Match Summary

What county or counties will the project be located in? *: **Wake**

What is the Tier designation of the county? If the project is in multiple counties, the match shall be based on the lowest wealth county. Tier designation can be verified here.*: **Tier 3**

The Match Requirement is as follows:
- Tier 1 counties must match 1:4, or 25%
- Tier 2 counties must match 1:2, or 50%
- Tier 3 counties must match 1:1, or 100%

Incomplete or insufficient matches could result in an ineligible applicant.

Match Percentage: **100%**

Partners & Community Support

Partnerships & Community Support Attachments

Description	File Name	Type	Size	Upload Date
No files attached.				

Partnerships & Community Support

Is the trail supported by the community where it will be built?*: Yes

Please explain:*:

This section of Greenway was one of the two locations highlighted in the informational materials for the 2023 Park Bond. The bond was approved by the voters of Holly Springs, evidencing support for this and the other projects included in the Parks Bond.

Has the applicant held a public meeting within the last 24 months to discuss the trail project and obtained comments? Is the public supportive of the project?*: No

Is the trail supported by other organizations or partners?*: Yes

Please explain*:

We have received letters of support for the study of this future Greenway connection from the Town of Cary and the Triangle Greenways Council, who is one of the land holders in the corridor.

Has the applicant used another way to gain & document support of the trail project?*:

The Town of Holly Springs commissioned a Parks, Recreation & Greenways Master Plan which was released in March 2021. The public engagement process was designed to be equitable and inclusive. Citizen engagement efforts resulted in feedback from nearly 700 participants. Please view a summary of the meetings, input strategy and the outcomes at https://www.hollyspringsnc.gov/2050/Parks-Recreation-and-Greenways-Master-Pl.

Environmental Review

Impact

Describe in detail the existing or proposed property including the acreage (for land and water), topography, streams, lakes, and any significant natural resources that are on or adjacent to the site.

Site Description*:

N/A - No development will occur with this project.

What are the past and/or current uses of the property?
Examples: Urban/developed, forest, agricultural, industrial site, landfill, water, or wetland.

Important: If the property has been contaminated (examples: brownfield sites), all cleanup actions must be completed before a GTSP contract is executed and the project can begin. Use this space to describe any cleanup actions that are in progress or proposed. The GTSP program recommends that local governments wait until cleanup is completed before applying.

Past/Current Property Use*:

N/A - No development will occur with this project.

Describe any wetland areas on the site including the acreage. Describe any disturbance of wetlands needed to develop the proposed project. Please state if no wetlands exist on the site.

Wetlands*:

N/A - No development will occur with this project.

Describe any floodplain areas within or adjacent to the site and delineate floodways.

Floodplains*:

N/A - No development will occur with this project.

Describe the predominant tree and wildlife species on or adjacent to the site.

Tree and Wildlife Species*:

N/A - No development will occur with this project.

List any known archaeological or historical sites within the project site or in the vicinity of the site. Has the area been surveyed by an archaeologist? If so, when and by whom? **Please note additional review will be required if ground disturbance will occur within study list or historic district (per HPOWEB), if federal funds will also be**

whom? **Please note additional review will be required if ground disturbance will occur within study list or historic district (per HPOWEB), if federal funds will also be used, or if a 404 permit is needed.**

Archaeological or Historical Sites*:

N/A - No development will occur with this project.

List all existing recreational facilities and other structures on the site, regardless of their age. Indicate if any structure is more than 50 years old. Provide a photograph and pertinent historical information about the structure(s) which are 50 years or greater. Indicate whether any existing structure(s), regardless of age, will either be demolished or renovated for recreational use by the proposed project?

Existing Structures*:

N/A - No development will occur with this project.

Describe any existing utility easements within the site; including the width and length. Also, describe the existing water, sewer, and road systems at the site. Describe any water, sewer, or road systems included in the proposed project.

Utilities*:

N/A - No development will occur with this project.

How many acres are to be disturbed and/or cleared for the proposed development?

Ground Disturbance / Site Clearing*: **0.00** acres

Is a new trail support indoor facility being proposed? Examples include restroom facilities, bathhouses, or equipment rental facilities.

New Trail Support Facility*: **N/A**

Environmental Review

Review Requirement	Attachment
Wetlands National Wetlands Inventory **Attach a copy of the map of the trail corridor from the National Wetlands Inventory.**	
Streams on Site NC Surface Water Classifications **Attach a copy of the map of the trail corridor from this NC DEQ Surface Water Classifications resource.**	
Floodplains NC Flood Risk Information System **Attach a copy of the map of the trail corridor from the NC Flood Risk Information System.**	
Archaeological or Historic Sites NC HPOWEB 2.0 **Attach a copy of the map of the trail corridor from the North Carolina State Historic Preservation Office GIS Web Service. Note: Any project with federal funding component requires review regardless of HPOWEB results.**	

Comments

Comments:

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Consent Agenda
Title: Assignment of Main Street Vista Development Agreement
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: John Schifano, Town Attorney

Action(s):
Approve the Assignment, Assumption, and Amendment Agreement for Main Street Vista

Explanation:

- The developer of Main Street Vista has requested the town to consent to an assignment of the Development Agreement to a newly formed limited liability company, Main Street Vista Apartments, LLC. Assignments such as these are not uncommon in land development.
- This Assignment agreement also modifies two other portions of the Development Agreement: (1) The Development Agreement contained a provision that requires the developer to take title to the site within 180 days of signing the agreement. While that deadline expired February 24, 2024, the new LLC has taken title to the property June 28, 2024, and has commenced construction activities; and (2) the agreement used a trigger for having public infrastructure completed by the first certificate of occupancy.
- This revision will also correct the bottom of page 6 of the Development Agreement that referenced building permit instead of certificate of occupancy.

Background:

- Approved in Oct 2023, Main Street Vista is a mixed use development located on 11.51 acres at the northeast corner of Holly Springs Road and N Main Street.
- The proposed plan includes 277 dwelling units, including 13 live work units, and 20,122 square feet of ground floor commercial space.

Funding Source(s):
N/A.

Attachment(s):
1. Loan-Assignment of Development Agreement (Main Street-Holly Springs) (KH824159x9D7F4)
2. Purchase - Unanimous Written Consent of the Manager of Vista Residential Partners-NC LLC (KH824144x9D7
3. MSV - Development Agreement (Recorded) (KH822353x9D7F4)

(ABOVE SPACE FOR RECORDER'S USE)

Prepared by, and after recording, return to:
Krevolin & Horst, LLC
1201 West Peachtree Street, NW, Suite 3250
Atlanta, GA 30309
Attn: Douglas P. Krevolin, Esq.

Reviewed by:
Morningstar Law Group
434 Fayetteville Street, Suite 2200
Raleigh, NC 27601
Attn: Jason Barron, Esq.

Tax Parcel ID Nos. 0649933963, 0649937653,
0649935427, 0649936510, and 0649939744

Cross-Reference: DB 019420, PG 01324

ASSIGNMENT, ASSUMPTION AND AMENDMENT OF DEVELOPMENT AGREEMENT

THIS ASSIGNMENT, ASSUMPTION AND AMENDMENT OF DEVELOPMENT AGREEMENT (this "**Assignment**") is made and executed the _____ day of June 2024, by **VISTA RESIDENTIAL PARTNERS-NC, LLC**, a North Carolina limited liability company ("**Assignor**"), whose mailing address is 2964 Peachtree Road, Suite 585, Atlanta, Georgia 30305, **MAIN STREET VISTA APARTMENTS, LLC**, a Delaware limited liability company ("**Assignee**"), whose mailing address is 2964 Peachtree Road, Suite 585, Atlanta, Georgia 30305, and **THE TOWN OF HOLLY SPRINGS**, a North Carolina municipal corporation (the "**Town**," together with Assignor and Assignee, collectively, the "**Parties**"), whose mailing address is 400 Broadway, Cincinnati, Ohio 45202.

RECITALS

WHEREAS, Assignor and the Town entered into that certain Development Agreement Regarding Infrastructure Construction and Fee Reimbursement dated August 28, 2023, recorded with the Register of Deeds on August 29, 2023, in Deed Book 019420, Page 01324 (the "**Assumed**

Contract"), regarding the development of a mixed-use residential and commercial development on certain real property of approximately 11.71 acres located in Wake County, North Carolina more particularly described on Exhibit A of the Assumed Contract;

WHEREAS, the Assumed Contract is still in in full force and effect and no defaults thereunder have occurred and are continuing as of the date hereof;

WHEREAS, Assignor desires to assign the Assumed Contract to Assignee and the Parties desire to amend the Assumed Contract as set forth below;

WHEREAS, Assignee desires to accept and assume from Assignor, all right, title, and interest in and to the Assumed Contract; and

WHEREAS, the Town has consented to the assignment of the Assumed Contract from Assignor to Assignee as set forth in this Assignment and has agreed to amend the Assumed Contract as set forth below.

AGREEMENTS

NOW, THEREFORE, in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Amendment**. The Assumed Contract is hereby amended as follows:

a. Article II, Section 2 of the Assumed Contract is hereby deleted in its entirety and replaced with the following:

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

b. The fourth paragraph of Article II, Section 6 of the Assumed Contract is hereby deleted in its entirety and replaced with the following:

> "List of Sewer and Water Improvements to be constructed by the Developer and necessary for obtaining a certificate of occupancy for the first building:"

2. **Assignment**. Assignor unconditionally and irrevocably assigns, transfers, conveys, and delivers to Assignee all of Assignor's rights, title and interest in and to the Assumed Contract.

3. **Acceptance**. Assignee assumes and agrees to perform any and all obligations and duties of Assignor under the Assumed Contract for that period of time from and after the date hereof. Assignee indemnifies and agrees to hold Assignor harmless from and against any defaults or other liabilities (including, without limitation, court costs and attorneys' fees) under the Assumed Contract relating to circumstances accruing at any time after the date hereof.

4. **Consent of the Town**. The Town hereby consents to the assignment of the Assumed Contract from Assignor to Assignee in accordance with the terms of this Assignment and releases Assignor from of all its obligations and duties in the Assumed Contract.

5. **Miscellaneous**.

a. Notices. Any Notice required to be given hereunder shall be given in the manner specified in the Deed of Trust.

b. Conflict. In the event of a conflict between the provisions of this Assignment and any other Loan Documents, this Assignment shall control.

c. Governing Law. This Assignment shall be governed by and construed in accordance with the laws of North Carolina.

d. Counterparts; Signatures. This Assignment may be executed in one or more counterparts (whether original, facsimile, portable document format, or otherwise), each of which shall be deemed an original, but all of which shall together constitute one and the same instrument.

e. Entire Agreement. This document (together with any Exhibits and incorporated documents, including the Assumed Contracts) constitutes the entire agreement on the subject matter between the parties. No modification of this Assignment shall be binding unless in writing and signed by the party against which it is sought to be enforced.

[Signatures appear on the following pages.]

IN WITNESS WHEREOF, the Parties have caused this Assignment to be executed as of the day and year first above written.

ASSIGNOR:

VISTA RESIDENTIAL PARTNERS-NC, LLC, a North Carolina limited liability company

By: _____(SEAL)
Michael Neyhart, Manager

STATE OF GEORGIA)
)
COUNTY OF FULTON)

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document: Michael Neyhart, as Manager of Vista Residential Partner-NC, LLC, a North Carolina limited liability company.

Date: June 17, 2024

_____
Douglas P. Krevolin, Notary Public
(Print or Type Name)

[NOTARIAL STAMP OR SEAL]

My Commission Expires: _____

[Signatures continue on the following page.]

STATE OF GEORGIA NOTARY PUBLIC
DOUGLAS P KREVOLIN
Notary Public, Georgia
Fulton County
My Commission Expires
March 04, 2025

ASSIGNEE:

MAIN STREET VISTA APARTMENTS, LLC, a Delaware limited liability company

By: Vista MSV DM, LLC, a Delaware limited liability company, its Manager

By: _____(SEAL)
Michael Neyhart, Manager

STATE OF GEORGIA)
)
COUNTY OF FULTON)

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document: Michael Neyhart, as Manager of Vista MSV DM, LLC, a Delaware limited liability company, the manager of Main Street Vista Apartments, LLC, a Delaware limited liability company.

Date: June 17, 2024

_____, Notary Public
(Print or Type Name)

[NOTARIAL STAMP OR SEAL]

My Commission Expires: _____

[Signatures continue on the following page]

DOUGLAS P KREVOLIN
Notary Public, Georgia
Fulton County
My Commission Expires
March 04, 2025

TOWN:

TOWN OF HOLLY SPRINGS, a North Carolina municipality corporation

By: _____(SEAL)
Name: _____
Title: _____

STATE OF NORTH CAROLINA)
)
COUNTY OF WAKE)

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document: _____, as _____ of the Town of Holly Springs, a North Carolina municipality corporation.

Date: June____, 2024

_____
_____, Notary Public
(Print or Type Name)

[NOTARIAL STAMP OR SEAL]

My Commission Expires: _____

[End of signatures.)

UNANIMOUS WRITTEN CONSENT OF THE MANAGER OF VISTA RESIDENTIAL PARTNERS-NC, LLC

The undersigned, being the manager of Vista Residential Partners-NC, LLC, a North Carolina limited liability company (the "**Company**"), hereby adopts as of the 27th day of June 2024, the following actions and resolutions:

NOW THEREFORE, BE IT RESOLVED, that the Company be, and hereby is, authorized and empowered to enter into an assignment and assumption agreement (the "**Assignment**") with Main Street Vista Apartments, LLC, a Delaware limited liability company ("**Assignee**"), assigning the Company's interests and obligations under that certain Development Agreement Regarding Infrastructure Construction and Fee Reimbursement between the Company and the Town of Holly Springs, a North Carolina Municipal corporation, dated August 28, 2023, recorded on Deed Book 19420, Page 1324 of the Wake County land records (the "**Development Agreement**");

FURTHER RESOLVED, that there are no fees due and owing to the Company pursuant to the Development Agreement;

FURTHER RESOLVED, that Michael Neyhart (the "**Manager**"), as the manager of the Company, be, and hereby is, authorized and empowered, in the name and on behalf of the Company, to execute and deliver the Assignment and, to otherwise effectuate the intent of the above resolutions; and

FURTHER RESOLVED, that all actions heretofore taken by the Manager for and on behalf of the Company in connection with the matters contemplated by the foregoing resolutions, be, and hereby are, authorized and ratified in all respects.

A manual signature on this action, an image of which shall have been transmitted electronically, will constitute an original signature for all purposes. The delivery of executed copies of this action by electronic transmission will constitute effective delivery of this action for all purposes.

This authorization and consent is given as of the date first set forth above.

MANAGER:

VISTA RESIDENTIAL PARTNERS-NC, LLC,
a North Carolina limited liability company

By: _____
Michael Neyhart, Manager

UNANIMOUS WRITTEN CONSENT OF THE MANAGER OF MAIN STREET VISTA APARTMENTS, LLC

The undersigned, being the manager of Main Street Vista Apartments, LLC, a Delaware limited liability company (the "**Company**"), hereby adopts as of the 27th day of June 2024, the following actions and resolutions:

NOW THEREFORE, BE IT RESOLVED, that the Company be, and hereby is, authorized and empowered to enter into an assignment and assumption agreement (the "**Assignment**") with Vista Residential Partners-NC, LLC, a North Carolina limited liability company ("**Assignor**"), assuming Assignor's interests and obligations under that certain Development Agreement Regarding Infrastructure Construction and Fee Reimbursement between Assignor and the Town of Holly Springs, a North Carolina Municipal corporation, dated August 28, 2023, recorded on Deed Book 19420, Page 1324 of the Wake County land records;

FURTHER RESOLVED, that Michael Neyhart (the "**Manager**"), as the manager of Vista MSV DM, LLC, a Delaware limited liability company, which is the manager of the Company, be, and hereby is, authorized and empowered, in the name and on behalf of the Company, to execute and deliver the Assignment and, to otherwise effectuate the intent of the above resolutions; and

FURTHER RESOLVED, that all actions heretofore taken by the Manager for and on behalf of the Company in connection with the matters contemplated by the foregoing resolutions, be, and hereby are, authorized and ratified in all respects.

A manual signature on this action, an image of which shall have been transmitted electronically, will constitute an original signature for all purposes. The delivery of executed copies of this action by electronic transmission will constitute effective delivery of this action for all purposes.

This authorization and consent is given as of the date first set forth above.

MANAGER:

VISTA MSV DM, LLC,
a Georgia limited liability company

By: _____
Michael Neyhart, Manager

WAKE COUNTY, NC
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08-29-2023 AT 11:00:09

BOOK: 019420 PAGE: 01324 - 01344

PREPARED BY AND AFTER RECORDING RETURN TO:
JASON L. BARRON
MORNINGSTAR LAW GROUP
421 FAYETTEVILLE STREET, SUITE 530
RALEIGH, NC 27601

STATE OF NORTH CAROLINA

COUNTY OF WAKE

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

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

and
VISTA RESIDENTIAL PARTNERS-NC, LLC

THIS AGREEMENT (the "Agreement"), made and entered into this 8/28/23 day of July, 2023, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **VISTA RESIDENTIAL PARTNERS-NC, LLC, a North Carolina limited liability company**, hereafter referred to as the "Developer." The Town and the Developer are collectively referred to herein as the "Parties."

WITNESSETH:

WHEREAS, the Developer or its affiliate is the contract purchaser of tracts of land held in common for development, known by the following Wake County PINs: 0649933963, 0649937653, 0649935427, 0649936510, and 0649939744, totaling approximately 11.71 acres in size, as more particularly described on **Exhibit A** (the "Site"); and,

WHEREAS, the owners of the Property are (i) JFT Properties, LLC, (ii) 113 Holly Springs Road, LLC, (iii) Bhana real Estate, LLC, and (iv) Randall S. Adamson, LLC and all consent to the Developer entering into this agreement as indicated by their signature below;

WHEREAS, the Town Council rezoned the Site to Downtown Mixed-Use Conditional Zoning District ("DMX-CD") , (the "Rezoning") on March 21, 2023, to facilitate the development of a vertically integrated mixed use residential and commercial development on the Site; and,

PPA
Submitted electronically by "Town of Holly Springs Town Attorney"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

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

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

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

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

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

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

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

WHEREAS, pursuant to N.C.G.S. § 160D-1005, on March 21, 2023 the Town Council conducted a public hearing on this Agreement, closed the public hearing, approved this Agreement, and authorized the Town's execution of the same.

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

ARTICLE I

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

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

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

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

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

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

f. NCDOT: the North Carolina Department of Transportation.

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

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

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

j. Public Infrastructure or Public Infrastructure Improvements: The public sanitary sewer gravity line, and all other sewer and water work described in paragraph II(6), below.

k. Public Benefit: The construction and dedication of Public Infrastructure and utility infrastructure by the Developer, the retention and addition of local jobs, an increase in commercial/life science uses, and the additional revenue to the Town generated by the increase in ad valorem tax value of the Site.

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

ARTICLE II
DESCRIPTION OF DEVELOPMENT AGREEMENT

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

2. TERM: The duration of the Agreement is five (5) years. The parties are not precluded from entering into subsequent development agreements that may extend the original duration period. All terms of this Agreement shall become enforceable upon the later of: (1) the signing of this Agreement by the Developer and ratification of this Agreement by the Town Council; (2) annexation of the Site into the Town limits, if not already annexed, (3) the approval of the Rezoning and this Agreement by the Town Council, and (4) the Developer taking legal title to the Site as evidenced by deed recorded in the Wake County Registry within 180 days of the execution of the foregoing (the "Conditions Precedent"). Any obligation to reimburse funds contained herein, not demanded within five (5) years of the execution of the foregoing shall be void and given no effect.

3. REZONING: The Parties hereby acknowledge that the current zoning of the Property surrounding infrastructure is inadequate to support the Project. Following approval of the Rezoning, the

Certain Infrastructure Projects are necessary in order to maintain the health, safety, and welfare of the Site, its future residents, and the residents of the surrounding area that may be affected by the Project. While the Project's proposed rezoning to Downtown Mixed-Use Conditional Zoning District ("DMX-CD") is consistent with the Town's long-range planning documents, the current infrastructure is inadequate and therefore the Town would not ordinarily grant zoning approval, Project Permits, such approvals as the Master Plan, Concept Plan, Development plan, grading plans, and other governmental approvals until such time as certain Infrastructure Projects are adequate to accommodate the residents or invitees of the Project. The Developer wishes to accelerate the Town's approval through the covenants herein and provide assurances that such infrastructure will be sufficient to serve the Project and not negatively affect those properties in proximity to the Site. The Development Plan shall be submitted to the Town for review and approval consistent with the terms of this Development Agreement and the requirements of Rezoning and Unified Development Ordinance, which Developer understands requires Town Council approval for this Site.

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

5. TIA ROAD IMPROVEMENTS: The transportation impact analysis (the "TIA") for this Project has indicated that the anticipated traffic caused by the project will require, or contribute to the need for, certain transportation infrastructure improvements in addition to those on-site thorough fare widening work that are required under the UDO (See Exhibit C). These additional improvements are described in detail in the TIA, shown on Exhibit B, and summarized as follows :

	Description	**Completed by**
a.	Convert 3rd Street/Site Access A to a directional crossover intersection	First Certificate of Occupancy
b.	Construct a northbound right turn drop lane on N Main Street at Access A extending to Holly Springs Road.	First Certificate of Occupancy
c.	Install 75' straight taper into Site Access B from Holly Springs Road.	First Certificate of Occupancy
e.	Extend the westbound right turn lane on Holly Springs Road at N Main Street to Site Access B.	First Certificate of Occupancy
f.	Retime the traffic signal at N Main Street and Holly Springs Road	First Certificate of Occupancy

The above list is a summary from the TIA which, if amended for any reason, such amendments shall control and require a revision of work and Infrastructure Improvements consistent with any amendment to the TIA. The Town's standard terms associated with the bonding of infrastructure improvements shall apply to these transportation improvements, it being acknowledged by the Parties that the completion date for one or more of such improvements

may be extended consistent with the terms therewith.

SIDEWALK CONNECTION

With the submittal of the development plan for the site, the Developer shall provide a design for a sidewalk connection along the frontage of two parcels adjacent to and abutting Holly Springs Road having Wake County Parcel Identification Numbers 0649-93-2678 and 0649-93-2499 as shown on the attached Exhibit C as "Developer provided sidewalk connection provided existing conditions allow (the 'Offsite Sidewalk Connection')." If it is determined there is insufficient right-of-way to permit construction of the Offsite Sidewalk Connection, then Developer shall have no obligation to construct the same.

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

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

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

For the purpose of proper utility planning, the Town typically measures maximum flow in a sewer line based on a peak flow such that when capacity in any one line reaches the Town's standard of 50% of line capacity, the Town ordinarily determines that line as having reached its capacity. Because of the Infrastructure Improvements being performed by the Developer herein, the Town is willing to vary the Town's standard practice of measuring peak flow for the Twelve Oaks outfall only such that an upgrade in that line is not needed so long as the average flow does not exceed the Town's maximum line capacity.

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

	Description	Completed by
a.	Abandonment of Omni Park Pump station	First Building Certificate of Occupancy
b.	Upgrade gravity sewer lines along N Main Street	First Building Certificate of Occupancy
c.	All onsite Infrastructure Improvements	First Building Certificate of Occupancy

The Developer shall be required to provide a payment and performance bond for 100% of the cost in connection with items a. and b. above.

7. UTILITY ALLOCATION: As of the date hereof, and notwithstanding any policy adopted hereafter by the Town, water and sewer allocation (the "Utility Allocation") is hereby made by the Town in an amount to support the Development. If construction has not commenced within twelve (12) months of the issuance of construction drawing approval for the Project, then it shall automatically revert to the Town unless agreed to otherwise by the Parties.

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

	Description	FIL Amount ($)
a.	NONE	
b.		
c.		

9. DEVELOPMENT PERMITTED USES: The Site may be used consistent with the uses and subject to the restrictions and other development obligations of the Rezoning.

10. ANNEXATION: The Parties agree that the Site is not currently annexed, it shall be annexed at the discretion of the town council, through the approval of a petition for voluntary annexation prior to the commencement of any construction or recordation of a plat. The Town shall schedule the Annexation Petition for public hearing and approval within 45 days of the execution of this Agreement.

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

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

12. PARKS AND RECREATION LAND DEDICATION. The Parties acknowledge that the Town's Unified Development Ordinance requires the developer of a residential tract to dedicate parks and

recreation land or amenity for the use of the Project, where such park amenity is open for use for the public at large. In lieu of such land dedication, the Town Council may determine that a fee may be paid by the Developer in satisfaction of this requirement, so long as that fee is used by the Town for the acquisition or development of parks and recreation spaces to serve members of the Project. The Town's UDO requires a calculation of this fee based on the tax value of the tract of the Site at the time of Development, which town staff has calculated as $213,976 per acre, which produced under ordinary methods of calculation a fee in lieu amount of $10,699 per unit of residential use. The Town agrees that such calculation creates an excessive fee in comparison to other similarly situated projects. The Town agrees to take the average land value of recent projects and calculate a per unit fee of $4,397 per residential unit to be collected at the time the Town issues a building permit.

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

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

15. DEVELOPMENT SCHEDULE

a. Development of the Project and any Public Infrastructure shall commence prior to the expiration of any required permits for the same.

b. In consideration of the covenants contained herein, Developer shall be allowed to submit construction drawings for review to the Town staff prior to Town Council approval of a development plan for the Site. Developer understands that doing so is entirely at the risk of the Developer for any subsequent changes to such plans and drawings that may be made necessary as a result of Town council approval of a development plan.

ARTICLE III
OTHER DEVELOPER'S DUTIES

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

2. Except for the Public Infrastructure to be constructed by the Town at the Town's costs pursuant to Sections 6 and 11 of Article II of this Agreement, Developer shall construct in a workmanlike

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

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

4. The Developer (or its successors and/or assigns) shall pay all development fees for the development at the time they would otherwise ordinarily be due (or as otherwise amended pursuant to this Agreement) and in an amount that is determined by the fee schedule approved in the annual budget which is in effect at the time of this Agreement. Notwithstanding, in the event said fees are waived via an Economic Development Agreement this provision shall not apply. Developer shall not be required to make a payment-in-lieu of street construction costs or pay a fee in lieu of greenway construction costs.

5. Pump Station Removal. All work related to the abandonment of the Omni Park Pump station shall be reviewed and approved by the Town's Executive Director of Utilities and Infrastructure. The Developer shall abandon the pump station in a commercially reasonable manner. For purposes of illustration, the following work items are generally required for pump station abandonment: Jib Crane to be removed; Odor control pump and tank to be removed; Submergible pumps to be removed; Wet well risers to be removed down to the bottom section and remaining filled with gravel; Electrical building to be removed; Electronic controls removed and parts saved for use by the Town; Removal of valve box and valves; Power disconnected and properly terminated or removed by Duke Progress; Force main capped and abandoned in place. Any surplus equipment shall remain property of the Town unless abandoned by the Town.

ARTICLE IV
REIMBURSEMENT

1. In consideration of the installation of Public Infrastructure described in Article II, Paragraph 6, the Developer shall be allowed reimbursement of town collected system development fees ("SDF Fees") equal to the Actual Construction Cost of the installed Public Infrastructure, subject to a maximum reimbursement amount of One Million Five Hundred Thousand Dollars (**$1,500,000**). SDF Fees shall be reimbursed within 60 days of written demand by the Developer after the following two conditions precedent are met: (i) The portion of Public Infrastructure for which the reimbursement is being requested by the Developer, together with any section of public infrastructure impacted by the Developer's work has been successfully and completely installed and inspected by the Town; and (ii) the Developer has paid SDF Fees in amounts sufficient to make an actual reimbursement.

GENERAL TERMS

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

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

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

4. In the course of installing the sewer line or any other work on easements obtained by the Town and under the Town's ownership, the Developer shall operate under a direct contract with the Town and shall hold the Town harmless.

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

6. The Town agrees to protect, defend, indemnify and hold the Developer and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character made by third parties in connection with or arising from the injury to (including death of) persons or physical damage to property arising out of the performance of Town's obligations under this Agreement by the Town, its agents, employees and contractors (collectively, "Claims"), except to the extent any such Claims arise out of the gross negligence or willful misconduct of the Developer, or its agents, employees or contractors,. The Town further agrees to investigate, handle, provide defense for and respond to, any such Claims at its sole expense and agrees to bear all other costs and expenses related to such Claims, even if such Claims are groundless, false, or fraudulent but only to the extent the same are not expressly excluded as set forth herein.

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

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

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

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

ARTICLE V
OTHER

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

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

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

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

FOR THE TOWN:

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

FOR THE DEVELOPER:

Alex Barroso
President of Development, Mid-Atlantic
Vista Residential Partners
4000 Westchase Blvd., Suite 310
Raleigh, NC 27607

With copy to:

Jason Barron
Morningstar Law Group
421 Fayetteville Street, Suite 530
Raleigh, NC 27601

5. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina. The Parties consent to the jurisdiction of Superior Court Division of the General

Court of Justice located in Wake County, North Carolina in the event a dispute arises between them regarding the terms of this Agreement.

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

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

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

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

EXHIBIT A:	Legal Description of Site
EXHIBIT B:	Diagram of Transportation
EXHIBIT C:	ON-SITE Transportation and Sidewalk Improvements

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

(Town Seal)

TOWN OF HOLLY SPRINGS

BY: _____
Randy J. Harrington, Town Manager

ATTEST:

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

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

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

_____
Tina Stroupe, Finance Director

NORTH CAROLINA
WAKE COUNTY

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

WITNESS my hand and official stamp (or seal), this the 28th day of August, 2023

_____
Notary Public

My Commission Expires: April 3, 2028

LINDSAY E. GOLDSTEIN
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires April 3, 2028

THE DEVELOPER

VISTA RESIDENTIAL PARTNERS NC, LLC

By: _____
Name: ALESANDRO BARROSO
Title: PRESIDENT OF DEVELOPMENT

STATE OF NC
Wake COUNTY

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

Date: 08/17/2023

Karen A. Hodges
Karen A. Hodges, Notary Public

[Affix Notary Stamp or Seal]

KAREN A HODGES NOTARY PUBLIC WAKE COUNTY, NC My Commission Expires 08-04-24

My Commission Expires: 08/04/2024

Consented to by:

THE LANDOWNERS

JFT PROPERTIES LLC

By: _____
Name: David Ball II
Title: Member

STATE OF NC
Wake COUNTY

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

Date: 6/22/23

Stephanie Burgess
Notary Public

[Affix Notary Stamp or Seal]

STEPHANIE BURGESS
Notary Public, North Carolina
Harnett County
My Commission Expires
9/5/23

My Commission Expires: 9/5/23

BHANA REAL ESTATE LLC

By: Sandhar
Name: PARMINDER SANDHAR
Title: MANAGER

STATE OF NC
Alamance COUNTY

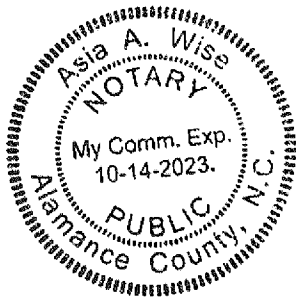
I certify that the following person(Parminder Sandhar) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: MANAGER.

Date: 7/3/2023

Asia A. Wise
Asia A. Wise, Notary Public

[Affix Notary Stamp or Seal]

My Commission Expires: 10/14/2023



RANDALL S ADAMSON LLC

By: _____
Name: Randall S Adamson
Title: President

STATE OF NORTH CAROLINA
WAKE COUNTY

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

Date: JULY 21, 2023

_____
ANURAG VISHNOI, Notary Public

[Affix Notary Stamp or Seal]

My Commission Expires: 03·28·2026

ANURAG VISHNOI
Commission Expires
NOTARY
PUBLIC
Mar. 28, 2026
WAKE COUNTY, NC

113 HOLLY SPRINGS ROAD LLC

By: J W A
Name: Jonathan W. Anderson,
Title: Member Manager

STATE OF NC
Wake COUNTY

I certify that the following person(Jonathan W. Anderson) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: member/manager.

Date: 7/5/2023

Sara Miller, Notary Public

[Affix Notary Stamp or Seal]

My Commission Expires: 02/24/27

SARA MILLER NOTARY PUBLIC JOHNSTON COUNTY, NC

Exhibit A

BEGINNING AT AN IRON PIPE IN THE EASTERN RIGHT OF WAY OF N. MAIN STREET, SAID IRON PIPE HAVING AN NC GRID NAD83 COORDINATE OF N: 694121.32, E: 2049065.02; THENCE S 89°29'23" E A DISTANCE OF 865.44 FEET TO A REBAR; THENCE S 01°22'17" W A DISTANCE OF 147.95 FEET TO AN IRON ROD; THENCE S 88°32'59" E A DISTANCE OF 140.03 FEET TO AN IRON PIPE; THENCE S 00°08'02" E A DISTANCE OF 328.16 FEET TO AN IRON PIPE; THENCE N 89°07'55" W A DISTANCE OF 165.72 FEET TO AN IRON PIPE WITH A CAP; THENCE S 00°07'32" E A DISTANCE OF 287.33 FEET TO AN IRON PIPE WITH A CAP; THENCE N 89°08'42" W A DISTANCE OF 28.06 FEET TO AN IRON PIPE; THENCE S 00°13'03" E A DISTANCE OF 20.04 FEET TO A REBAR WITH A NAIL AT BASE; THENCE N 89°01'46" W A DISTANCE OF 22.00 FEET TO AN IRON PIPE WITH A TACK IN CAP; THENCE N 89°15'47" W A DISTANCE OF 204.68 FEET TO A POINT; THENCE N 00°05'59" W A DISTANCE OF 218.34 FEET TO A POINT; THENCE S 89°50'59" W A DISTANCE OF 59.91 FEET TO A POINT; THENCE S 00°06'49" E A DISTANCE OF 77.21 FEET TO A POINT; THENCE S 89°34'41" W A DISTANCE OF 139.78 FEET TO A POINT; THENCE N 01°06'45" W A DISTANCE OF 265.06 FEET TO AN IRON PIPE WITH A CAP; THENCE S 85°34'10" W A DISTANCE OF 24.99 FEET TO AN IRON PIPE WITH NAIL AT BASE; THENCE N 86°46'25" W A DISTANCE OF 60.93 FEET TO AN IRON ROD; THENCE S 89°11'20" W A DISTANCE OF 177.26 FEET TO A REBAR; THENCE S 89°20'14" W A DISTANCE OF 20.65 FEET TO AN IRON PIPE; THENCE N 13°41'32" W A DISTANCE OF 224.32 FEET TO AN IRON PIPE; THENCE N 13°49'08" W A DISTANCE OF 172.07 FEET TO AN IRON PIPE, BEING THE POINT OF BEGINNING.
CONTAINING AN AREA OF 510109 SQUARE FEET OR 11.71 ACRES.

(

EXHIBIT B TIA Road Improvements

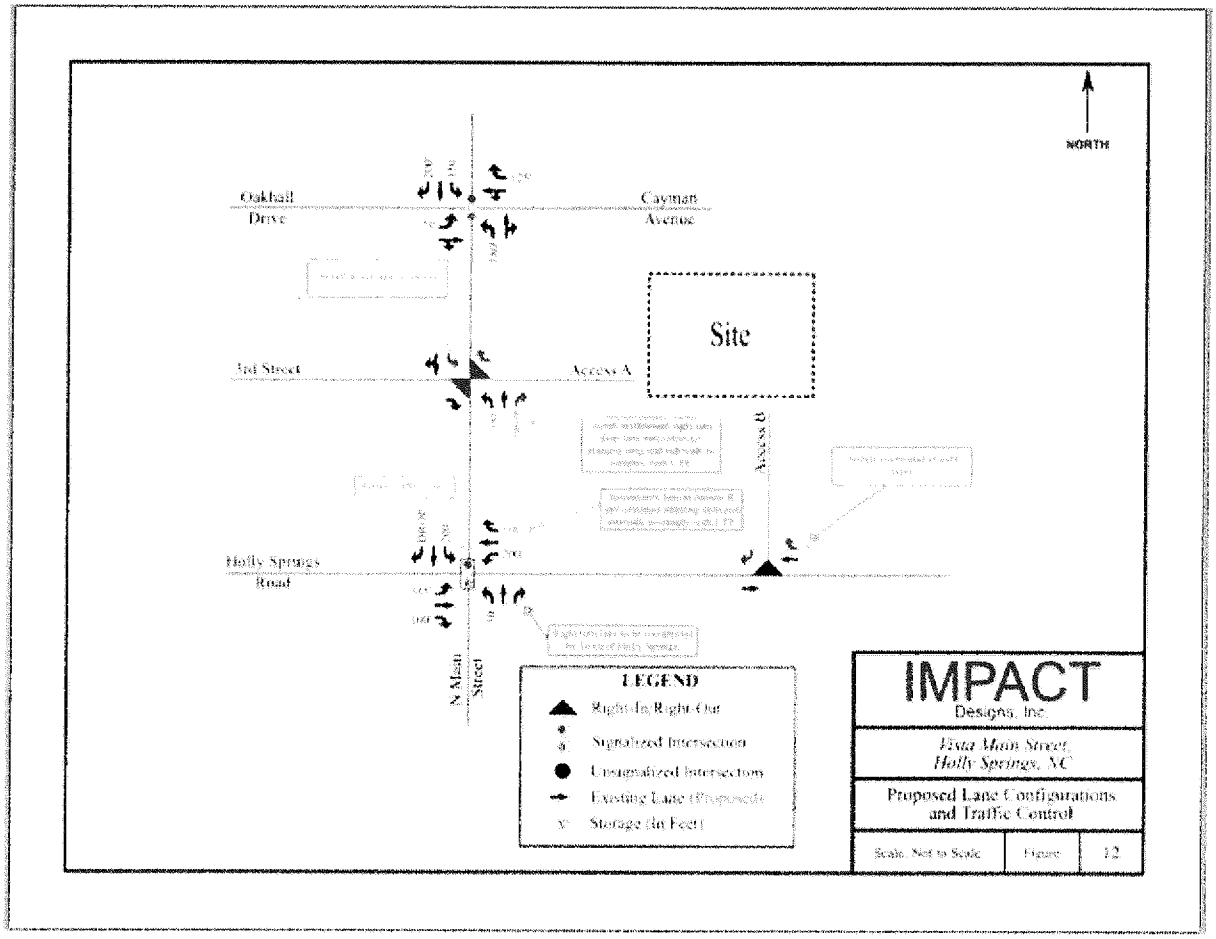
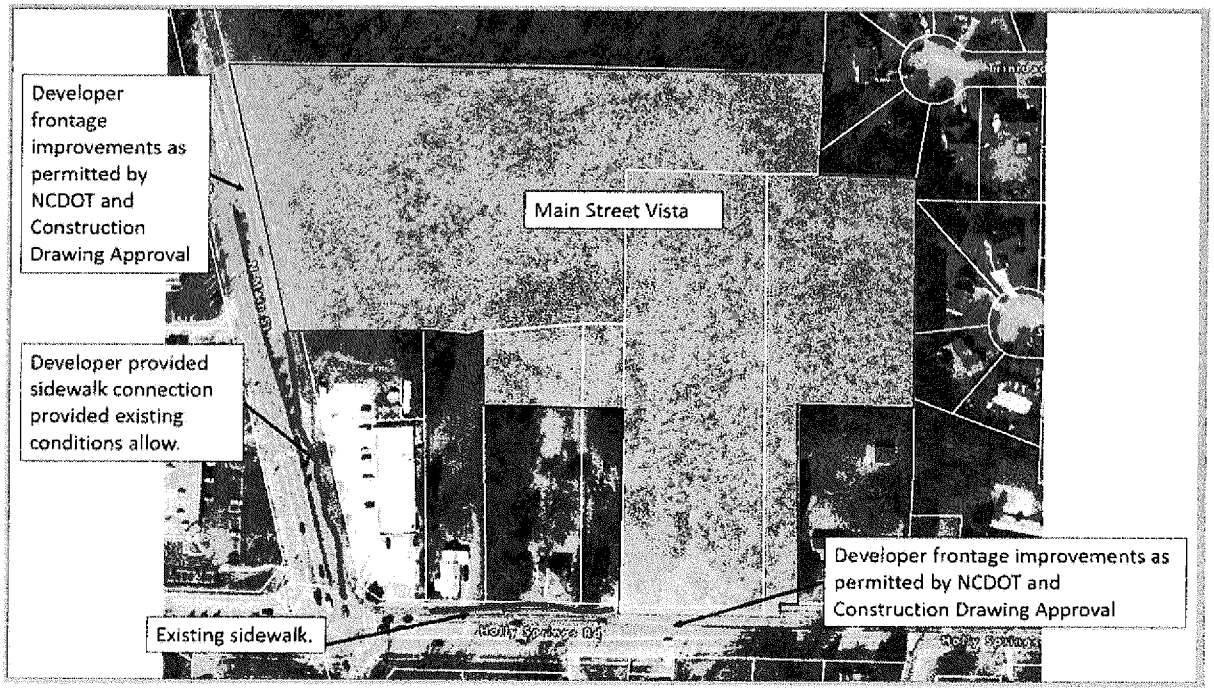


EXHIBIT C – ONSITE ROAD & SIDEWALK IMPROVEMENTS



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

Consent Agenda
Title: Southern Access Road NCDOT Municipal Agreement
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Kendra Parrish, Utilities and Infrastructure

Action(s):
Approve Municipal Agreement with NCDOT for the Construction of the Southern Access Road

Explanation:

- A new access road is currently under design and being managed by NCDOT. The Southern Access Road (SAR) is being planned from Bumgardner Road to the site of Fujifilm Diosynth Biotechnologies.
- Transportation projects within municipalities shall be constructed in accordance with a municipal agreement that is executed by the municipality and the Board when such construction includes any financial participation by the municipality in project costs, or the municipality requests additional work that results in maintenance responsibilities or financial participation by the municipality.
- The new road will be constructed by NCDOT with $10 million in NCDOT funding and an additional $3 million in a special appropriation by the North Carolina General Assembly.
- In addition, the town has budgeted funds for right-of-way acquisition for the SAR.
- The Municipal agreement will obligate the Town to identify any additional monies required to complete the road, and an indemnity agreement has been secured between the Town and Fujifilm Diosynth Biotechnologies (the "Company") whereby the Company will indemnify the Town for additional costs relating to the new road.

Background:

- In early 2021, as part of the Town's recruitment process for the Company, a north-south connector road along the 150-acre tract which is now the site of the company was altered in the town's comprehensive transportation planning document. In lieu of that road, an east-west road, currently referred to as the "Southern Access Road (SAR)" is being planned from Bumgardner Road to the site of the company.
- The Company has required, as part of their Phase 2 expansion, additional access to its site be made, which the SAR would satisfy.

Funding Source(s):

- Direct NCDOT funding and General Assembly appropriation.

Attachment(s):

1. Municipal Agreement for SAR_Town Council Edition

AGREEMENT OVERVIEW

NORTH CAROLINA
WAKE COUNTY

DATE: 07/10/2024

PARTIES TO THE AGREEMENT:

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

AND

TOWN OF HOLLY SPRINGS

PROJECT NUMBERS:

TIP #: HE-0002

WBS ELEMENTS: 49745.3.1

The purpose of this Agreement is to identify the participation in project costs, project delivery and/or maintenance, by the other party to this Agreement, as further defined in this Agreement.

SCOPE OF PROJECT ("Project"): This Project involves planning, designing, and constructing a southern access road into the business park from Green Oaks Parkway /Bumgardner Drive Extension (see Exhibit A) and other off-site improvements associated with the Fujifilm Diosynth facility development in Holly Springs.

FUNDING FOR PROJECT:
ECONOMIC DEVELOPMENT: $10,000,000
CONTINGENCY: $3,000,000

MAINTENANCE: Department

EFFECTIVE DATES OF AGREEMENT:
START: Upon Full Execution of this Agreement
END: When work is complete and all terms are met.

This **Agreement** is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the **Department** and the Town of holly Springs, hereinafter referred to as the **Municipality**; and collectively referred to as the **Parties**.

The **Parties** to this Agreement, listed above, intend that this Agreement, together with all attachments, schedules, exhibits, and other documents that both are referenced in this Agreement and refer to this Agreement, represents the entire understanding between the **Parties** with respect to its subject matter and supersedes any previous communication or agreements that may exist.

DRAFT

I. WHEREAS STATEMENTS

WHEREAS, the **Department** has plans to make certain street and highway constructions and improvements within the **Municipality** under Project HE-0002, in Wake County; and,

WHEREAS, the **Department** and the **Municipality** have agreed that the municipal limits, as of the date of the awarding of the contract for the construction of the above-mentioned project, are to be used in determining the duties, responsibilities, rights, and legal obligations of the **Parties** hereto for the purposes of this Agreement; and,

WHEREAS, this Agreement is made under the authority granted to the **Department** by the North Carolina General Assembly, including but not limited to, the following applicable legislation: General Statutes of North Carolina (NCGS), Section 136-66.1, Section 160A-296 and 297, Section 136-18, and Section 20-169, to participate in the planning and construction of a Project approved by the Board of Transportation for the safe and efficient utilization of transportation systems for the public good; and,

WHEREAS, the **Parties** to this Agreement have approved the construction of said Project with cost participation and responsibilities for the Project as hereinafter set out.

WHEREAS, the **Municipality** has requested and received an appropriation of $3,000,000 in State Contingency funds, which have been authorized on 49745.3.1;

NOW, THEREFORE, the **Parties** hereto, each in consideration of the promises and undertakings of the other as herein provided, do hereby covenant and agree, each with the other, as follows:

II. PLANNING AND DESIGN

The **Department** shall prepare the environmental and/or planning document, and obtain any environmental permits needed to construct the Project and prepare the Project plans and specifications needed to construct the Project. All work shall be done in accordance with departmental standards, specifications, policies and procedures.

III. RIGHT OF WAY

The **Municipality** shall be responsible for acquiring any needed right of way required for the Project. Acquisition of right of way shall be accomplished in accordance with the policies and procedures set forth in the North Carolina Right of Way Manual.

IV. UTILITIES

A. RESPONSIBILITIES

The **Municipality** shall be responsible for the relocation and adjustment of all municipally-owned utilities in conflict with the Project and shall exercise any rights that it may have under any franchise to effect all necessary changes, adjustments, and relocations of communications and electric power lines; underground cables, gas lines, and other pipelines or conduits; or any privately- or publicly-owned utilities.

i. Said work shall be performed in a manner satisfactory to the **Department** prior to the **Department** beginning construction of the Project. The **Municipality** shall make every effort to promptly relocate said utilities in order that the **Department** will not be delayed in the construction of the Project.

ii. The **Municipality** shall make all necessary adjustments to house or lot connections or services lying within the right of way or construction limits, whichever is greater, of the Project.

iii. The **Department**, where necessitated by construction, will make vertical adjustments of two (2) feet or less to the existing manholes, meter boxes, and valve boxes at no expense to the **Municipality**.

iv. The **Department** shall not be liable for any work that the **Municipality** undertakes with respect to said utility relocation.

B. UTILITY RELOCATION BY DEPARTMENT

If the **Municipality** requests the **Department** to include the relocation and/or adjustment of municipally owned utilities in its construction contract provisions, and the **Department** agrees, then a separate utility agreement will be prepared to state the cost estimate and the reimbursement terms. The **Municipality** shall reimburse the **Department** all or a portion of the costs associated with said relocation, in accordance with NCGS 136-27.1. Reimbursement will be based on final project plans and actual costs of relocation.

V. CONSTRUCTION

The **Department** shall construct, or cause to be constructed, the Project in accordance with the plans and specifications of said Project as filed with, and approved by, the **Department**. The **Department** shall administer the construction contract for said Project.

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VI. MAINTENANCE

Upon completion of the Project:

i. The **Department** shall be responsible for all traffic operating controls and devices which shall be established, enforced, and installed and maintained in accordance with the North Carolina General Statutes, the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, the latest edition of the "Policy on Street and Driveway Access to North Carolina Highways", and departmental criteria.

ii. The roadway improvement(s) shall be a part of the State Highway System and owned and maintained by the **Department** provided there is publicly maintained access to the facility via Green Oaks Parkway and Bumgardner Drive Extension.

VII. COSTS AND FUNDING

A. PROJECT COSTS

The Municipality has agreed to participate in Project costs as follows:

- The estimated cost of the Project is $13,000,000. The Department will participate in an amount not to exceed $13,000,000 from Economic Development funds and State Contingency funds. If the costs of the Project exceed $13,000,000, the Municipality will be responsible for identifying funding for those costs.

- The proposed Southern Access Road is the primary commitment for the Economic Development funding. Any funds not required to plan, design, permit and construct the Southern Access road may be used on other off-site improvements required by the Traffic Impact Analysis for the Fujifilm Diosynth development. Off-site improvements may include turn lane improvements at SR 1153 (Old Holly Springs Road) and Bennett Knoll Parkway, and turn lane improvements at SR 1153 (Old Holly Springs Road) and SR 1152 (Holly Springs - New Hill Road).

B. CONFERENCE ON COSTS PRIOR TO BID AWARD AND AS PROJECT PROGRESSES

The Department agrees to communicate changes to cost estimates as the Project progresses in a timely manner to allow the Municipality to identify additional sources of funding, if needed. In the event that the project costs exceed (i.e., after bid opening) or are likely to exceed (during any change order process) the budgeted funds of $13,000,000, the Department shall consult with the Municipality to determine if contract award is desired. The Municipality shall have a reasonable time (not to exceed 30 days) to attempt to acquire additional funding for the project prior to rejections of bids. The Municipality and the Department will enter into a Supplemental Agreement to obligate any Municipal funds.

C. INVOICING BY THE DEPARTMENT

Upon completion of the Project, and if in the event of any Supplemental Agreement by the Municipality to obligate Municipal funds, the Department will calculate actual costs of the Project and will invoice the **Municipality** for their share of the actual costs of the Additional Work and/or Project Costs. Reimbursement to the Department shall be made in one final payment within sixty days of invoicing by the Department. A late payment penalty and interest will be charged on any unpaid balance due in accordance with G. S. 147-86.23.

VIII. ADDITIONAL PROVISIONS

A. AGREEMENT MODIFICATIONS

Any modification to scope, funding, responsibilities, or time frame will be agreed upon by all **Parties** by means of a written Supplemental Agreement.

B. ASSIGNMENT OF RESPONSIBILITIES

The **Department** must approve any assignment or transfer of the responsibilities of the **Municipality** set forth in this Agreement to other parties or entities.

C. AGREEMENT FOR IDENTIFIED PARTIES ONLY

This Agreement is solely for the benefit of the identified **Parties** to the Agreement and is not intended to give any rights, claims, or benefits to third parties or to the public at large.

D. OTHER AGREEMENTS

The **Municipality** is solely responsible for all agreements, contracts, and work orders entered into or issued by the **Municipality** to meet the terms of this Agreement. The **Department** is not responsible for any expenses or obligations incurred for the terms of this Agreement except those specifically eligible for the funds and obligations as approved by the **Department** under the terms of this Agreement.

E. TITLE VI

The other party to this Agreement shall comply with Title VI of the Civil Rights Act of 1964 (Title 49 CFR, Subtitle A, Part 21) and related nondiscrimination authorities. Title VI and related authorities prohibit discrimination on the basis of race, color, national origin, disability, gender, and age in all programs or activities of any recipient of Federal assistance.

F. FACSIMILE

A copy or facsimile copy of the signature of any party shall be deemed an original with each fully executed copy of the Agreement as binding as an original, and the **Parties** agree that

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this Agreement can be executed in counterparts, as duplicate originals, with facsimile signatures sufficient to evidence an agreement to be bound by the terms of the Agreement.

G. AUTHORIZATION TO EXECUTE

The **Parties** hereby acknowledge that the individual executing this Agreement has read this Agreement, conferred with legal counsel, fully understands its contents, and is authorized to execute this Agreement and to bind the respective **Parties** to the terms contained herein.

H. DEBARMENT POLICY

It is the policy of the **Department** not to enter into any agreement with parties that have been debarred by any government agency (Federal or State). By execution of this agreement, the **Municipality** certifies that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Agency or **Department** and that it will not enter into agreements with any entity that is debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction.

I. INDEMNIFICATION

To the extent authorized by state and federal claims statutes, the **Municipality** shall be responsible for its actions under the terms of this agreement and save harmless the FHWA (if applicable), the **Department**, and the State of North Carolina, their respective officers, directors, principals, employees, agents, successors, and assigns to the extent allowed by law, from and against any and all claim for payment, damages and/or liabilities of any nature, asserted against the **Department** in connection with this Agreement. The **Department** shall not be liable and shall be held harmless from any and all third-party claims that might arise on account of the **Municipality's** negligence and/or responsibilities under the terms of this agreement.

J. AVAILABILITY OF FUNDS

All terms and conditions of this Agreement are dependent upon, and, subject to the allocation of funds for the purpose set forth in the Agreement and the Agreement shall automatically terminate if funds cease to be available.

K. DOCUSIGN

The **Department** and **Municipality** acknowledge and agree that the electronic signature application DocuSign may be used, at the sole election of the **Department** or **Municipality**, to execute this Agreement. By selecting "I Agree", "I Accept", or other similar item, button, or icon via use of a keypad, mouse, or other device, as part of the DocuSign application, the **Department** and **Municipality** consent to be legally bound by the terms and conditions of Agreement and that such act constitutes the **Department's** signature as if actually signed by the **Department** in writing or **Municipality's** signature as if actually signed by **Municipality**

in writing. The **Department** and **Municipality** also agree that no certification authority or other third-party verification is necessary to validate its electronic signature and that the lack of such certification or third-party verification will not in any way affect the enforceability of its electronic signature. The **Department** and **Municipality** acknowledge and agree that delivery of a copy of this Agreement or any other document contemplated hereby through the DocuSign application, will have the same effect as physical delivery of the paper document bearing an original written signature.

L. GIFT BAN

By Executive Order 24, issued by Governor Perdue, and NCGS 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e. Administration, Adult Corrections, Commerce, Environmental Quality, Health and Human Services, Information Technology, Military and Veterans Affairs, Natural and Cultural Resources, Public Safety, Revenue, Transportation, and the Office of the Governor).

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SIGNATURE PAGE

IN WITNESS WHEREOF, this Agreement has been executed the day and year heretofore set out, on the part of the **Department** and the **Municipality** by authority duly given.

(DOCUSIGN ONLY)

Authorized Signer: _____

Print Name: _____

Title: _____

Date Signed: _____

If applicable, this Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act:

[OTHER PARTY NAME]

FED TAX ID NO: _____

REMITTANCE ADDRESS:

_____

_____

Finance Officer: _____

Print Name: _____

Date Signed: _____

DEPARTMENT OF TRANSPORTATION

BY: _____

TITLE: _____

DATE: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____ (DATE)

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SIGNATURE PAGE

IN WITNESS WHEREOF, this Agreement has been executed the day and year heretofore set out, on the part of the **Department** and the **Municipality** by authority duly given.

(INK SIGNATURES ONLY)

ATTEST:

BY: _____

TITLE: _____

Authorized Signer: _____

Print Name: _____

Title: _____

Date Signed: _____

If applicable, this Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act:

[OTHER PARTY NAME]

FED TAX ID NO: _____

REMITTANCE ADDRESS:

_____

_____

Finance Officer: _____

Print Name: _____

Date Signed: _____

DEPARTMENT OF TRANSPORTATION (DocuSign)

BY: _____

TITLE: _____

DATE: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____ (DATE)

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Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

Public Hearings
Title: Ragan Mixed-Use Rezoning and Development Agreement 23-REZ-03 - Legislative Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Grayson Taylor, Development Services, Elliot Blonshine, Development Services

Action(s):

- Conduct Legislative Public Hearing.
- Adopt Ordinance #RZ24-06 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve rezoning.
- Approve Development Agreement.

Explanation:

- The Town has received a request to rezone 56.90 acres at 3313 Avent Ferry Rd from RR - Rural Residential to NMX-CD - Neighborhood Mixed-Use Conditional Zoning District.
- An approval would allow future development of the site that would 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.
- Signalization of the Avent Ferry Road and Rex Road intersection is proposed with this development. The applicant is requesting to utilize wooden poles in lieu of metal mast arms (as required per section 3.02.O. of the Town's Engineering Design & Construction Standards).
- If the rezoning is adopted, the rezoning also has the effect of also amending the Future Land Use map.
- The public hearing was opened at the June 18th meeting, continued to July 16th, and continued again to August 20th to allow the Town and the developer to continue negotiations on a draft development agreement.
- The Town originally anticipated a simple Development Agreement regarding the onsite Parkland Dedication for this project. However, after the Public Hearing had been scheduled and noticed, the applicant proposed additional terms that require additional negotiation, which has resulted in delaying the public hearing.
- Additional terms in the proposed Development Agreement include park fee reimbursement, Right-of-Way acquisition assistance, transportation improvement alternatives, vested rights, and utility allocation.
- Postcards have been mailed to adjacent property owners to notify them of the new public hearing date.
- A Wake County Public School System Capacity Letter is included as an attachment.

Staff Recommendation: Approve

Planning Board Recommendation: Approve (5-0) [4 absent]
A summary of the Planning Board discussion is in the staff report (*Note: This Report is a separate attachment from the Staff Report*).

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_TCStaffReport
2. 23REZ03_RaganMixedUse_PBActionReport
3. 23REZ03_RaganMixedUse_Ordinance
4. 23REZ03_RaganMixedUse_WCPSSImpactLetter
5. 23REZ03_RaganMixedUse_Petition
6. 23REZ03_RaganMixedUse_PlanSet
7. 23REZ03_RaganMixedUse_DesignManual
8. Ragan Dev Agreement_Town Council Edition

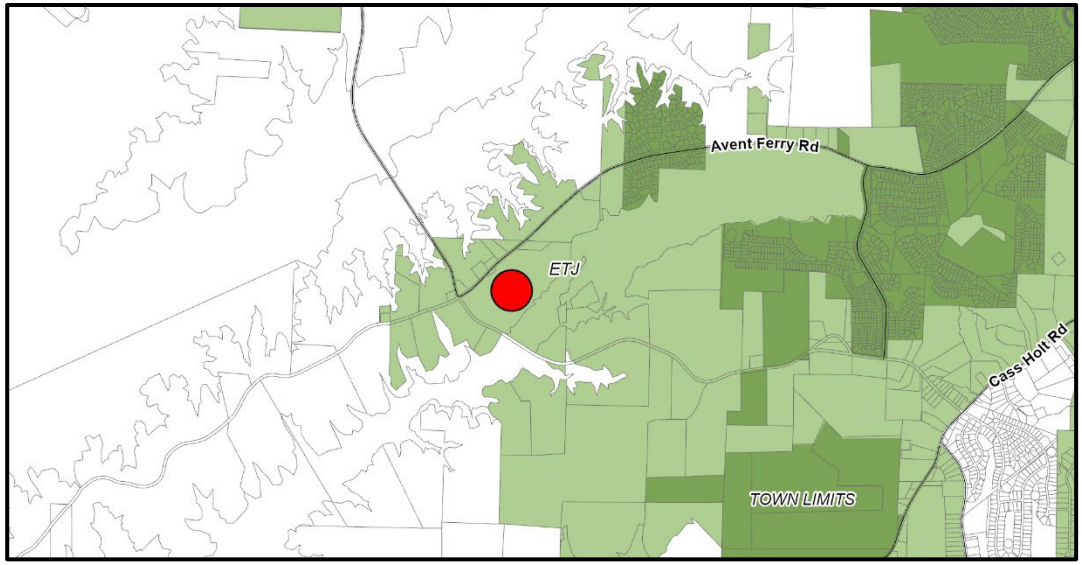
Project Type: Zoning Map Amendment (Rezoning)

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:

Legislative Decision: The Town Council must hold a Legislative public hearing to receive public comments regarding the proposal and make a determination on whether or not to approve the policy or modification.

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Community Facilities Information	Page 13
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Decision-Making Information	Page 21

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:

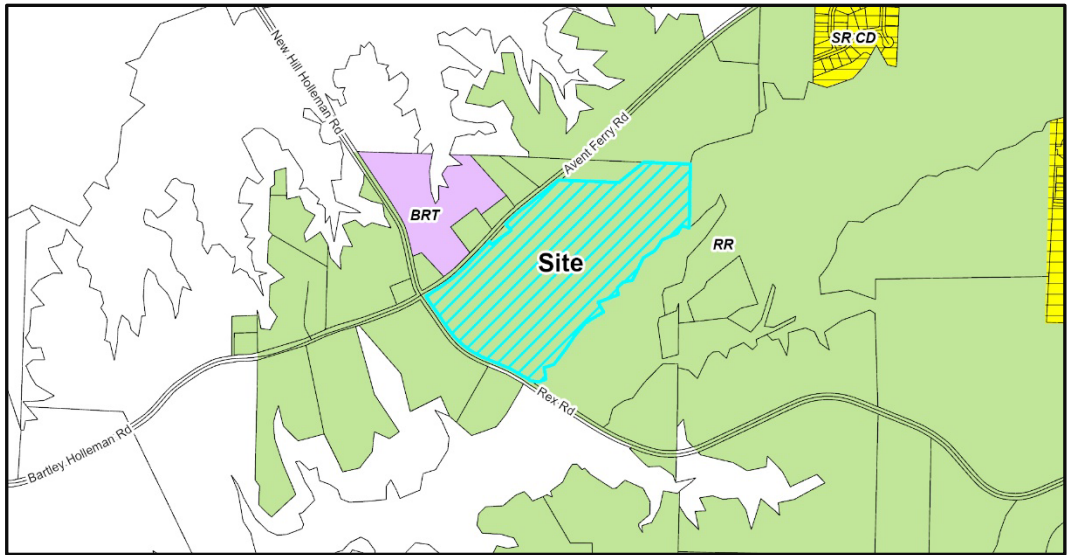
The requested Zoning Map Amendment is: ☐ Consistent with Adopted Plans ☒ Inconsistent with Adopted Plans

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

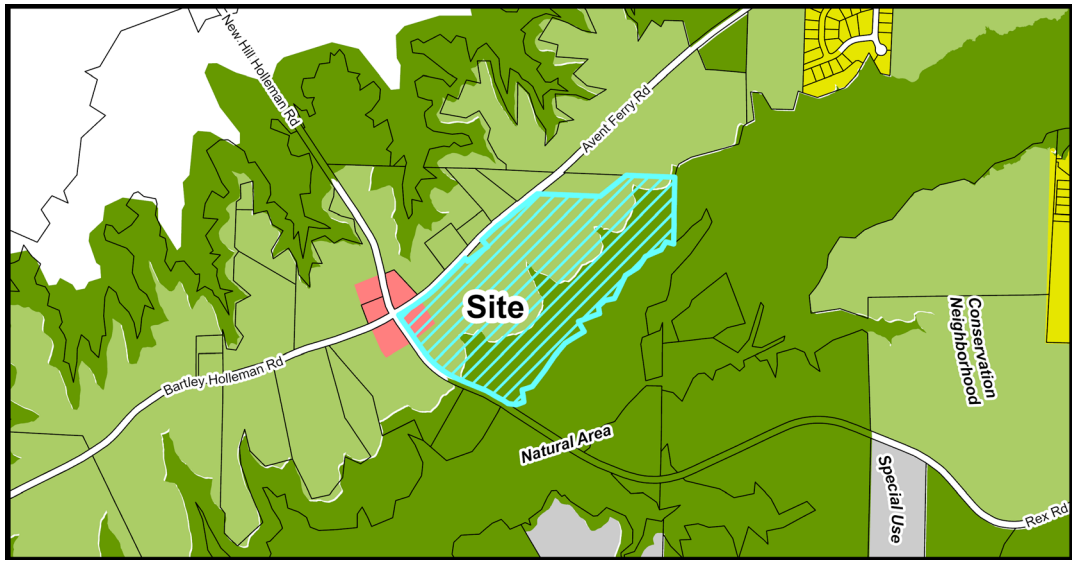
Small Area Plan: N/A

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.

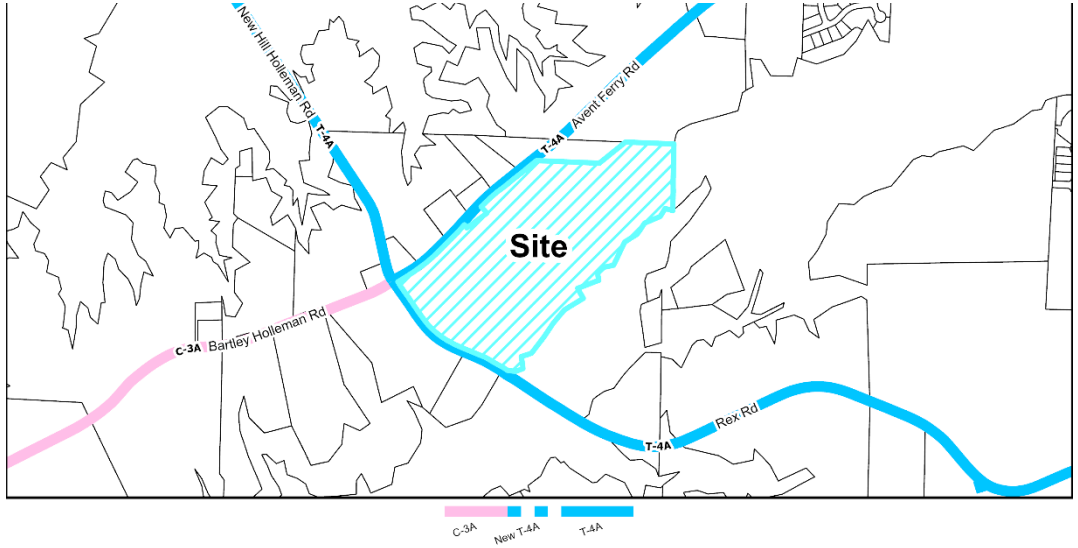
Land Use & Character Information (cont.)

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. Typically, traffic signals are to be supported on metal poles and mast arms per the Engineering Design and Construction Standards, section 3.02.O. The applicant is requesting to use wooden poles in lieu of metal mast arms.

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.

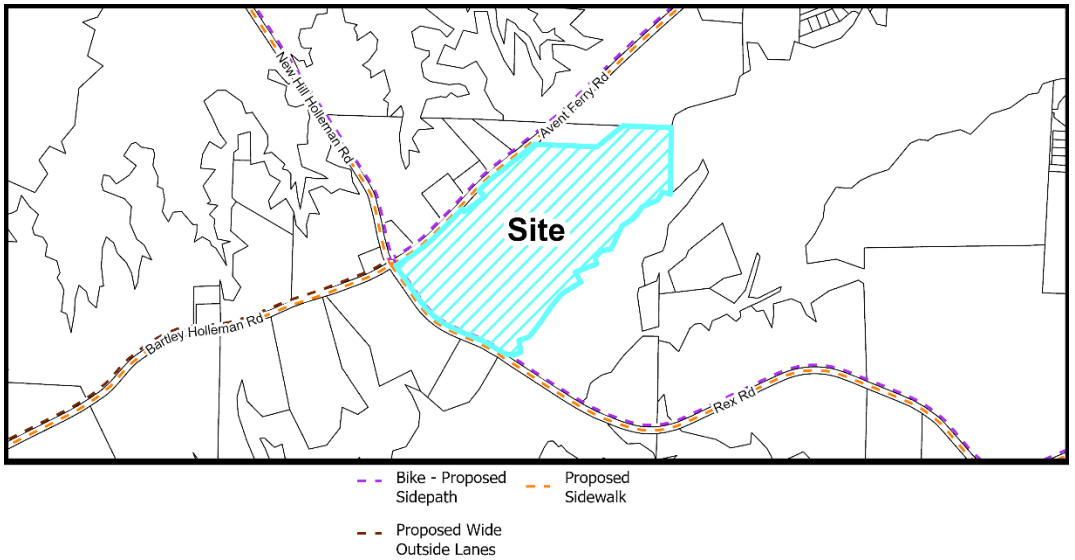
Transportation Staff Analysis:

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 Avent 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.)

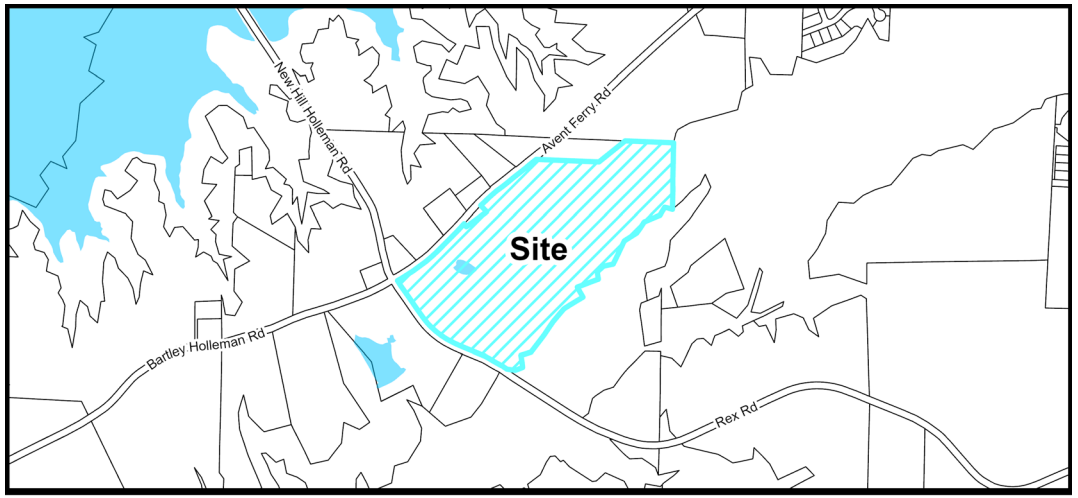
Parks, Recreation, & Greenways Staff Analysis:

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.



No Community Facilities

Community Facilities Map

WCPSS Coordination

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the attachments.

Schools at the following grade levels within the current assignment area for the proposed rezoning are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☐ Middle ☒ High School ☐ N/A: All grade levels are anticipated to have sufficient capacity

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☒ Elementary ☐ Middle ☒ High School

☐Not applicable – existing school capacity is anticipated to be sufficient.

Community Facilities Staff Analysis:

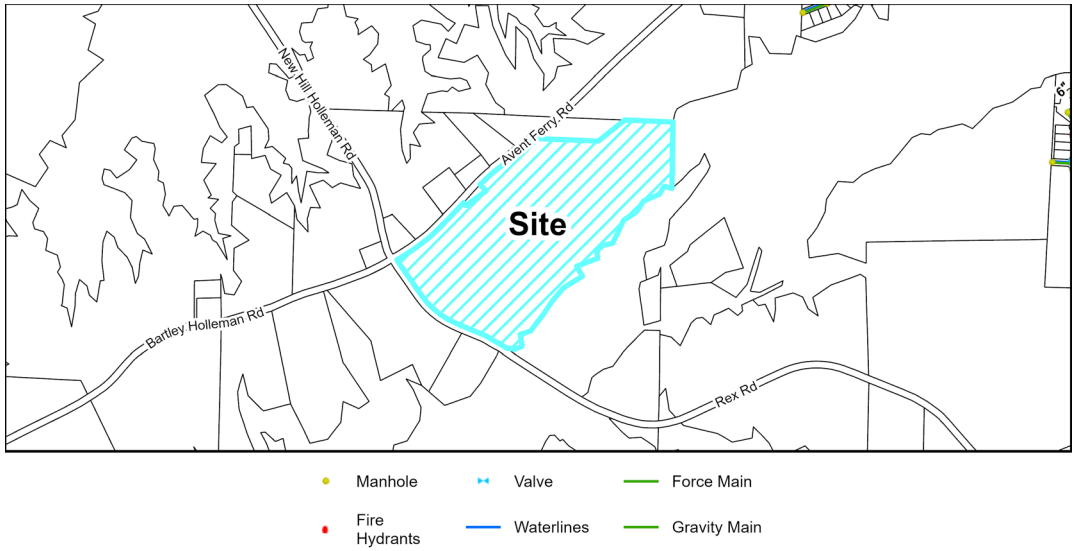
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

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 Polices.

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. Typically, the developer would construct the regional pump station, and the Town would reimburse the developer for costs in excess of what it would cost to construct only for their development. 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
☒ WRMP Not Applicable

☐Tier 1
☐Tier 2
☐Tier 3

Allocation Elements

☐ Public Infrastructure Improvements
☐ Sustainable Design
☐ 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).

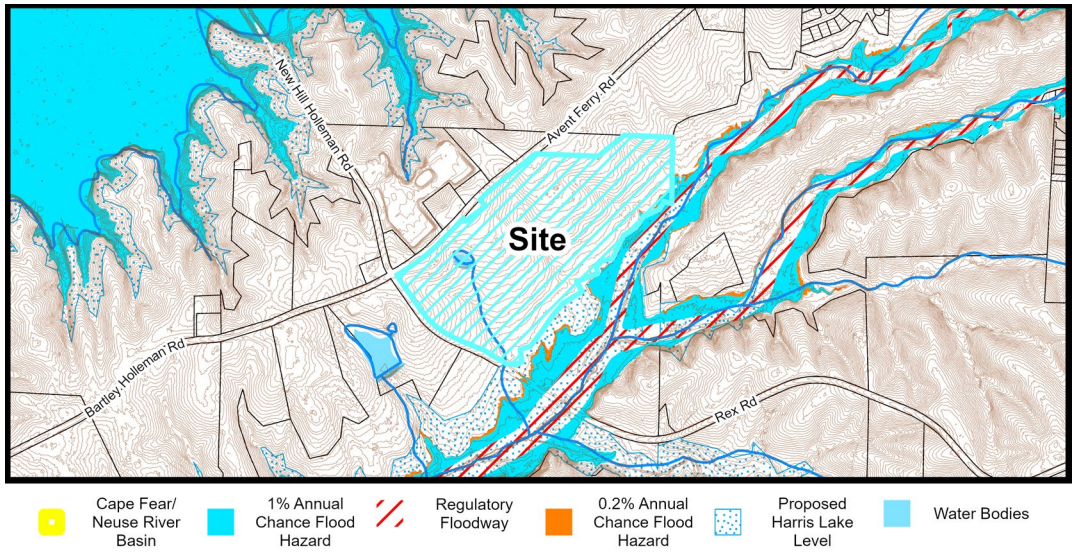
Infrastructure & Utility Staff Analysis:

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:

- Avent 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 Action

Planning Board Meeting Date: 5/28/2024

A summary of the Planning Board discussion, the adopted Plan Consistency Statement, and final recommendation can be found in the Planning Board Action Report attached with the agenda item.

Town Council Consideration & Action

Legislative Public Hearing

Prior to the Legislative Public Hearing:

- Mailed notice was sent to all property owners within 500 feet of the project.
- Postcards were mailed to all property owners within 500 feet of the project informing them of the project's continuances and new Public Hearing date.
- Published notice was made twice in the News & Observer.
- Posted notice was made with a public hearing sign on the property.

Zoning Map Amendment Plan Consistency Statement, Statement of Reasonableness, & Zoning Map Amendment Decision

Per NCGS 160D-605. When adopting or rejecting any Zoning Map Amendment, the Town Council must approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan. In addition, a statement analyzing the reasonableness of the proposed Zoning Map Amendment shall be approved by the Town Council. This statement of reasonableness may consider, among other factors:

- The size, physical conditions, and other attributes of the area proposed to be rezoned
- The benefits and detriments to the landowners, the neighbors, and the surrounding community
- The relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment
- Why the action taken is in the public interest
- Any changed conditions warranting the amendment.

Town Council Decision Type: 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.

Potential Zoning Map Amendment Petition Motion

Adopt Ordinance #RZ24-06 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve rezoning.

Per NCGS §160D-604(b), all proposed amendments to the Unified Development Ordinance (UDO) or Zoning Map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

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.

The Planning Board discussed the following issues and concerns:
- External traffic generation from proposed development
- Traffic calming through development
- Onsite parking
- Proposed traffic signal at Avent Ferry Road and Rex Road Intersection
- Proposed cross-section location on subject property
- The proposed pump station as regional or site-only
- Rental vs ownership housing

Zoning Map Amendment Plan Consistency Statement
Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

The Planning Board adopted the following Plan Consistency Statement (5 - 0) [4 absent]

> 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.

Zoning Map Amendment Petition Motion

The Planning Board recommends that the Town Council approve 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.

The Planning Board voted in favor of the motion (5 - 0) [4 absent]

Ordinance No. 24-06
Date Submitted: August 20, 2024
Date Adopted: August 20, 2024

AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE: OFFICIAL ZONING MAP AND VISION HOLLY SPRINGS COMPREHENSIVE PLAN SECTION 1: LAND USE & CHARACTER PLAN, FUTURE LAND USE MAP; AND ADOPT THE COMPATIBILITY STATEMENT REQUIRED BY NORTH CAROLINA GENERAL STATUTES 160D-605

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

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

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for 56.90 acres of Wake County PIN 0627890439 from RR: Rural Residential to NMX-CD: Neighborhood Mixed-Use Conditional Zoning District; and

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

WHEREAS, the requested zoning district proposes land uses that are inconsistent with the adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* but meets overall Town goals, objectives, and policies of the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan*; and

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on May 28, 2024 and recommended approval by a vote of 5-0; and

WHEREAS, in accordance with NCGS § 160D-601, the Town of Holly Springs held a legislative hearing on June 18, 2024 to consider the proposed changes to the Official zoning map; and

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council adopts the following 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; and

WHEREAS, the Town of Holly Springs Town Council finds the proposed amendment to the Official Zoning Map is reasonable and in the public interest by providing a unique and integrated community with additional housing choices for Town residents, public park space, and contextual commercial development; and,

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

Part 1: **Amend Unified Development Ordinance Section 1.7 Official Zoning Map** with the following rezoning request: 23-REZ-03 to change the zoning of PIN# 0627890439 from RR Rural Residential to NMX-CD Neighborhood Mixed Use Conditional Zoning District.

The property is subject to all the conditions listed in the Rezoning Master Plan and Development and Design Manual dated Revised 5/14/2024 by McAdams.

Part 2: The Zone Map Amendment hereby amends Vision Holly Springs Comprehensive Plan Section 1: Land Use & Character Plan, Future Land Use Map to change the *Future Land Use Map* Designation of portion of said parcel from Conservation Neighborhood to Mixed Residential Neighborhood (23-CPA-03).

Part 3: **REPEAL OF CONFLICTING ORDINANCES**
All ordinances or parts of the Unified Development Ordinance of the Town of Holly Springs conflicting or inconsistent with the provisions of this rezoning ordinance are hereby repealed.

Part 4**: SEVERABILITY**
If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance, or application of this Ordinance to any one parcel or group of parcels is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance or application of this Ordinance to other parcels and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 5: **INCLUSION IN UDO**
It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be

renumbered or relettered to accomplish such intention, and that the word “Ordinance” may be changed to “Section, or “Article” or other word.

Part 6: **EFFECTIVE DATE**
The provisions of this ordinance shall become effective August 20, 2024 in accordance with the laws of the State of North Carolina.

Adopted this, the 20th day of August 2024.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Student Assignment
5625 Dillard Drive
Cary, NC, 27518
Email: studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

June 5, 2024

Chis Hills, AICP
Director, Development Services
Town of Holly Springs
chris.hills@hollyspringsnc.gov

Dear Chris,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Holly Springs planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: June 2, 2023
- Name of development: Ragan Mixed-Use
- Address of rezoning: 3313 Avent Ferry Road (PIN 0627890439)
- Total number of proposed residential units: 279
- Type(s) of residential units proposed: 115 Attached Dwellings (townhomes); 164 Attached Dwellings (quadruplex)

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

☒ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☐ Middle ☒ High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ Not applicable – existing school capacity is anticipated to be sufficient.

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☒ Elementary ☐ Middle ☒ High

Thank you for sharing this information with the Town of Holly Springs Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Susan W. Pullium, MSA
Senior Director

TOWN OF HOLLY SPRINGS

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

DPM Appendix #A.02
Supplement 18
March 2022

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

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

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

For DS Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐ Revised ☐ Final

Project Information

Project Name: 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 ResidentialNeighborhood
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 0627890439/0058074 Date 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. <u>Community Character</u>

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. <u>Future Land Use Map</u>

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

For DS Use only
Project # _____
Date Received:

☐ Complete ☐ Incomplete

Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land within a **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.

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
    - Planning Board
    - 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
    - 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)
    - 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"
    - 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.

TOWN OF HOLLY SPRINGS
ZONING PETITION

AFFIDAVIT OF OWNER CONSENT

DPM Appendix #A.02
Supplement 18
March 2022

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

For DS Use only
Project # _____
Date Received:

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

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.

Signature of Owner(s):	Wake County PIN/REID:
[signature]	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

AMBER N. GAINES
My Comm. Expires
NOTARY PUBLIC
January 17, 2027
WAKE COUNTY, NC

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

McADAMS

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probst@mcadamsco.com
PHONE: 919. 287. 0844

CLIENT

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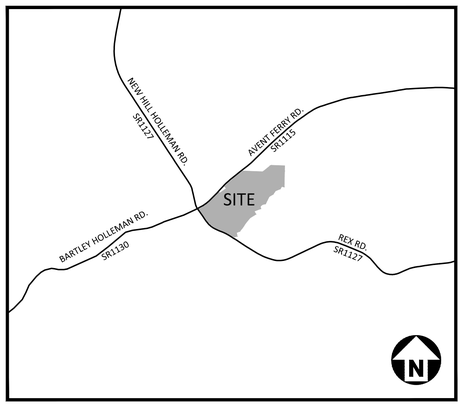
1330 SUNDAY DR, SUITE 105
RALEIGH, NC 27607
JEREMY MEDLIN
PHONE: 919. 258. 2087

GREENHAWK



VICINITY MAP

1" = 2000'

GENERAL NOTES

1. 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.
2. 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.
3. ALL MODIFICATIONS TO MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH UDO SECTION 11.16.
4. BOUNDARY SHOWN PER ESP ASSOCIATES, INC..
5. THE LOCATION OF ACCESS POINTS AND INTERNAL STREETS SHOWN ON THE MASTER PLAN ARE ILLUSTRATIVE, WITH FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN.
6. CHANGES TO THE USE/INTENSITY AND PROPOSED USES SHALL REQUIRE A REZONING.

SITE DATA

OWNERS	NAME	PIN	REAL ESTATE ID
	AGARWAL FAMILY III LLC 1330 SUNDAY DR STE 105 RALEIGH NC 27607-5196	0627890439	00S8074
SITE ADDRESS	3313 AVENT FERRY RD NEW HILL, NC 27562		
DEVELOPER	GREENHAWK CORPORATION		
EXISTING ZONING	RURAL RESIDENTIAL		
PROPOSED ZONING	NEIGHBORHOOD MIXED-USE CONDITIONAL DISTRICT (NMX-CD)		
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		
RIVER BASIN	CAPE FEAR RIVER BASIN		
WATERSHED OVERLAY	NONE APPLICABLE		
EXISTING USE	FORESTRY/ VACANT		
PROPOSED USES	COMMERCIAL; ATTACHED DWELLING; MULTI-FAMILY		

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.)

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.		



REVISIONS

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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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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EXISTING 30' PROGRESS ENERGY CAROLINAS, INC. EASEMENT CONTAINED IN EXISTING INFRASTRUCTURE DB 10296 PG 0259



NMX ZONING OPEN SPACE SITE DATA

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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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GREENHAWK

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MASTER PLAN
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NEW HILL, NC 27562

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051536 TYLER E. PROBST — NOT FOR CONSTRUCTION

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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

CONCEPT PLAN

C2.00

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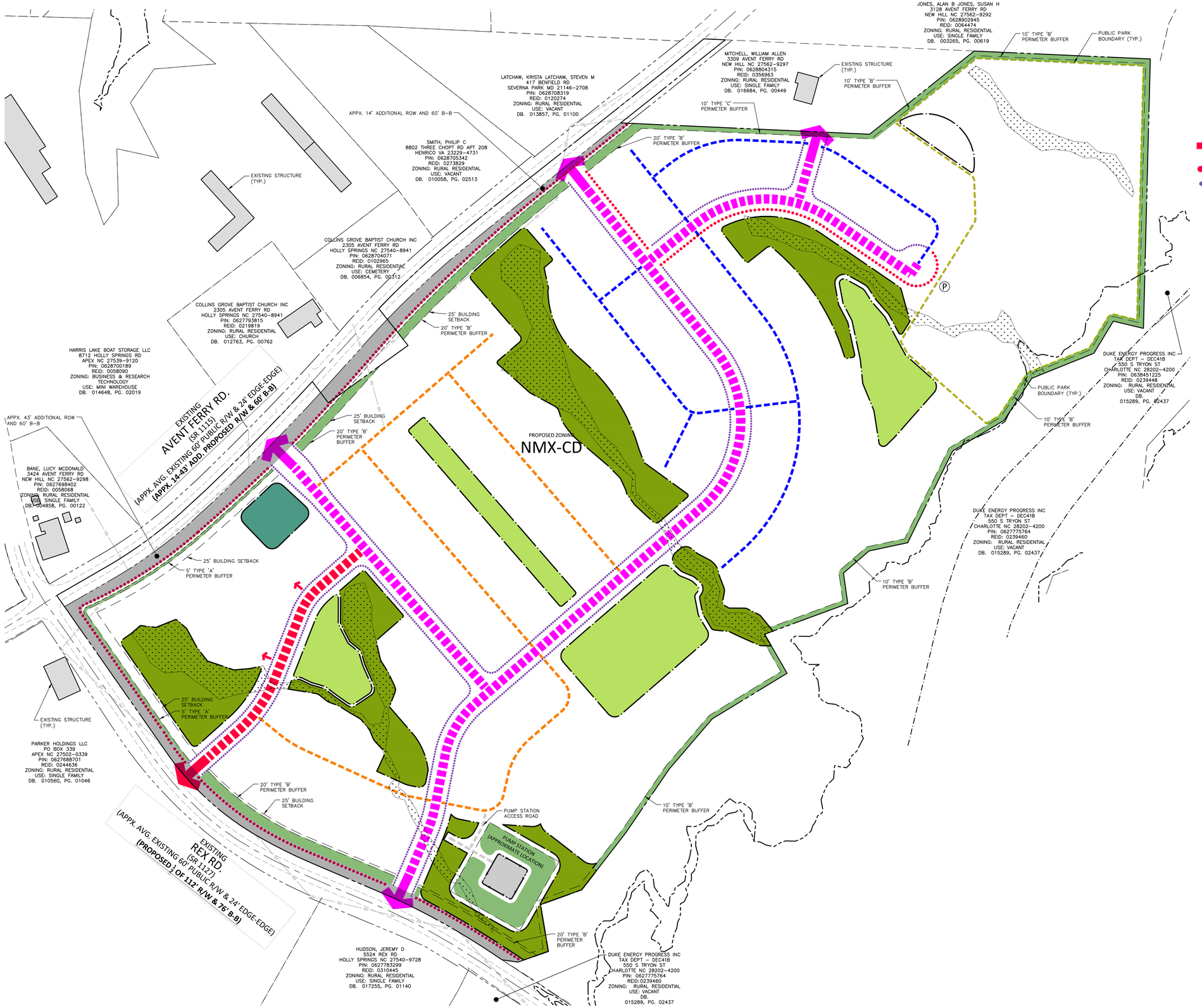

TYPICAL STREET SECTIONS

SEE SHEET C8.00

- LC-2A LOCAL/NEIGHBORHOOD CONNECTOR (URBAN, MODIFIED)
- C-2C COLLECTOR (URBAN)
- PRIVATE ALLEY (MODIFIED)
- PROPOSED VEHICULAR DRIVE
- PUMP STATION ACCESS ROAD

LEGEND

- PROPOSED SITE ACCESS
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK
- (P) OFF-STREET PARKING AREA FOR THE PUBLIC ACCESS AMENITY
- TREE PRESERVATION AREA/ REFORESTATION AREA
- ACTIVE RECREATION AREA
- FLEXIBLE SPACE
- URBAN CIVIC SPACE
- FLOODWAY
- FLOODPLAIN (1%)

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

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SHEET

TRANSPORTATION PLAN

C2.01

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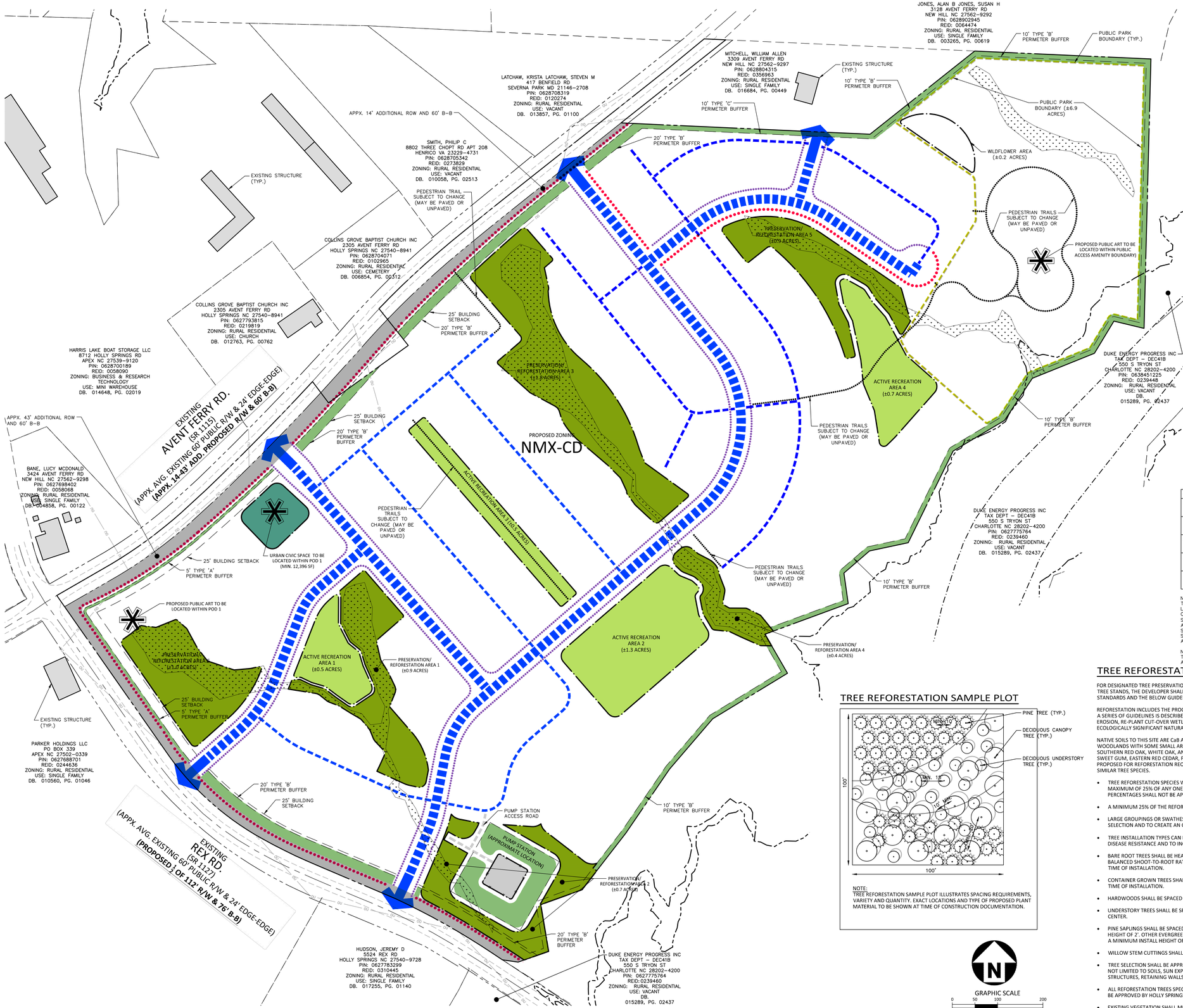

LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK
- PUBLIC PARK BOUNDARY
- TREE PRESERVATION AREA/ REFORESTATION AREA
- ACTIVE RECREATION AREA
- FLEXIBLE SPACE
- URBAN CIVIC SPACE
- FLOODWAY
- FLOODPLAIN (1%)

ACTIVE OPEN SPACE ELEMENTS

ACTIVE REC. AREA 1	1) GREEN STORMWATER INFRASTRUCTURE 2) 500 SF HARDSCAPE PLAZA WITH BENCHES/SEATING OPTIONS 3) WALKING TRAILS WITH FITNESS EQUIPMENT 4) ATHLETIC PLAY LAWN WITH NATIVE FLOWERING TREES AND SHRUBS 5) PICKELBALL/TENNIS/BOCCE COURT
ACTIVE REC. AREA 2	1) CLUBHOUSE 2) POOL WITH DECK 3) PICKELBALL/TENNIS/BOCCE COURT 4) 400 SF HARDSCAPE PLAZA WITH BENCHES/SEATING OPTIONS 5) TOT LOT/PLAYGROUND 6) GREEN STORMWATER INFRASTRUCTURE
ACTIVE REC. AREA 3	1) WALKING TRAILS WITH SEATING 2) PLAY LAWN 3) PERGOLA/SHADE STRUCTURE 4) CUTTING/WILDFLOWER GARDEN
ACTIVE REC. AREA 4	1) ½ ACRE DOG PARK(S) 2) DRINKING FOUNTAIN W/PET FOUNTAIN 3) DOG PARK PLAY ELEMENTS AND SHADE TREES 4) 400 SF HARDSCAPE PLAZA WITH BENCHES/SEATING OPTIONS 5) TOT LOT/PLAYGROUND

NOTE: EACH ACTIVE OPEN SPACE AREA SHALL INCLUDE THREE (3) ELEMENTS FROM THE ABOVE LIST, AT A MINIMUM. ADDITIONAL ELEMENTS NOT LISTED ABOVE ARE ALLOWED AND SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN HOLLY SPRINGS UDO SECTION 4.5 ACTIVE RECREATIONAL AREAS. ADDITIONAL PROGRAM ELEMENTS SHALL NOT REPLACE ANY OF THE THREE (3) COMMITTED ELEMENTS REQUIRED FOR EACH ACTIVE RECREATION AREA AS LISTED ABOVE.

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NOTE: ALL ACREAGES 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 AND TRAILS (PUBLIC AND PRIVATE) ARE APPROXIMATE IN LOCATION AND SUBJECT TO ADJUSTMENT DURING SUBSEQUENT DEVELOPMENT PLAN REVIEWS. INDIVIDUAL ACTIVE OPEN SPACE AREAS MAY SHIFT BUT IN NO WAY DOES THE OVERALL ACREAGE OF THE ACTIVE OPEN SPACE DECREASE.

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

TREE REFORESTATION SAMPLE PLOT

NOTE:
TREE REFORESTATION SAMPLE PLOT ILLUSTRATES SPACING REQUIREMENTS, VARIETY AND QUANTITY. EXACT LOCATIONS AND TYPE OF PROPOSED PLANT MATERIAL TO BE SHOWN AT TIME OF CONSTRUCTION DOCUMENTATION.

TREE REFORESTATION NOTES:

FOR DESIGNATED TREE PRESERVATION/REFORESTATION AREAS ON SITE WHICH ARE DEVOID OF MATURE TREE STANDS, THE DEVELOPER SHALL INSTALL TREES IN ACCORDANCE WITH ALL APPLICABLE UDO STANDARDS AND THE BELOW GUIDELINES.

REFORESTATION INCLUDES THE PROCESS OF PLANTING AND ESTABLISHING A DESIRED FOREST COMMUNITY. A SERIES OF GUIDELINES IS DESCRIBED HEREIN IN ORDER TO HELP STABILIZE THE SITE, DECREASE LONG-TERM EROSION, RE-PLANT CUT-OVER WETLANDS AND STREAM BUFFERS, AND AID IN THE ESTABLISH OF ECOLOGICALLY SIGNIFICANT NATURAL RESOURCES.

NATIVE SOILS TO THIS SITE ARE CaB AND CaC WITHIN THE CARBONTON SERIES. MOST OF THESE SOIL ARE IN WOODLANDS WITH SOME SMALL AREAS IN PASTURE. FORESTED AREAS ARE LOBLOLLY PINE, SHORTLEAF PINE, SOUTHERN RED OAK, WHITE OAK, AND HICKORY. UNDERSTORY SPECIES ARE DOMINANTLY RED MAPLE, SWEET GUM, EASTERN RED CEDAR, FLOWERING DOGWOOD, AND SOURWOOD. INDIVIDUAL TREE SPECIES PROPOSED FOR REFORESTATION REQUIREMENTS AT TIME OF DEVELOPMENT SHALL UTILIZE THESE OR SIMILAR TREE SPECIES.

- TREE REFORESTATION SPECIES WILL BE A DIVERSE MIX OF CANOPY AND UNDERSTORY TREES. A MAXIMUM OF 25% OF ANY ONE SPECIES IS ALLOWED, EXCLUDING PINE. MINIMUM SPECIES PERCENTAGES SHALL NOT BE APPLICABLE TO EXISTING TREE STANDS.
- A MINIMUM 25% OF THE REFORESTED AREA SHALL BE EVERGREEN CANOPY TREES.
- LARGE GROUPINGS OR SWATHES OF TREES SHALL BE INSTALLED TO AVOID RANDOM TREE SPECIES SELECTION AND TO CREATE AN OVERALL UNIFIED APPEARANCE.
- TREE INSTALLATION TYPES CAN BE EITHER BARE ROOT AND/OR CONTAINER GROWN TREES TO PROMOTE DISEASE RESISTANCE AND TO INCREASE THE DIVERSITY OF GROWTH RATES AND ESTABLISHMENT TYPES.
- BARE ROOT TREES SHALL BE HEALTHY, UNBROKEN, HAVE STRONG APICAL DOMINANCE AND HAVE A BALANCED SHOOT-TO-ROOT RATIO. DECIDUOUS BARE ROOT TREES SHALL BE A MINIMUM 3' HEIGHT AT TIME OF INSTALLATION.
- CONTAINER GROWN TREES SHALL BE A MINIMUM 0.25'' CALIPER, AND BE A MINIMUM 5' HEIGHT AT TIME OF INSTALLATION.
- HARDWOODS SHALL BE SPACED A MINIMUM 20' ON CENTER AND A MAXIMUM OF 25' ON CENTER.
- UNDERSTORY TREES SHALL BE SPACED A MINIMUM 10' ON CENTER AND A MAXIMUM OF 20' ON CENTER.
- PINE SAPLINGS SHALL BE SPACED 10' ON CENTER, IN STAGGERED ROWS WITH A MINIMUM INSTALL HEIGHT OF 2'. OTHER EVERGREEN TREES SHALL BE SPACED APPROPRIATE TO THE CANOPY SPREAD WITH A MINIMUM INSTALL HEIGHT OF 3'.
- WILLOW STEM CUTTINGS SHALL BE ALLOWED FOR WETLAND OR RIPARIAN BUFFER RESTORATION.
- TREE SELECTION SHALL BE APPROPRIATE TO THE SITE AND TAKE INTO ACCOUNT ELEMENTS SUCH AS BUT NOT LIMITED TO SOILS, SUN EXPOSURE, RIPARIAN AREAS, PROXIMITY OF PROPOSED LOTS, IMPERVIOUS STRUCTURES, RETAINING WALLS, OTHER PLANT COMPETITION OR RECREATIONAL ELEMENTS.
- ALL REFORESTATION TREES SPECIES SHALL BE LISTED ON THE HOLLY SPRINGS PREFERRED PLANT LIST, OR BE APPROVED BY HOLLY SPRINGS.
- EXISTING VEGETATION SHALL MEET REFORESTATION REQUIREMENTS IF THE EXISTING TREE DBH IS 0.5'' OR GREATER AT TIME OF SITE INSPECTION.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS

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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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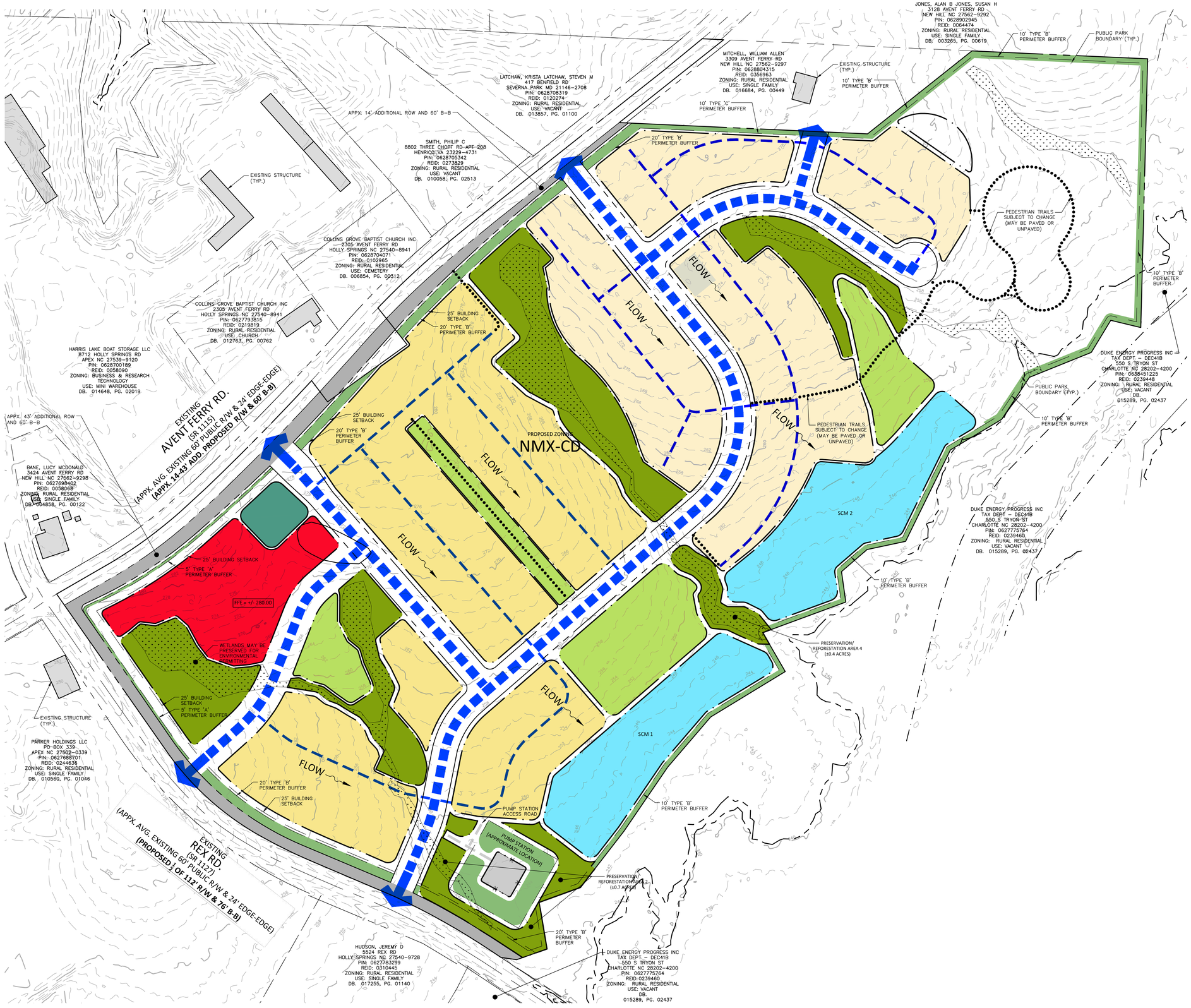

LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK
- NEIGHBORHOOD MIXED USE
- COTTAGE DWELLINGS/ QUADPLEX
- TOWNHOMES
- STORMWATER CONTROL MEASURE
- TREE PRESERVATION AREA/ REFORESTATION AREA
- ACTIVE RECREATION AREA
- BUFFER/ FLEXIBLE SPACE
- URBAN CIVIC SPACE
- FLOODWAY
- FLOODPLAN (1%)
- FLOW — GENERAL FLOW DIRECTION ESTIMATE
- FFE = +/- 280.00 — GENERAL FFE ESTIMATE

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PLAN INFORMATION

PROJECT NO.	GHK-22001
FILENAME	GHK22001-G1
CHECKED BY	XXX
DRAWN BY	XXX
SCALE	1" = 100'_XREF
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SHEET

GRADING PLAN

C3.00

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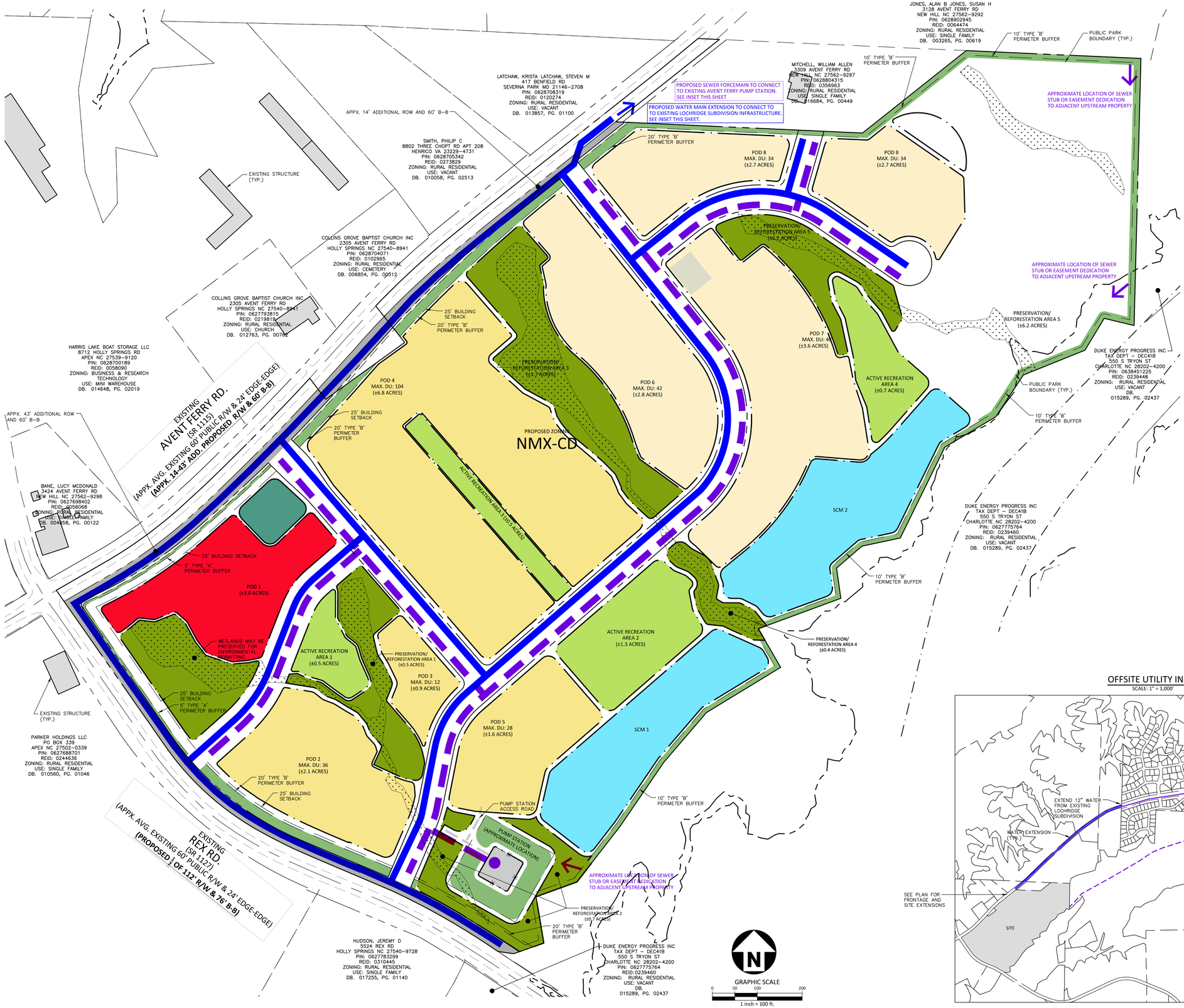

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NOTE: EXISTING STRUCTURES LOCATED ON ADJACENT PROPERTIES TRACED FROM WAKE COUNTY AERIAL IMAGERY AND ARE APPROXIMATE LOCATIONS.

NOTE: PROJECT MAY UTILIZE PRIVATE WATER AND PRIVATE SEWER OUTSIDE OF PUBLIC STREETS RIGHTS OF WAY.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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DRAWN BY	TEP
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SHEET

UTILITY PLAN

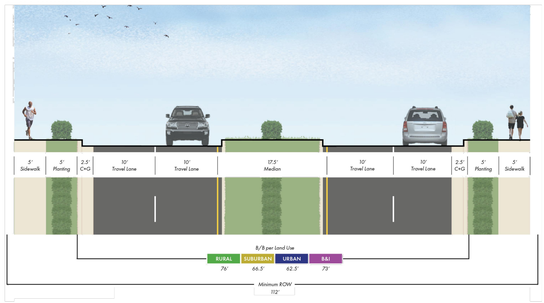
C4.00

REX ROAD

T-4A

Thoroughfare | 4 Lanes

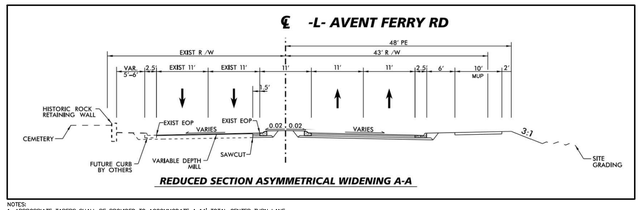
T-4A Minimum



T-4A			Land Use Character Area			
Design Elements	**Element Included**	**Minimum Dimension**	**Rural**	**Suburban**	**Urban**	**Business & Industrial**
Right-of-Way *(ROW)*	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb *(B/B)*	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	Yes	17.5'	23'	17.5'	17.5'	20'
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	No	-	-	-	-	-
Sidepath	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-

Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
**Reference recommendations table in Appendix J for cross-section elements to be included for a given project.*

AVENT FERRY ROAD



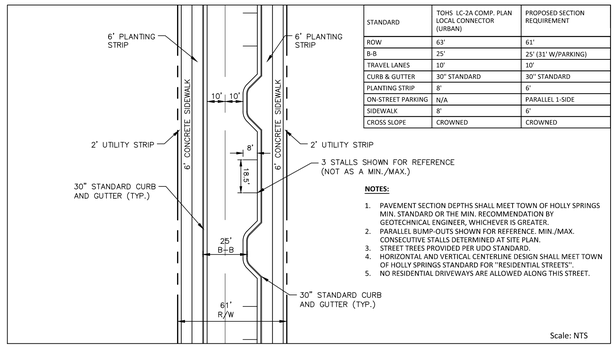
NOTES:
1. APPROPRIATE TAPERS SHALL BE PROVIDED TO ACCOMMODATE A 14' TOTAL CENTER TURN LANE (INCLUSIVE OF A 3' CONCRETE ARM) AT THE SITE'S WESTERN DRIVEWAY ON AVENT FERRY RD. THE 3' CONCRETE ARM SHALL PROTECT THE LEFT TURN MOVEMENT INTO THE SITE'S DRIVEWAY.
2. MUP (MULTI-USE-PATH) AND 2' SHOULDER SHALL BE WITHIN PUBLIC ACCESS EASEMENT

TYPICAL STREET SECTIONS

LC-2A LOCAL/NEIGHBORHOOD CONNECTOR (MODIFIED)
UC-1B URBAN COLLECTOR (MODIFIED)
PRIVATE ALLEY (MODIFIED)
PROPOSED VEHICULAR DRIVE

NOTE:
ALL STREETS, SIDEPATHS, GREENWAYS AND TRAILS SHALL BE CONSTRUCTED TO TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AS REVIEWED AT TIME OF DEVELOPMENT PLAN.

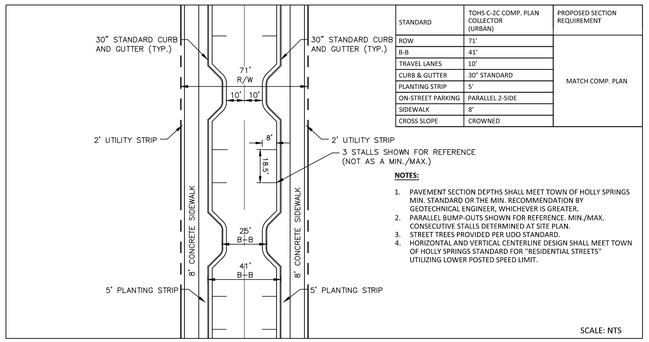
LC-2A LOCAL/NEIGHBORHOOD CONNECTOR (URBAN, MODIFIED)



STANDARD	TOHS LC-2A COMP. PLAN LOCAL CONNECTOR (URBAN)	PROPOSED SECTION REQUIREMENT
ROW	63'	61'
B-B	25'	25' (31' W/PARKING)
TRAVEL LANES	10'	10'
CURB & GUTTER	30" STANDARD	30" STANDARD
PLANTING STRIP	8'	6'
ON-STREET PARKING	N/A	PARALLEL 1-SIDE
SIDEWALK	8'	6'
CROSS SLOPE	CROWNED	CROWNED

NOTES:
1. PAVEMENT SECTION DEPTHS SHALL MEET TOWN OF HOLLY SPRINGS MIN. STANDARD OR THE MIN. RECOMMENDATION BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.
2. PARALLEL BUMP-OUTS SHOWN FOR REFERENCE. MIN./MAX. CONSECUTIVE STALLS DETERMINED AT SITE PLAN.
3. STREET TREES PROVIDED PER UDO STANDARD.
4. HORIZONTAL AND VERTICAL CENTERLINE DESIGN SHALL MEET TOWN OF HOLLY SPRINGS STANDARD FOR "RESIDENTIAL STREETS".
5. NO RESIDENTIAL DRIVEWAYS ARE ALLOWED ALONG THIS STREET.

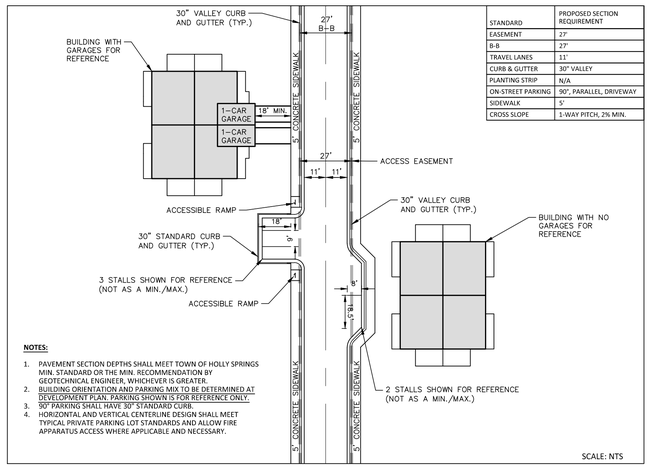
C-2C COLLECTOR (URBAN)



STANDARD	TOHS C-2C COMP. PLAN COLLECTOR (URBAN)	PROPOSED SECTION REQUIREMENT
ROW	71'	MATCH COMP. PLAN
B-B	41'	
TRAVEL LANES	10'	
CURB & GUTTER	30" STANDARD	
PLANTING STRIP	5'	
ON-STREET PARKING	PARALLEL 2-SIDE	
SIDEWALK	8'	
CROSS SLOPE	CROWNED	

NOTES:
1. PAVEMENT SECTION DEPTHS SHALL MEET TOWN OF HOLLY SPRINGS MIN. STANDARD OR THE MIN. RECOMMENDATION BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.
2. PARALLEL BUMP-OUTS SHOWN FOR REFERENCE. MIN./MAX. CONSECUTIVE STALLS DETERMINED AT SITE PLAN.
3. STREET TREES PROVIDED PER UDO STANDARD.
4. HORIZONTAL AND VERTICAL CENTERLINE DESIGN SHALL MEET TOWN OF HOLLY SPRINGS STANDARD FOR "RESIDENTIAL STREETS" UTILIZING LOWER POSTED SPEED LIMIT.

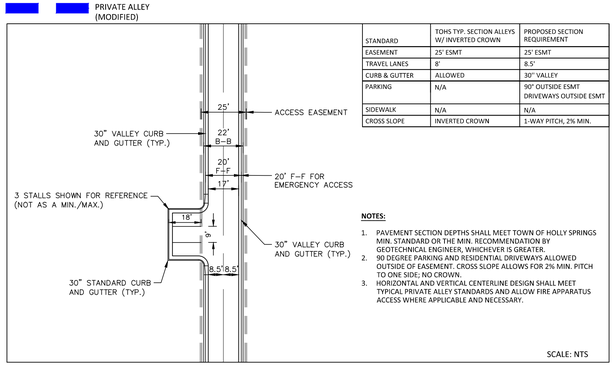
PROPOSED VEHICULAR DRIVE



STANDARD	PROPOSED SECTION REQUIREMENT
EASEMENT	27'
B-B	27'
TRAVEL LANES	11'
CURB & GUTTER	30" VALLEY
PLANTING STRIP	N/A
ON-STREET PARKING	90°, PARALLEL, DRIVEWAY
SIDEWALK	5'
CROSS SLOPE	1-WAY PITCH, 2% MIN.

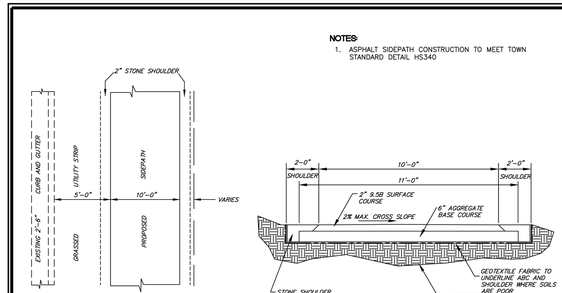
NOTES:
1. PAVEMENT SECTION DEPTHS SHALL MEET TOWN OF HOLLY SPRINGS MIN. STANDARD OR THE MIN. RECOMMENDATION BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.
2. BUILDING ORIENTATION AND PARKING MIX TO BE DETERMINED AT DEVELOPMENT PLAN. PARKING SHOWN IS FOR REFERENCE ONLY.
3. 90° PARKING SHALL HAVE 30" STANDARD CURB.
4. HORIZONTAL AND VERTICAL CENTERLINE DESIGN SHALL MEET TYPICAL PRIVATE PARKING LOT STANDARDS AND ALLOW FIRE APPARATUS ACCESS WHERE APPLICABLE AND NECESSARY.

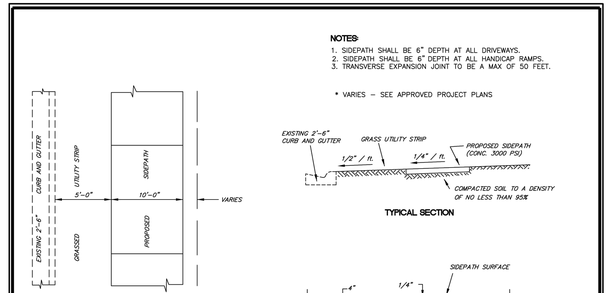
PRIVATE ALLEY (MODIFIED)



STANDARD	TOHS TYP. SECTION ALLEYS W/ INVERTED CROWN	PROPOSED SECTION REQUIREMENT
EASEMENT	25' ESMT	25' ESMT
TRAVEL LANES	8'	8.5'
CURB & GUTTER	ALLOWED	30" VALLEY
PARKING	N/A	90° OUTSIDE ESMT DRIVEWAYS OUTSIDE ESMT
SIDEWALK	N/A	N/A
CROSS SLOPE	INVERTED CROWN	1-WAY PITCH, 2% MIN.

NOTES:
1. PAVEMENT SECTION DEPTHS SHALL MEET TOWN OF HOLLY SPRINGS MIN. STANDARD OR THE MIN. RECOMMENDATION BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.
2. 90 DEGREE PARKING AND RESIDENTIAL DRIVEWAYS ALLOWED OUTSIDE OF EASEMENT. CROSS SLOPE ALLOWS FOR 2% MIN. PITCH TO ONE SIDE; NO CROWN.
3. HORIZONTAL AND VERTICAL CENTERLINE DESIGN SHALL MEET TYPICAL PRIVATE ALLEY STANDARDS AND ALLOW FIRE APPARATUS ACCESS WHERE APPLICABLE AND NECESSARY.





NOTE:
SIDEPATH SURFACE MATERIAL TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN. DETAILS SHOWN PER TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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GREENHAWK

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051536 TYLER E. PROBST — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
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

PROJECT NO.	GHK-22001
FILENAME	GHK22001-TS1
CHECKED BY	TEP
DRAWN BY	TEP
SCALE	#########
DATE	06. 02. 2023

SHEET

TYPICAL SECTIONS

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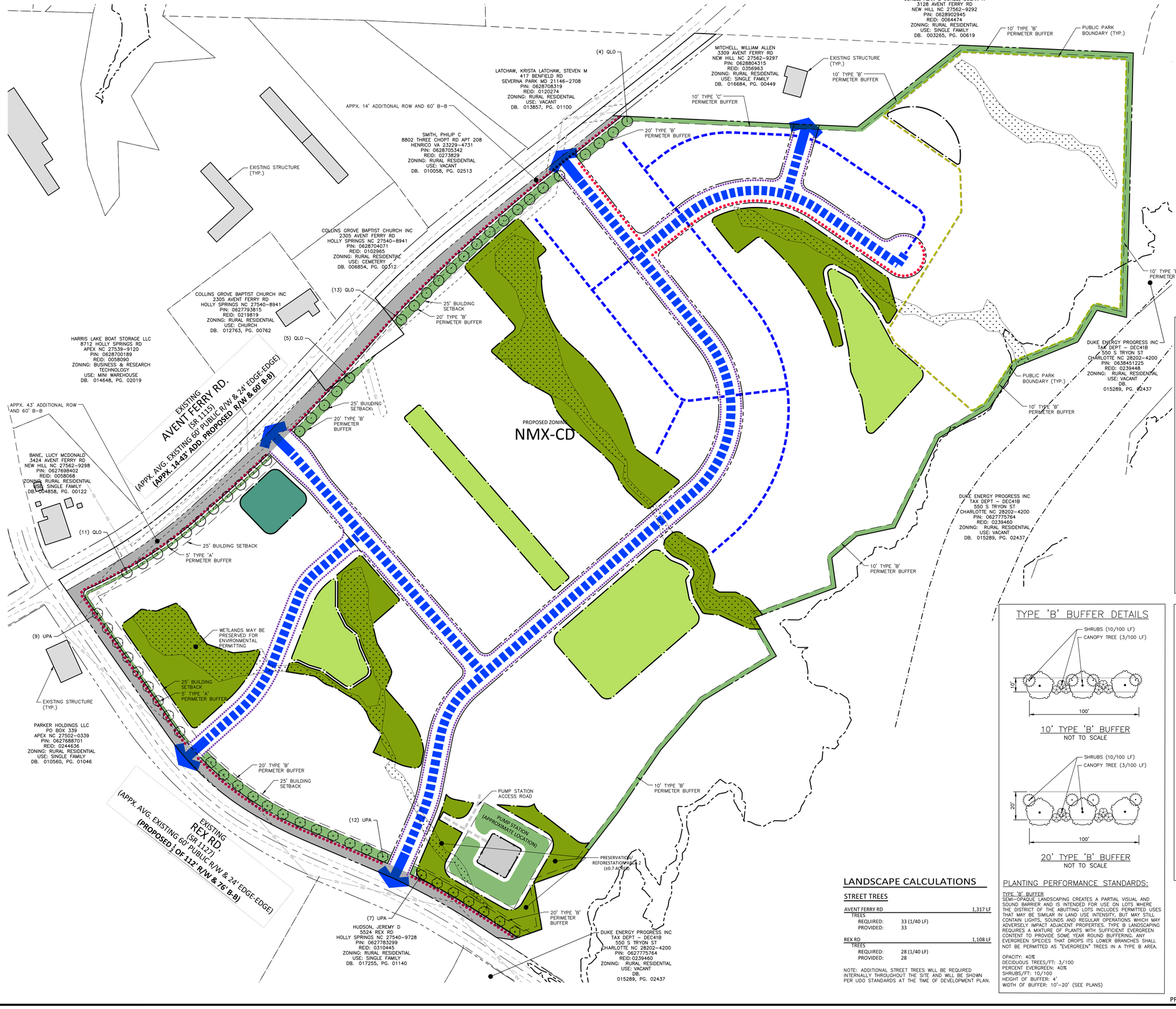
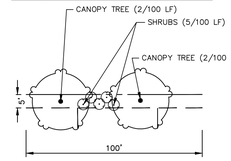


PLANT SCHEDULE

CANOPY TREES	CODE	COMMON NAME
	QLO	Overcup Oak
	UPA	Allee Lacebark Elm

TYPE 'A' BUFFER DETAIL



5' TYPE 'A' BUFFER
NOT TO SCALE

PLANTING PERFORMANCE STANDARDS:

TYPE 'A' BUFFER
OPEN LANDSCAPING CREATES A PLEASANT VISUAL EXPERIENCE BUT PROVIDES A MINIMAL VISUAL OR SOUND BARRIER AND IS THEREFORE INTENDED FOR USE ON LOTS WHERE THE DISTRICT OF THE ABUTTING LOTS INCLUDES PERMITTED USES WITH SIMILAR INTENSITIES, LIGHTS, SOUNDS AND REGULAR OPERATIONS AND WOULD HAVE MINIMAL, IF ANY, NEGATIVE IMPACT ON ADJACENT PROPERTIES. TYPE A LANDSCAPING REQUIRES A MAJORITY OF THE PLANTS TO BE OF A LARGE DECIDUOUS TREE VARIETY WITH ABILITY TO ADD COLOR, INTEREST OR HEAVIER VISUAL SCREENING, IF DESIRED.

OPACITY: 0
DECIDUOUS TREES/FT: 2/100
PERCENT EVERGREEN: 0
SHRUBS/FT: 5/100
HEIGHT OF BUFFER: 0
WIDTH OF BUFFER: 5' (SEE PLANS)

TYPE 'B' BUFFER DETAILS

10' TYPE 'B' BUFFER
NOT TO SCALE

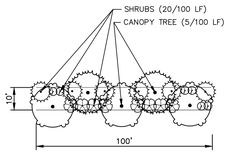
20' TYPE 'B' BUFFER
NOT TO SCALE

PLANTING PERFORMANCE STANDARDS:

TYPE 'B' BUFFER
SEMI-OPAQUE LANDSCAPING CREATES A PARTIAL VISUAL AND SOUND BARRIER AND IS INTENDED FOR USE ON LOTS WHERE THE DISTRICT OF THE ABUTTING LOTS INCLUDES PERMITTED USES THAT MAY BE SIMILAR IN LAND USE INTENSITY, BUT MAY STILL CONTAIN LIGHTS, SOUNDS AND REGULAR OPERATIONS WHICH MAY ADVERSELY IMPACT ADJACENT PROPERTIES. TYPE B LANDSCAPING REQUIRES A MIXTURE OF PLANTS WITH SUFFICIENT EVERGREEN CONTENT TO PROVIDE SOME YEAR ROUND BUFFERING. ANY EVERGREEN SPECIES THAT DROPS ITS LOWER BRANCHES SHALL NOT BE PERMITTED AS "EVERGREEN" TREES IN A TYPE B AREA.

OPACITY: 40%
DECIDUOUS TREES/FT: 3/100
PERCENT EVERGREEN: 40%
SHRUBS/FT: 10/100
HEIGHT OF BUFFER: 4'
WIDTH OF BUFFER: 10'-20' (SEE PLANS)

TYPE 'C' BUFFER DETAIL



10' TYPE 'C' BUFFER
NOT TO SCALE

PLANTING PERFORMANCE STANDARDS:

TYPE 'C' BUFFER
OPAQUE LANDSCAPING SHALL BE DESIGNED TO CREATE A SUBSTANTIAL SOUND AND VISUAL BARRIER FROM GRADE TO AT LEAST 8 FEET ABOVE GRADE AT TIME OF PLANTING. TYPE C LANDSCAPING IS INTENDED TO BE PLACED ON LOTS IN HIGHER INTENSITY DISTRICTS WHICH ABUT LOTS LOCATED IN LESSER INTENSE DISTRICTS THAT MAY BE ADVERSELY IMPACTED BY THE LIGHTS, SOUNDS AND REGULAR OPERATIONS OF THE HIGHER INTENSITY DISTRICT. TYPE C LANDSCAPING REQUIRES SIGNIFICANT USE OF EVERGREEN VARIETIES TO PROVIDE YEAR-ROUND BUFFERING ACCENTED WITH DECIDUOUS TREES OR SHRUBS/HEDGE PLANTS. ANY EVERGREEN SPECIES THAT DROPS ITS LOWER BRANCHES SHALL NOT BE PERMITTED AS "EVERGREEN" TREES IN A TYPE C AREA.

OPACITY: 80%
DECIDUOUS TREES/FT: 5/100
PERCENT EVERGREEN: 80%
SHRUBS/FT: 20/100
HEIGHT OF BUFFER: 8'
WIDTH OF BUFFER: 10' (SEE PLANS)

LANDSCAPE CALCULATIONS

STREET TREES

AVENT FERRY RD 1,317 LF
TREES
REQUIRED: 33 (1/40 LF)
PROVIDED: 33

REX RD 1,108 LF
TREES
REQUIRED: 28 (1/40 LF)
PROVIDED: 28

NOTE: ADDITIONAL STREET TREES WILL BE REQUIRED INTERNALLY THROUGHOUT THE SITE AND WILL BE SHOWN PER UDO STANDARDS AT THE TIME OF DEVELOPMENT PLAN.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051536 TYLER E. PROBST

REVISIONS

NO.	DATE	
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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-LS1
CHECKED BY	MV
DRAWN BY	SMV
SCALE	1" = 100'
DATE	06. 02. 2023

SHEET

LANDSCAPE PLAN

L5.00

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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

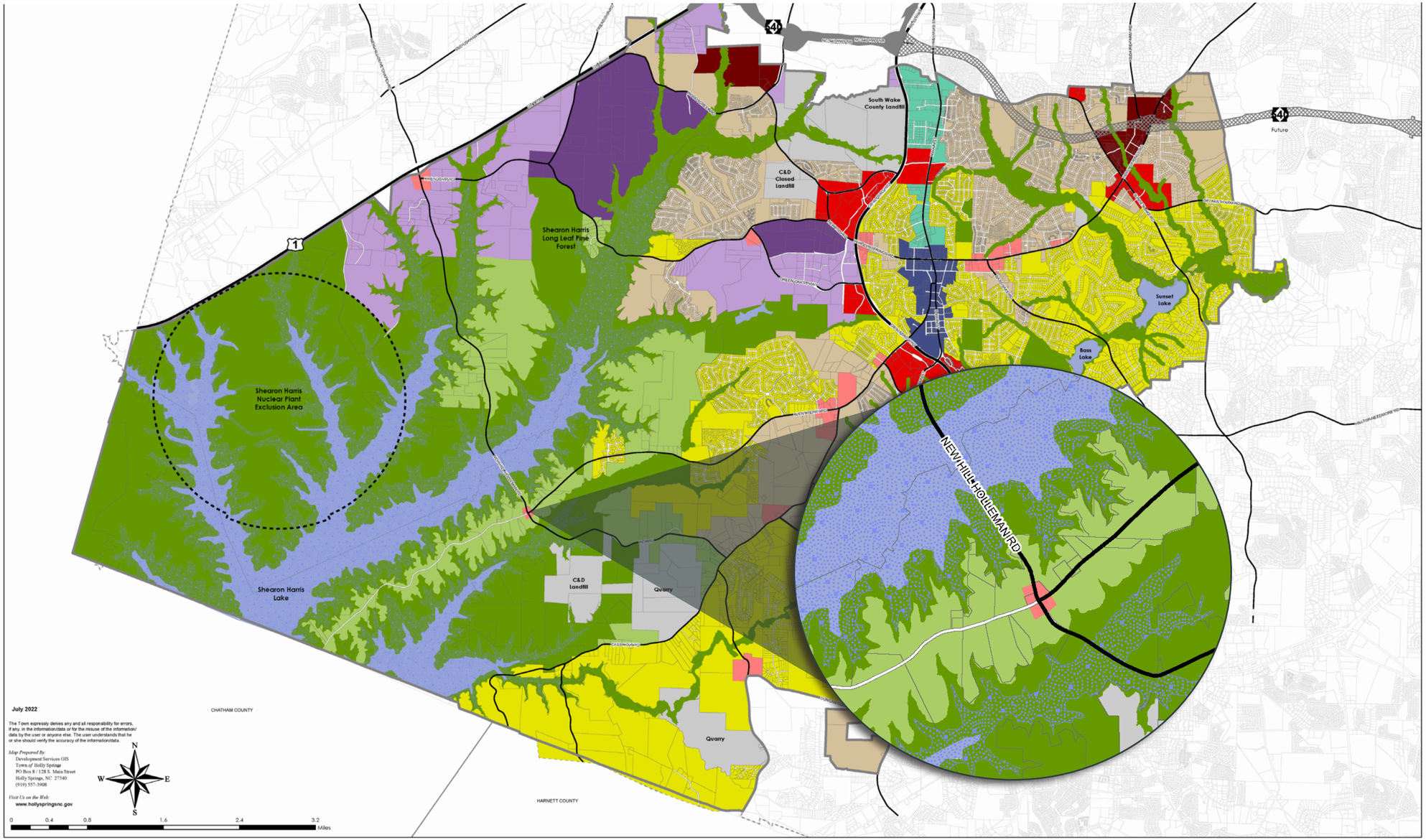
dated November 2022



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.

dated July, 2022



PLACES TO PRESERVE

- Natural Area
- Water
- High Lake Level

PLACES TO ENHANCE

- Conservation Neighborhood
- Residential Neighborhood
- Mixed Residential Neighborhood
- Business & Industrial
- Special Use

PLACES TO TRANSFORM

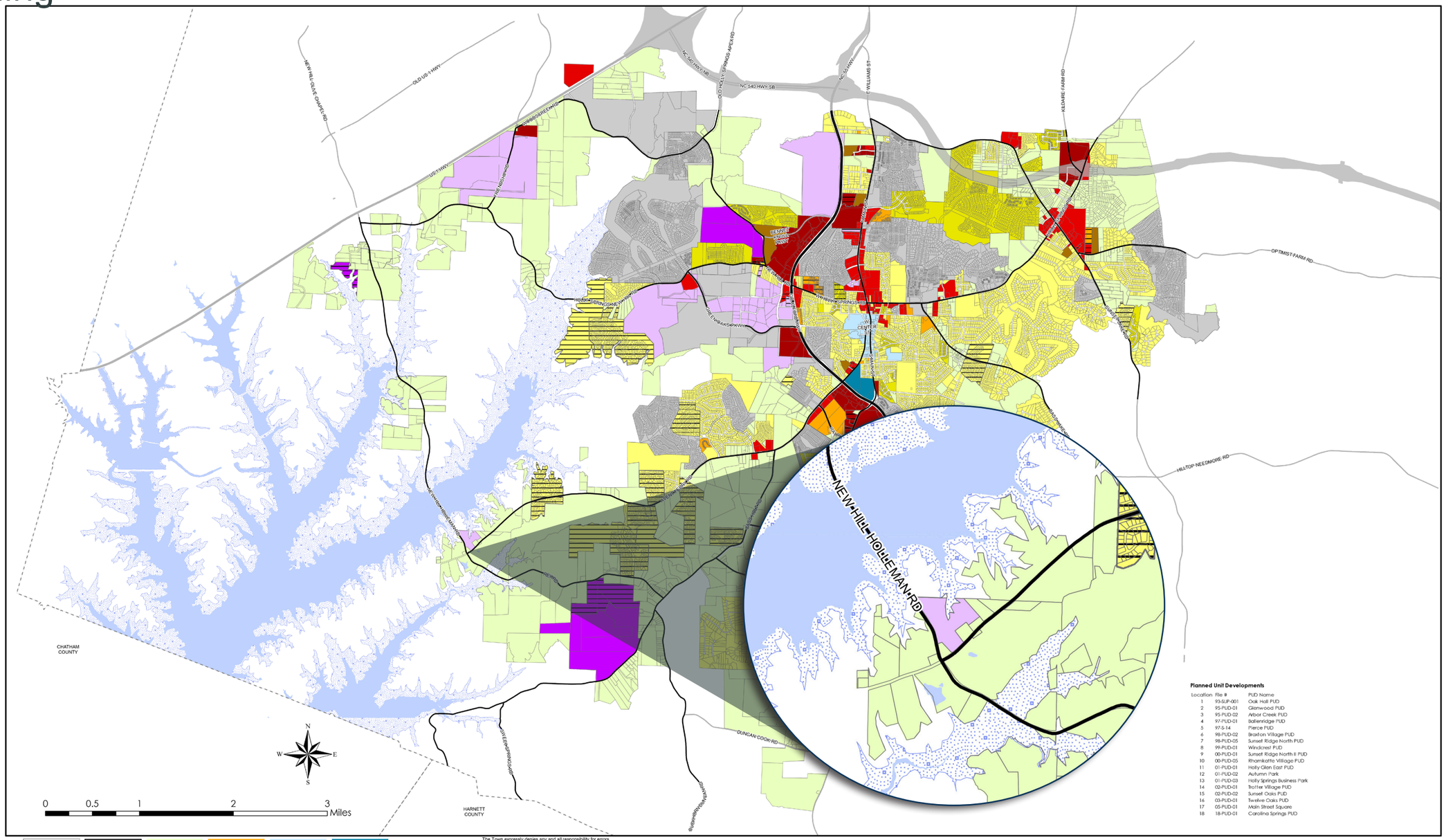
- Neighborhood Center
- N. Main Street District
- Downtown Village District
- Mixed-Use Center
- Regional Center
- Innovation Village

Vision Holly Springs
Land Use & Character Plan

Future Land Use

3 Zoning

dated March 22, 2002



Planned Unit Developments

Location	File #	PUD Name
1	93-SUP-001	Oak Hall PUD
2	95-PUD-01	Glenwood PUD
3	95-PUD-02	Arbor Creek PUD
4	97-PUD-01	Ballenridge 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	Rhamkatte 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	Trotter 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	Carolina Springs PUD

Parcels
Conditional Use
Shearon Harris Lake
Proposed Shearon Harris Lake Level

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

Updated: March 22, 2022

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 / 128 S. Main Street
Holly Springs, NC 27540
(919) 557-3908

Visit Us on the Web:
www.hollyspringsnc.gov

Town *of* Holly Springs

Zoning Map

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.

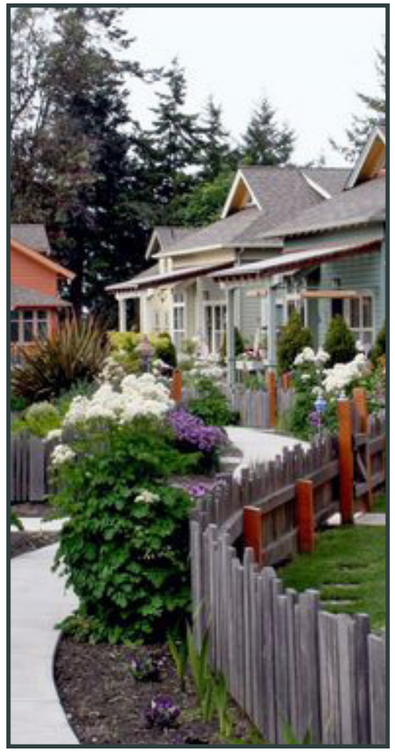
The project will incorporate significant active, passive, and reforested open space throughout the site, as well Green Stormwater Infrastructure, in the form of bio-retention devices, permeable pavement, rain cisterns, and/or integrated rain gardens, which will enhance sustainability in the community. 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



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

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"



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

COLOR SCHEME 2

BUILDING A3 | 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"



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

COLOR SCHEME 2

BUILDING B1 | YARDLY QUAD BUILDINGS | CAROLINA REGIONAL PRODUCT

8-10-2023

taylor morrison

FELTENGROUP

Elevations are for demonstration purposes only.

4 Proposed Development: Cottages



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



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



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



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

COLOR SCHEME 3

BUILDING B2 | YARDLY QUAD BUILDINGS | CAROLINA REGIONAL PRODUCT

8-10-2023

taylor morrison
Homes Inspired by You
4900 N Scottsdale Rd #2000,Scottsdale, AZ 85251
Phone: (480) 840-8100

FELTENGROUP
PHONE: 602.957.2500 WWW.FELTENGROUP.COM
www.feltengroup.com
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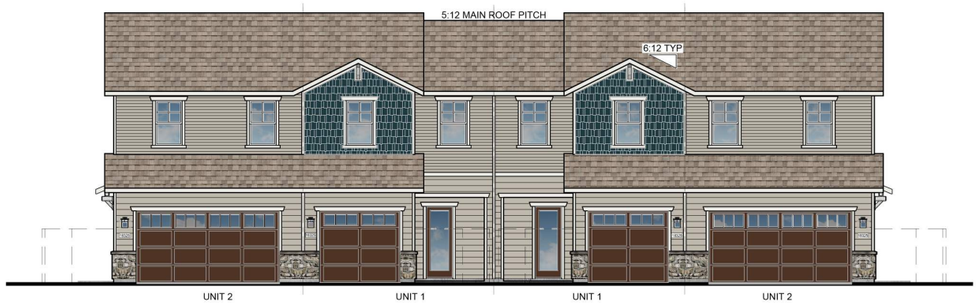
4 Proposed Development: Townhomes

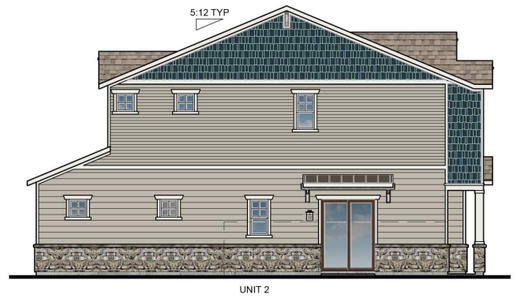
Elevations are for demonstration purposes only.



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 planted throughout the site in accordance with UDO standards.
	Buffers will 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



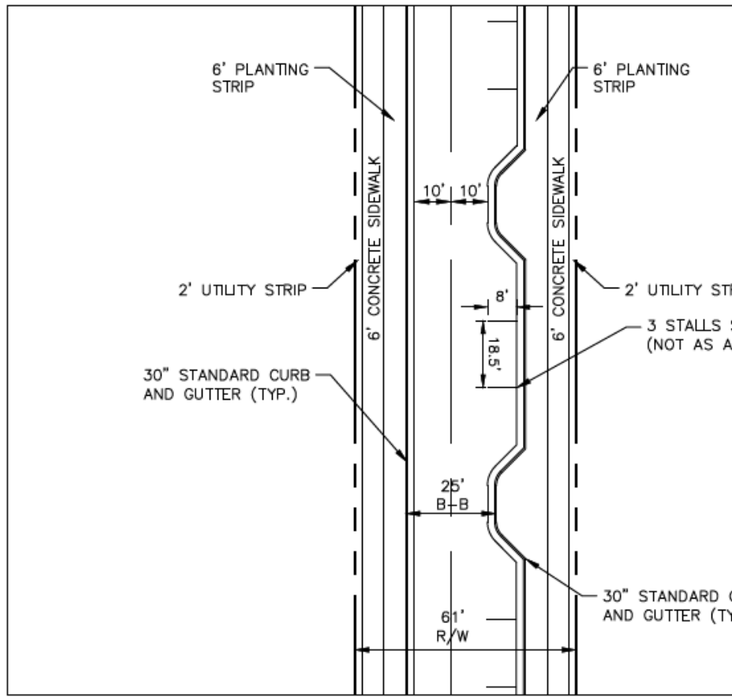
Variation assures interest is maintained within the gathering space

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

LC-2A LOCAL/NEIGHBORHOOD CONNECTOR (URBAN, MODIFIED)



STANDARD	TOHS LC-2A COMP. PLAN LOCAL CONNECTOR (URBAN)	PROPOSED SECTION REQUIREMENT
ROW	63'	61'
B-B	25'	25' (31' W/PARKING)
TRAVEL LANES	10'	10'
CURB & GUTTER	30" STANDARD	30" STANDARD
PLANTING STRIP	8'	6'
ON-STREET PARKING	N/A	PARALLEL 1-SIDE
SIDEWALK	8'	6'
CROSS SLOPE	CROWNED	CROWNED

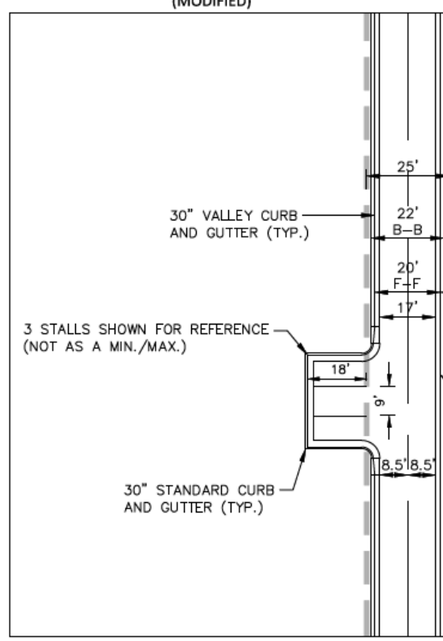
NOTES:

1. PAVEMENT SECTION DEPTHS SHALL MEET TOWN OF HOLLY SPRINGS MIN. STANDARD OR THE MIN. RECOMMENDATION BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.
2. PARALLEL BUMP-OUTS SHOWN FOR REFERENCE. MIN./MAX. CONSECUTIVE STALLS DETERMINED AT SITE PLAN.
3. STREET TREES PROVIDED PER UDO STANDARD.
4. HORIZONTAL AND VERTICAL CENTERLINE DESIGN SHALL MEET TOWN OF HOLLY SPRINGS STANDARD FOR "RESIDENTIAL STREETS".
5. NO RESIDENTIAL DRIVEWAYS ARE ALLOWED ALONG THIS STREET.

Scale: NTS

RESIDENTIAL ALLEYS

PRIVATE ALLEY (MODIFIED)



STANDARD	TOHS TYP. SECTION ALLEYS W/ INVERTED CROWN	PROPOSED SECTION REQUIREMENT
EASEMENT	25' ESMT	25' ESMT
TRAVEL LANES	8'	8.5'
CURB & GUTTER	ALLOWED	30" VALLEY
PARKING	N/A	90° OUTSIDE ESMT DRIVEWAYS OUTSIDE ESMT
SIDEWALK	N/A	N/A
CROSS SLOPE	INVERTED CROWN	1-WAY PITCH, 2% MIN.

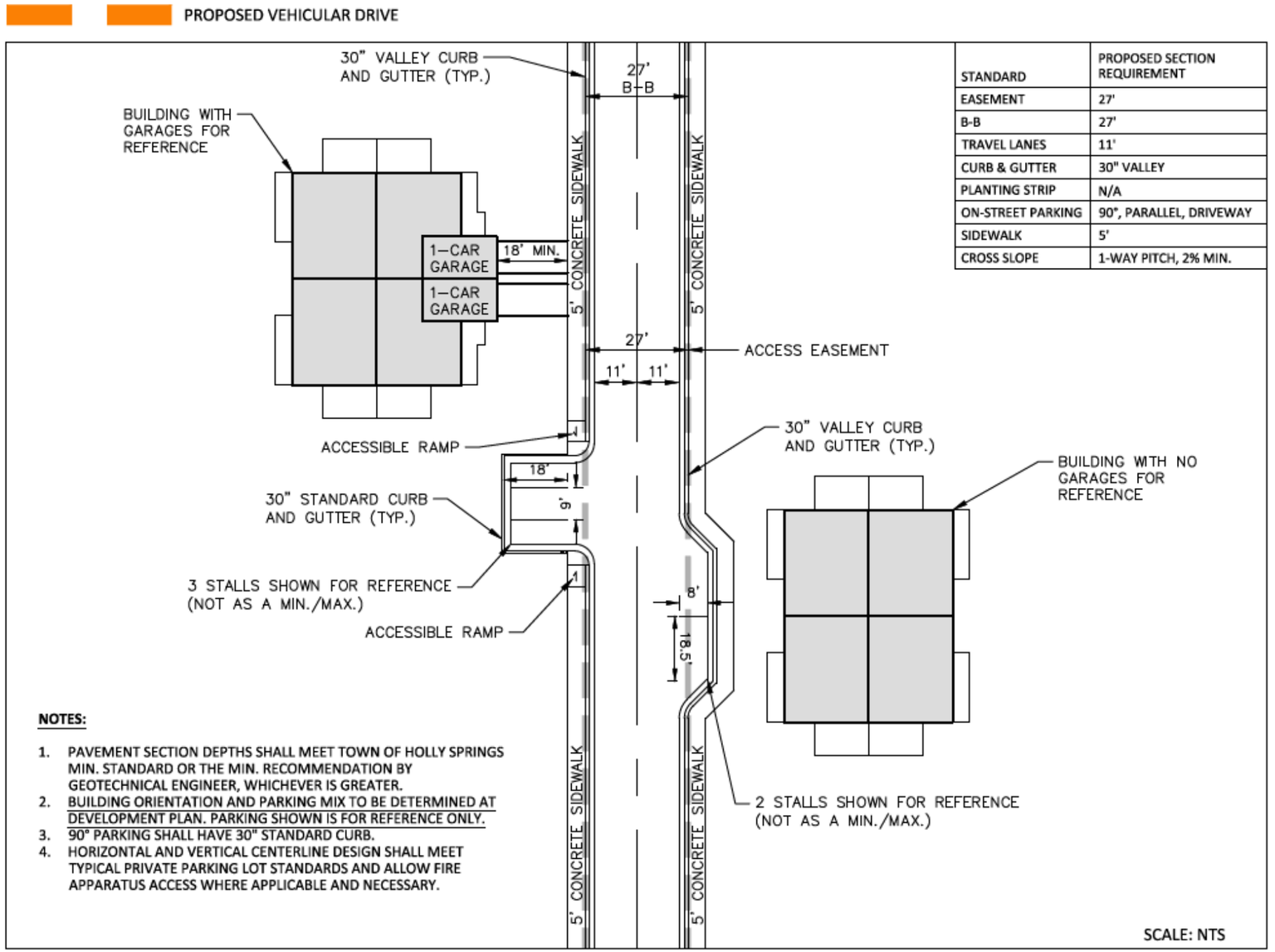
NOTES:

1. PAVEMENT SECTION DEPTHS SHALL MEET TOWN OF HOLLY SPRINGS MIN. STANDARD OR THE MIN. RECOMMENDATION BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.
2. 90 DEGREE PARKING AND RESIDENTIAL DRIVEWAYS ALLOWED OUTSIDE OF EASEMENT. CROSS SLOPE ALLOWS FOR 2% MIN. PITCH TO ONE SIDE; NO CROWN.
3. HORIZONTAL AND VERTICAL CENTERLINE DESIGN SHALL MEET TYPICAL PRIVATE ALLEY STANDARDS AND ALLOW FIRE APPARATUS ACCESS WHERE APPLICABLE AND NECESSARY.

SCALE: NTS

6 Streetscape and Mobility Standards

Private Drives



STANDARD	PROPOSED SECTION REQUIREMENT
EASEMENT	27'
B-B	27'
TRAVEL LANES	11'
CURB & GUTTER	30" VALLEY
PLANTING STRIP	N/A
ON-STREET PARKING	90°, PARALLEL, DRIVEWAY
SIDEWALK	5'
CROSS SLOPE	1-WAY PITCH, 2% MIN.

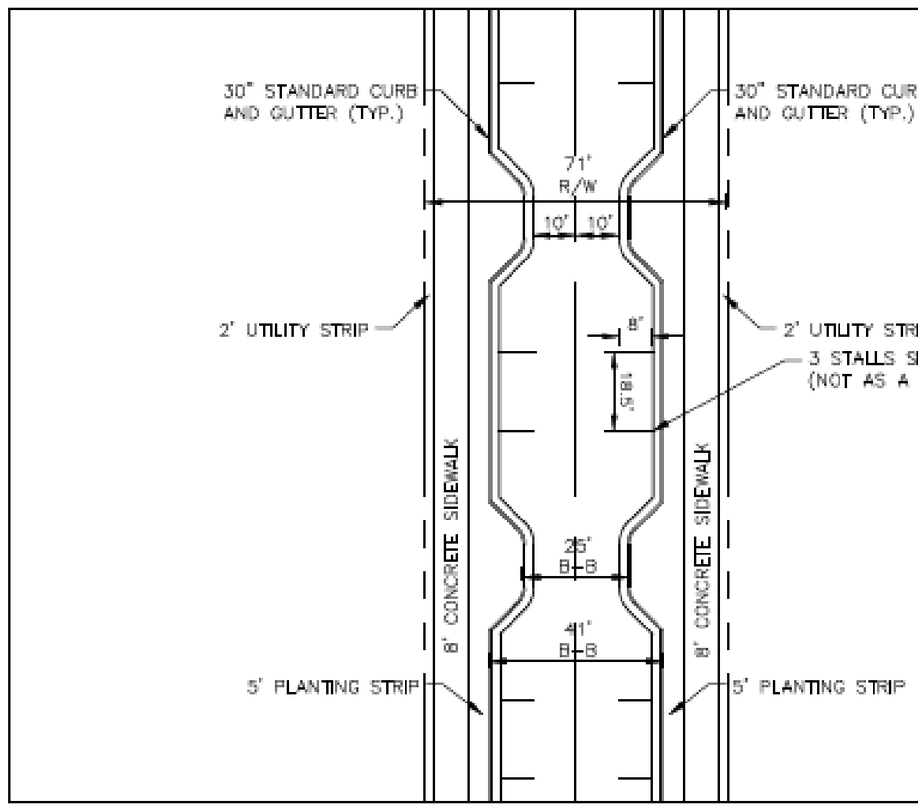
NOTES:

1. PAVEMENT SECTION DEPTHS SHALL MEET TOWN OF HOLLY SPRINGS MIN. STANDARD OR THE MIN. RECOMMENDATION BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.
2. BUILDING ORIENTATION AND PARKING MIX TO BE DETERMINED AT DEVELOPMENT PLAN. PARKING SHOWN IS FOR REFERENCE ONLY.
3. 90° PARKING SHALL HAVE 30" STANDARD CURB.
4. HORIZONTAL AND VERTICAL CENTERLINE DESIGN SHALL MEET TYPICAL PRIVATE PARKING LOT STANDARDS AND ALLOW FIRE APPARATUS ACCESS WHERE APPLICABLE AND NECESSARY.

6 Streetscape and Mobility Standards

COMMERCIAL ACCESS STREETS

C-2C COLLECTOR (URBAN)



STANDARD	TOHS C-2C COMP. PLAN COLLECTOR (URBAN)	PROPOSED SECTION REQUIREMENT
ROW	71'	MATCH COMP. PLAN
B-B	41'	
TRAVEL LANES	10'	
CURB & GUTTER	30" STANDARD	
PLANTING STRIP	5'	
ON-STREET PARKING	PARALLEL 2-SIDE	
SIDEWALK	8'	
CROSS SLOPE	CROWNED	

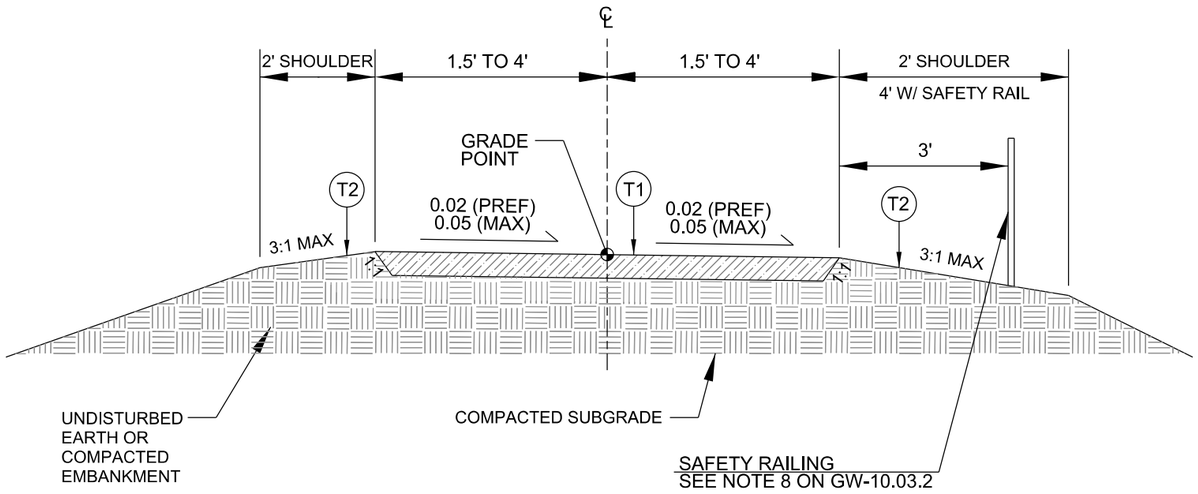
NOTES:

1. PAVEMENT SECTION DEPTHS SHALL MEET TOWN OF HOLLY SPRINGS MIN. STANDARD OR THE MIN. RECOMMENDATION BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.
2. PARALLEL BUMP-OUTS SHOWN FOR REFERENCE. MIN./MAX. CONSECUTIVE STALLS DETERMINED AT SITE PLAN.
3. STREET TREES PROVIDED PER UDO STANDARD.
4. HORIZONTAL AND VERTICAL CENTERLINE DESIGN SHALL MEET TOWN OF HOLLY SPRINGS STANDARD FOR "RESIDENTIAL STREETS" UTILIZING LOWER POSTED SPEED LIMIT.

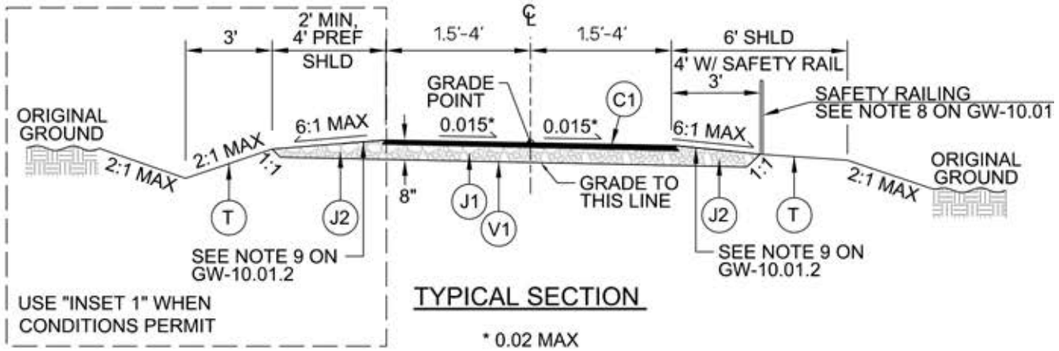
SCALE: NTS

6 Streetscape and Mobility Standards

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

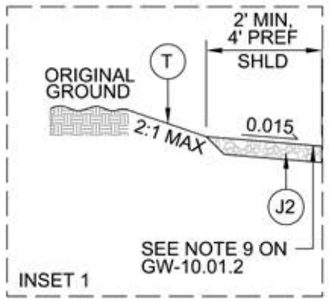


UNPAVED TRAIL



TYPICAL SECTION

* 0.02 MAX



ASPHALT TYPICAL TRAIL SECTION
VARIABLE WIDTH

DRAFT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT

BY AND BETWEEN

AGARWAL FAMILY, LLC
&
THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA

THIS AGREEMENT, made and entered into this _____day of August 2024, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and AGARWAL FAMILY, LLC, a North Carolina Limited Liability Comapny, hereafter referred to as the "Developer," its successors and/or assigns.

WITNESSETH:

WHEREAS, the Developer is the fee simple owner of a tract of land in the Holly Springs extraterritorial jurisdiction, subject to the development regulations of the Town, with an address of 3313 Avent Ferry Road, described as an approximate 55.4 acre tract of land described in the following Deed Book 018867 Page 1082, Wake County Registry, and referenced by a PIN of **0627890439** and a real estate tax id of **0058074,** (the "Tract").

WHEREAS, the Developer wishes to develop the Tract for commercial and residential purposes, containing 32,000 square feet of commercial space, 115 attached dwellings (townhomes), and 164 "Cottage" (quadruplex) units. as shown on a plan submitted to the Holly Springs Development Services Department and approved by the Town Council on August 20, 2024 hereinafter, "Development Project;"); and,

WHEREAS, it is beneficial to both the Town and Developer to construct certain Infrastructure improvements relative to the Development Project to enable allow for the proper provision and planning of water and wastewater conveyance for the residences of the Development Project and adjacent parcels; and,

WHEREAS, the Town requires, pursuant to N.C.G.S. § 160A-372 the dedication and construction of streets and rights of way and other infrastructure and for the coordinated provision of utilities that will create conditions essential to public health, safety, and the general welfare; and,

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

WHEREAS, the Town is authorized pursuant to N.C.G.S § 160A-311 et. seq. to operate and does in fact operate a water and sewer treatment enterprise and requires, pursuant to N.C.G.S. § 160A-317, the connection to the system by owners of developed lands located within the Town, for a cost set forth in the Town's annual budget; and,

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

WHEREAS, the Town requires certain fees to be paid upon development of land and for the granting of a building permit, as authorized by SL 2017-138, and NCGS 162A-200, et seq., said fees being listed in the Town's annual budget, and the Developer, in consideration of the foregoing benefits enjoyed by this Agreement hereby agrees that it (i) is familiar with these fees as currently listed on the Town's website, a copy of which is attached hereto as **Exhibit L**, (ii) does not dispute the reasonableness or legality of these fees as currently listed; and (iii) notwithstanding any reimbursements discussed below, hereby agrees to timely pay all normal and customary fees to the extent applicable to the Developer and its successors and assigns, in connection with its development of the Development Project at such time as the applicable fee becomes due to the Town in the ordinary course of development.

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

ARTICLE I

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

2. **Definitions**:

a. "Actual Construction Costs:" The amount of costs incurred for construction of a certain project described herein upon final completion and approved by the Town, exclusive of any of the following costs: right of way acquisition, legal fees, administrative costs (including but not limited to profit and overhead) of the Developer, or any contingency.
b. Applicable Parcels: The covenants contained in this agreement shall apply to the those parcels as shown on a map entitled "Exhibit A" and described above.
c. "Lot:" A residential building lot as shown on any plans submitted for the Development Project, whether or not such lot is actually platted or conveyed.
d. "Development Project" is the Developer's plan to subdivide and construct buildings for commercial and residential purposes, containing 32,000 square feet of commercial space, 115 attached dwellings (townhomes), and 164 "Cottage" (quadruplex) units. as shown on a plan submitted to the Holly Springs Development Services Department and approved by the Town Council on August 20, 2024.
e. "Water" and "Sewer System Development Fees:" Those fees, named as such in the Town's adopted annual budget which are in effect at the time the fee is due and owing the Town, calculated on a per lot basis, for lots located in the Development Project.

ARTICLE II DESCRIPTION OF AGREEMENT

1. TERM: The duration of the Agreement is five (5) years. The parties are not precluded from entering into subsequent development agreements that may extend the original duration period. All terms of this Agreement shall become enforceable upon the later of: (1) the signing of this Agreement by the Developer and ratification of this Agreement by the Town Council; (2) annexation of the Site into the Town limits, if not already annexed, (3) the approval of the Rezoning and this Agreement by the Town Council, and (4) the Developer taking legal title to the Site as evidenced by deed recorded in the Wake County Registry within 180 days of the execution of the foregoing (the "Conditions Precedent"). Any obligation to reimburse funds contained herein, not demanded within five (5) years of the execution of the foregoing shall be void and given no effect.

2. REZONING: The Parties hereby agree that the current zoning of the Property surrounding infrastructure is inadequate to support the Master Plan and the Project. Certain Infrastructure Projects are necessary in order to maintain the health, safety, and welfare of the Property, its future uses, and the residents of the surrounding area that may be affected by the Project. While the Project is consistent with the Town's long-range planning documents, the current infrastructure does not exist and therefore the Town would not ordinarily grant zoning approval, Project Permits, such approvals as the Master Plan, grading

plans, and other governmental approvals until such time as certain Infrastructure Projects are in place to accommodate the residents of the Project. The Town and Developer wish to accelerate the Town's approval through its covenants herein and provide assurances that such infrastructure will be sufficient to serve the Project and not negatively affect those properties in proximity to the Property.

3. PERMITTED USES. The uses permitted under the new zoning are as listed in Exhibit C.

4. PUBLIC IMPROVEMENTS:

(a) CONSTRUCTION OF TOWN UTILITIES: The Developer shall design and construct all necessary waster and sewer utilities ("Town Utilities") to serve the Development Project in such a manner to meet the Town standards.

(b) EASEMENTS: The Developer shall acquire the necessary rights of way and/or easements for the construction of the Town Utilities.

(c) INSTALLATION OF TRAFFIC SIGNAL: Developer shall install to Town standards and specifications a new traffic signal at the intersection of New Hill Holleman, Rex, and Avent Ferry. The Developer shall be responsible for acquiring any necessary permit or approval from the NCDOT.

(d) PARK DEDICATION: In satisfaction of the Development Project's requirement to satisfy parkland dedication and development, the Developer shall dedicate to the Town an approximate 7 acre site as a passive park. Developer shall coordinate the development of the park site with the Town's park planner to ensure appropriate operability of the park. Developer shall deed by general warranty deed the park site to the Town prior to the first certificiate occupancy for the Development Project.

(e) TRANSPORTATION IMPROVEMENTS. The Developer shall enter into a Transportation Mitigation Agreement (TMA) to ensure the timely completion of the following improvements by the Developer:

(i) 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 (as referenced in subparagraph (c) above.

(ii) 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.

(iii) 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.

(iv) 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.

(v) Rex Road at West Site Driveway

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

(f) SIDEPATH: The Comprehensive Transportation Plan shows a 10' Sidepath required for both the Rex Rd and Avent Ferry Rd frontage. The plans 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 obtainthe 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.

ARTICLE III
OTHER

1. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on Offsite Infrastructure.

2. It shall be the responsibility of the Developer to fully design the project, and provide construction drawings and survey plats to the Town, and to ensure that all regulatory approvals for each project are in place before beginning construction. he Developer shall keep the Developer's design engineer on retainer to respond quickly to the Town in the event that the Town needs the designer to provide clarification, explanation, oversight, etc. of any issue that arises during construction of the Project that was designed under his oversight. The developer shall bear all expenses associated with same.

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

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

5. Expiration. If the Developer does not commence construction within six (6) months of the date of this Agreement this Agreement shall terminate and the Parties shall have no obligations under this Agreement. Otherwise, this Agreement shall last five (5) years from the date of this Agreement. Any credits earned but not realized at the expiration of this five (5) year period shall no longer be available to the Developer.

7. The Developer shall secure all necessary easements for the town infrastructure projects that are the subject of this Agreement. Should the Developer be unable to obtain required easements after documented attempts to do so, the Town may utilize its eminent domain authority to obtain the necessary easements for the installation of such projects with all costs to be borne by the Developer associated with this legal process, including all amounts paid for the acquisition. The Developer shall substantiate its attempts to obtain the property through voluntary sale in the following manner within 120 days of this Agreement:

a. Developer shall provide to the Town a letter from property owners stating that he/she rejects all offers to purchase the easement. Said letter shall be signed by the landowner.

b. An affidavit, signed under oath by penalty of perjury, from the Developer's agent or designee describing in detail the conversation that took place with the landowner, and the result of said conversation.

In the event of a condemnation action, the Developer shall also submit to the Town sufficient funds to be escrowed by the Town for a deposit necessary under the applicable condemnation statute. The town attorney shall inform the Developer 30 days prior to filing the amount of said deposit, and the Developer shall pay said deposit to the Town prior to commencement of the action. Upon payment of deposit, the Town will proceed with condemnation action subsequent to the Town Council, in its sole discretion, passing a resolution of condemnation for each property as soon as practicable after the receipt of the deposit. The timeframe discussed herein is set forth with the goal of allowing access to the condemned propert(ies) within 45 to 60 days. In the event that the funds initially deposited by the Developer are not sufficient to cover the entire cost of the acquisition of the easements by the Town, the Town shall invoice the Developer and Developer shall pay the invoiced amount within 30 days. The Developer understands that the full costs of this acquisition may not be realized until several years after the initiation of the condemnation action. In the event that the costs expended by the Town for the acquisition (through condemnation or otherwise) are less than those held in escrow by the Town, the Developer shall be entitled to a reimbursement of any amount of escrow funds held by the Town paid by the Developer with respect to land acquisition. At all times during this judicial process, the Town retains all legal authority with respect to settlement, negotiation, trial strategy, and opinions as to value.

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

FOR THE TOWN:

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

FOR THE DEVELOPER:

AGARWAL FAMILY, LLC
Name:
Managing Director
Address:

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

10. This Agreement may not be assigned without the written consent of the Town. The obligations under this Agreement are binding on the successors and/or assigns of the Developer regardless of whether or not the Town consented to such assignment.

11. This Contract, along with the Development Plan, contains the entire agreement of the parties for matters herein contemplated, and there are no representations, inducements or other provisions other than those expressed in writing.

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

EXHIBIT A:	Map of Applicable Parcels
EXHIBIT B:	Parkland Dedication & Development
EXHIBIT C:	Permitted Use Table.

[Signature Page Follows]

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

TOWN OF HOLLY SPRINGS

(*Town Seal*)

BY:_____
Randy J. Harrington, Town Manager

ATTEST:

_____
Linda McKinney, Town Clerk

[RAGAN DEVELOPER].

By: _____ (Print Name)

(*Corporate Seal*)

BY:_____(LS)

ATTEST:

_____
Secretary/Assistant Secretary

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

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

_____
Mary Hogan
Finance Director

NORTH CAROLINA
WAKE COUNTY

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

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

_____
Notary Public
My Commission Expires:_____

CORPORATE ACKNOWLEGEMENT
NORTH CAROLINA
WAKE COUNTY

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

_____
Notary Public
My Commission Expires:_____

EXHIBIT A
Tract

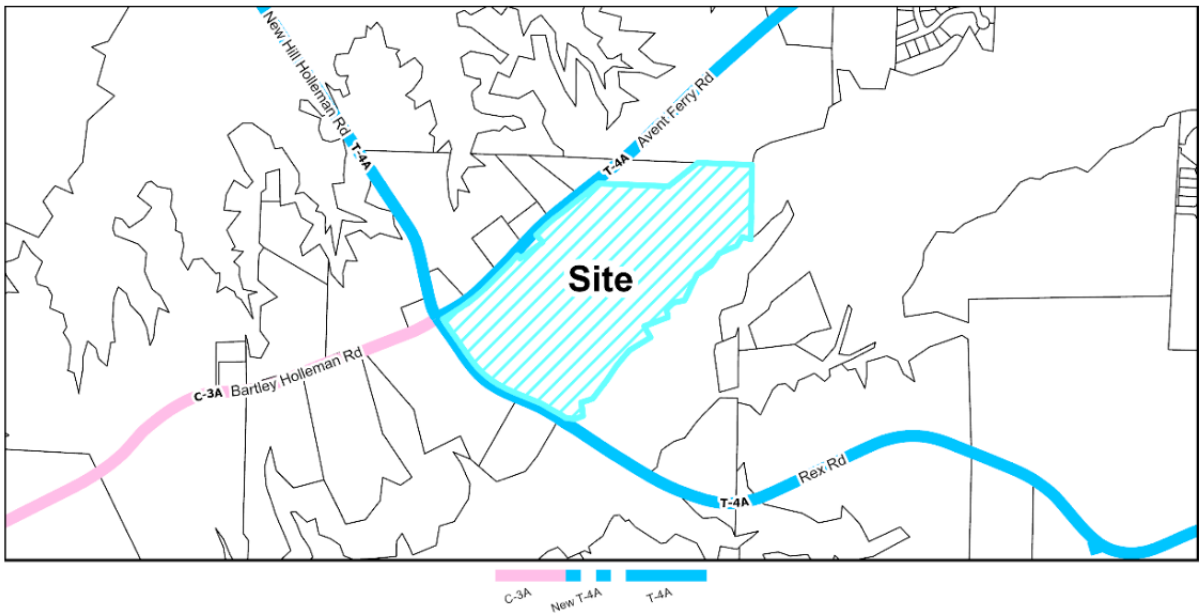


EXHIBIT B
PARK DEDICATION AND IMPROVEMENT

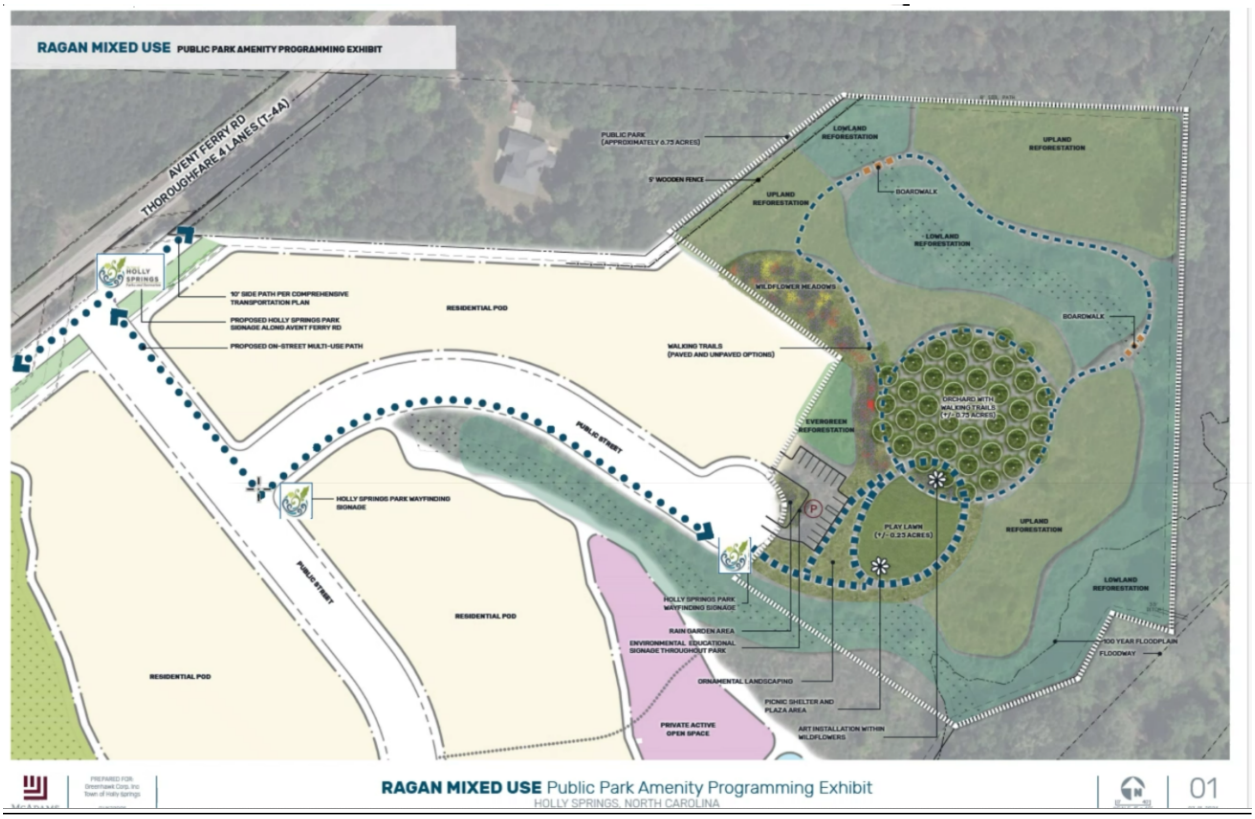


EXHIBIT C
PERMITTED USES

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.	

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 14.

Public Hearings
Title: Tassel Ridge Rezoning 24-REZ-01 - Legislative Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Brett Gosney, Development Services, Catherine Jacobs, Development Services

Action(s):

- Conduct Legislative Public Hearing.
- Adopt Ordinance RZ24-07 (Version A or B) to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve rezoning.
- Approve Utility Allocation Request.

Explanation:

- The Town has received a Rezoning request to allow for the development of a detached dwelling subdivision on 122.29 acres at 5900 Duncan Cook Rd.
- Future development of the site will include 237 detached dwelling units and associated subdivision amenities.
- A Wake County Public School System Impact Letter is attached.

Staff Recommendation: Approve

Planning Board Recommendation: Deny (6-3)
A summary of the Planning Board discussion is in the Planning Board Action Report (*Note: This Report is a separate attachment from the Staff Report*).

Note: Based on the different recommendations, two possible ordinances are provided for the Town Council's consideration:

1. Version A: If the Town Council finds the application is consistent with the Comprehensive Plan, is reasonable and in the public interest, and the action is to approve the rezoning (staff recommendation).
2. Version B: If the Town Council finds the application is inconsistent with the Comprehensive Plan, is not reasonable and in the public interest, and the action is to deny the rezoning (Planning Board recommendation).

Background:

- The parcel was zoned R:30 Residential (reassigned to RR Rural Residential) on June 7, 2016, with the Town's ETJ extension.

- The Planning Board recommended the Town Council deny Zoning Map Amendment by (6–3) vote on June 25, 2024, for 24-REZ-01 to change the zoning of 122.29 acres of Wake County PIN #0646398124 from RR: Rural Residential to SR-CD: Suburban Residential Conditional Zoning District as submitted by Gander Development.

Funding Source(s):

N/A

Attachment(s):

1. 24REZ01_TasselRidge_TCStaffReport
2. 24REZ01_TasselRidge_PBActionReport
3. 24REZ01_TasselRidge_RezoningOrdinance_082024_VersionA
4. 24REZ01_TasselRidge_RezoningOrdinance_082024_VersionB
5. 24REZ01_TasselRidge_WCPSSReport
6. 24REZ01_TasselRidge_Application
7. 24REZ01_TasselRidge_Masterplan
8. 24REZ01_TasselRidge_DesignManual

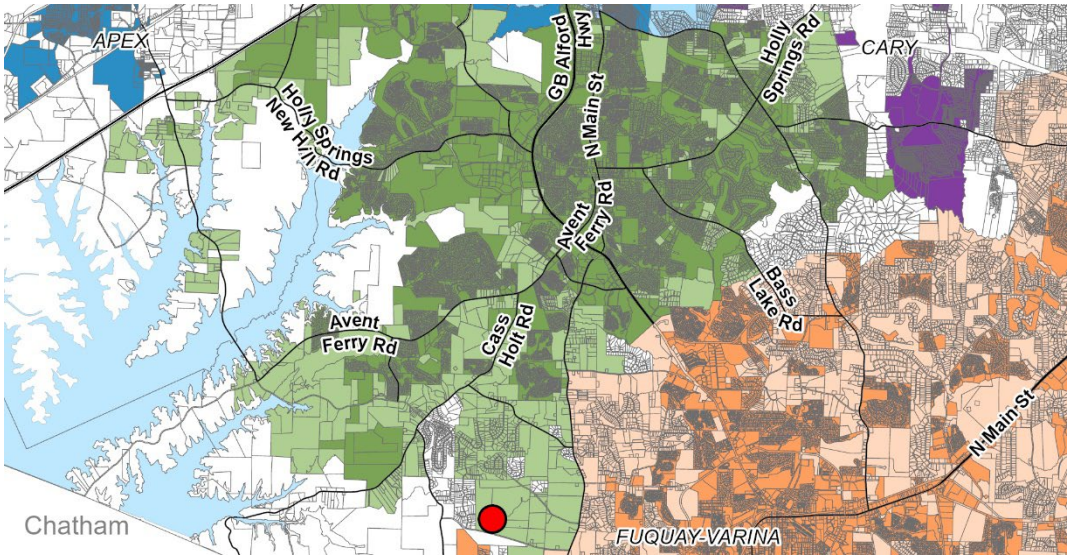
Project Type: Zoning Map Amendment (Rezoning)

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Katie Hamilton / Gander Development
(See Petition)

Property Address: 5900 Duncan Cook Rd.

Property Area: 122.294 ac.



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

Project Summary:

A rezoning of 122.294 acres from RR Rural Residential to SR-CD Suburban Residential Conditional Zoning District located at 5900 Duncan Cook Rd. The applicant proposes 237 detached dwelling units.

Requested Action:

Legislative Decision: The Town Council must hold a Legislative public hearing to receive public comments regarding the proposal and make a determination on whether or not to approve the policy or modification.

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Land Use & Character Information	Page 4
Transportation Information	Page 7
Parks, Recreation, & Greenways Information	Page 9
Community Facilities Information	Page 10
Utility & Infrastructure Information	Page 11
Natural Resources & Open Space Information	Page 13
Conditional Zoning District Information	Page 14
Decision-Making Information	Page 16

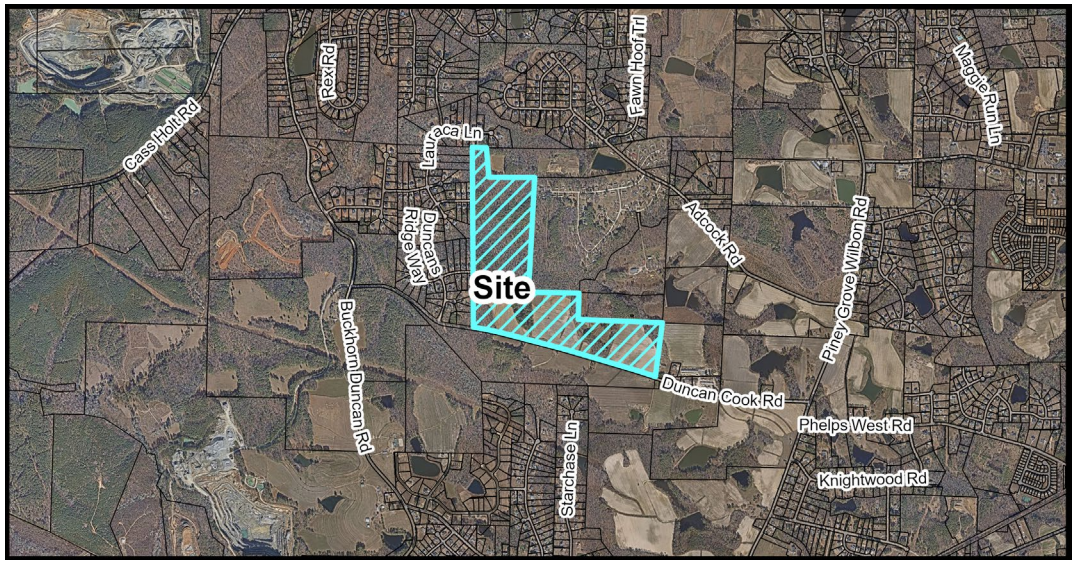
Case Summary

Current Zoning:
RR Rural Residential

☐ Conditional Zoning District

Proposed Zoning:
SR Suburban Residential

☒ Conditional Zoning District



Aerial Photograph

Growth Strategy Map:
Places to Enhance

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Residential Neighborhood

Staff Analysis:

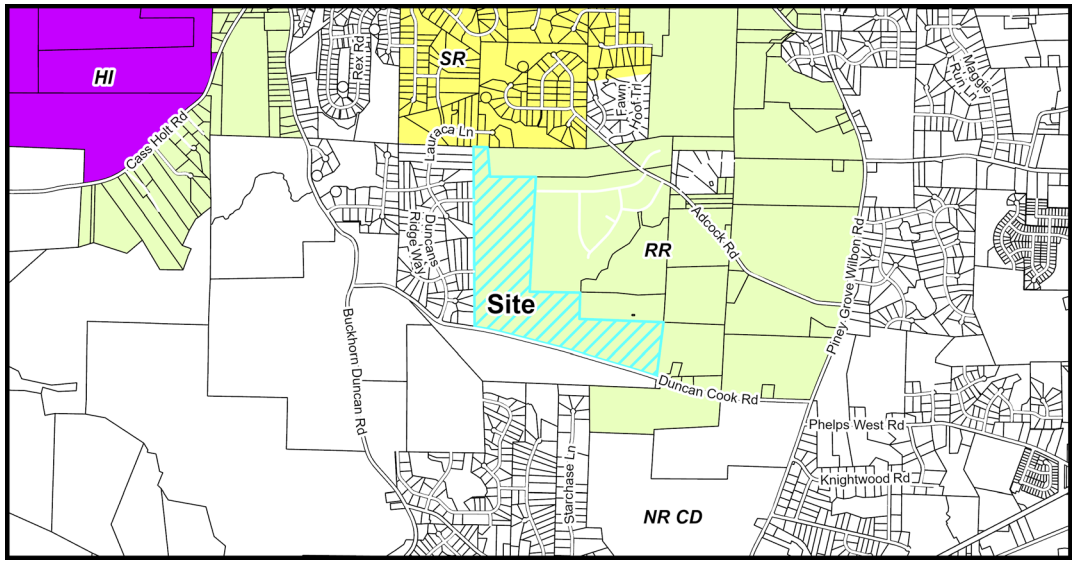
The requested Zoning Map Amendment is: ☒ Consistent with Adopted Plans ☐ Inconsistent with Adopted Plans

The proposed SR Suburban Residential Conditional Zoning District allows for the development of detached residential dwellings on a variety of lot sizes which reflects the Residential Neighborhood Character Area outlined in the Comprehensive Plan. Several themes in the Comprehensive Plan are achieved with the proposed subdivision design such as providing context sensitive development and transitions between the existing uses. The proposed modifications to the base standards support a higher quality development at an appropriate density that is also sensitive to environmental features that are located on the site by preserving large tree stands and designing around streams and wetlands.

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0646398124	RR	122.29 ac.
	Total Area	122.29 ac.



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR	Vacant / Agricultural
North	RR & SR	Residential
South	R-30 (Wake County Zoning)	Residential
East	RR	Residential
West	CU – R-30 (Wake County Zoning)	Residential

Parcel Rezoning History

Rezoning Number: 15-REZ-07
Original Zoning: Wake County
Approved Zoning: R-30 (Reassigned to RR) (establish ETJ)
Approval Date: June 7, 2016

Land Use & Character Information

Growth Strategy Map: Places to Enhance

Future Land Use: Residential Neighborhood

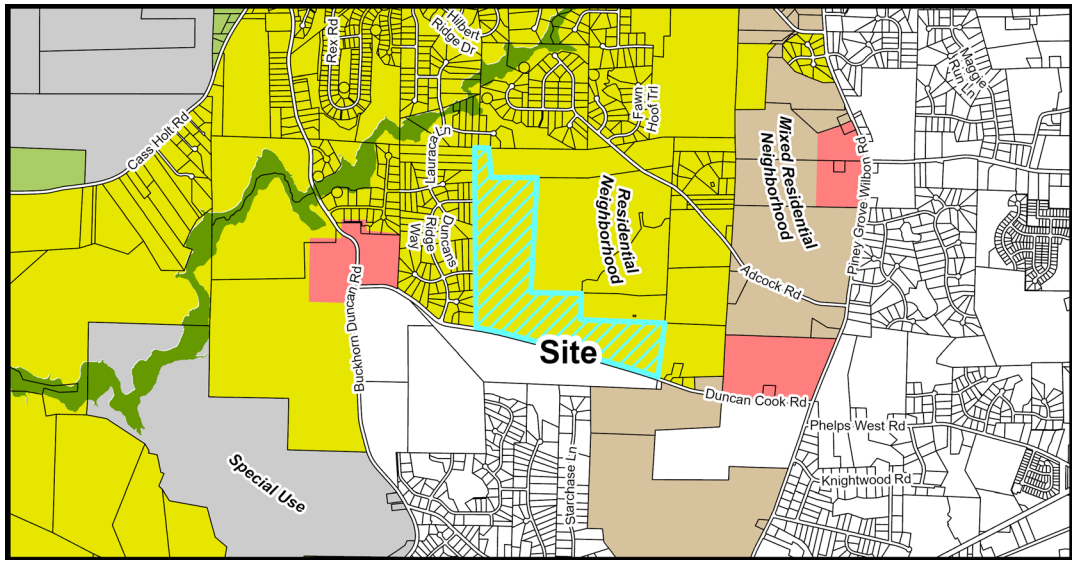
Small Area Plan: N/A

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 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: Residential Neighborhood
A Residential Neighborhood area includes one housing type — single dwelling detached — on different lot sizes that vary enough to provide a range of home choices in the same neighborhood. Homes are oriented toward streets with rear yards larger than front yards. Some Residential Neighborhood areas may mix lot and house sizes on the same block, or provide accessory dwelling units. Pedestrian-scale blocks and a grid street network support a well-connected, cohesive community. New Residential Neighborhood areas should include a comprehensive and connected network of open space throughout the site to accommodate small parks, gathering spaces, and community gardens; preserve large tree stands; and help manage stormwater run-off. Internal streets and open space in a Residential Neighborhood area should connect to existing or future neighborhoods nearby. Residential Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses.

Key Characteristics:

- Streets are generally in a grid network.
- Lot width and depth is variable, with larger lots near the edges of the neighborhood and smaller lots near the center, creating a mix of densities throughout the neighborhood.
- Front-facing garages should be avoided. Where garages face the street, they should be set back significantly from the facade of the building.
- Development should be sensitive to existing natural resources including large tree stands and drainage-ways. Mass grading and tree clearing should be avoided whenever possible.
- Residential building types are limited to single dwelling detached residential, including accessory dwelling units, in a variety of sizes. Single dwelling attached and multi-dwelling are not allowed.
- Very walkable, with sidewalks, bike facilities, paths and trails.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Information (cont.)

Future Land Use Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

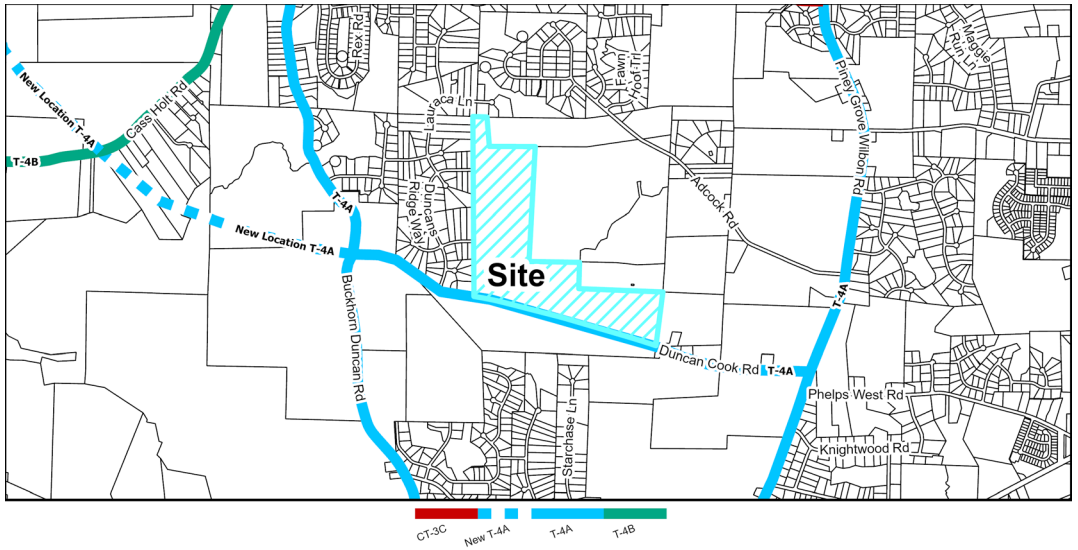
The proposed Conditional Zoning District is consistent with the Future Land Use Designation of Residential Neighborhood as it fulfills several goals of this Character Area. These goals include:

- Developments being sensitive to existing natural resources - the proposed development preserves large tree stands and preserves a stream with wetlands that runs through the middle of the site.
- Providing connections to adjacent neighborhoods – the proposed development provides connections to adjacent roadway stubs and provides opportunities for additional connections to future development.
- Variable lot widths & depths - variable lot sizes are provided throughout the development with the large lots being located adjacent to existing Wake County subdivision to provide for better transitions.
- Includes only one residential building type of single dwelling detached.

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 Duncan Cook Road to meet ½ of the ultimate cross section. The development is proposing two driveway accesses along Duncan Cook Road.

New Location Roadways:
There are no new CTP roads impacting this project.

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:

Duncan Cook Road at Buckhorn Duncan Road
- Construct an exclusive southbound left turn lane on Buckhorn Duncan Road.

Piney Grove Wilbon Road at Duncan Cook Road
- Install a traffic signal.
- Construct an exclusive northbound left turn lane on Piney Grove Wilbon Road.
- Construct an exclusive eastbound left turn lane on Duncan Cook Road.

Duncan Cook Road at West Site Driveway (full movement)
- Construct an exclusive eastbound left turn lane on Duncan Cook Road.

Duncan Cook Road at East Site Driveway (full movement)
- Construct an exclusive eastbound left turn lane on Duncan Cook Road.

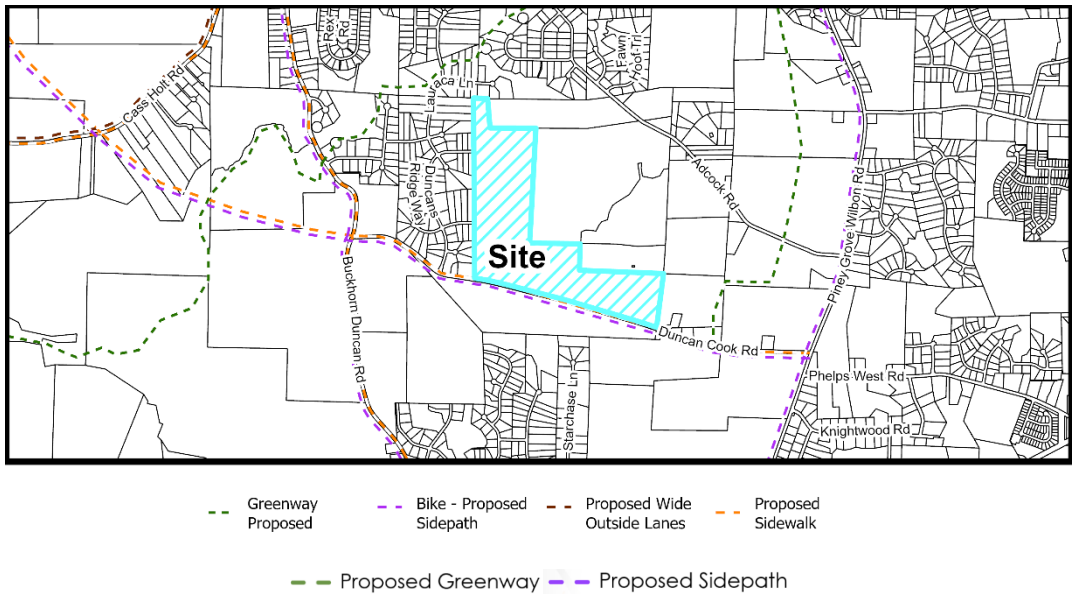
Buckhorn Duncan Road at Summit Creek Drive
- Construct an exclusive southbound left turn lane on Duncan Cook Road.

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 and the Town's Comprehensive Transportation Plan.

Parks, Recreation, & Greenways Information

Park Search Area ☐ Yes ☒ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway ☒ Sidepath

The Town's Comprehensive Transportation Plan shows a 10' Sidepath required along the Duncan Cook Rd frontage.

Parks, Recreation, & Greenways Summary

The proposal shows the required 10' wide Sidepath along the project's Duncan Cook Rd frontage. The proposal is located outside of any Park Search Areas shown on the Town's Parks, Recreation, and Greenways Master Plan and is not required to dedicate land on site to meet UDO requirements, rather a fee-in-lieu of Parkland Dedication will be paid at time of property subdivision.

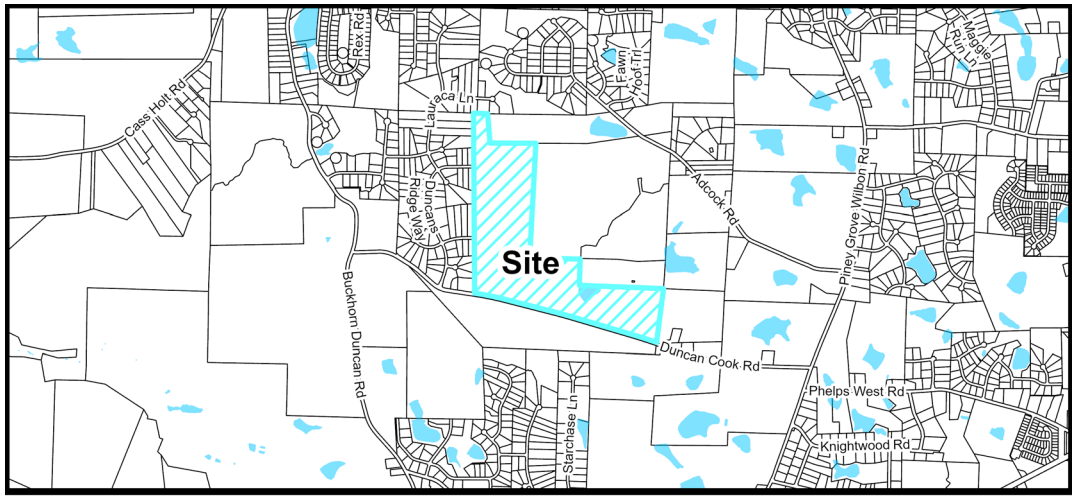
Parks, Recreation, & Greenways Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The proposal meets all requirements for Greenway improvements and Land Dedication and as such it is consistent with the Town's Comprehensive Plan Chapter 3: Parks, Recreation, and Greenways Master Plan.

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.



No Resources

Community Facilities Map

WCPSS Coordination

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the attachments.

Schools at the following grade levels within the current assignment area for the proposed rezoning are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☐ Middle ☐ High School ☐ N/A: All grade levels are anticipated to have sufficient capacity

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☒ Elementary ☐ Middle ☐ High School

☐ Not applicable – existing school capacity is anticipated to be sufficient.

Community Facilities Staff Analysis:

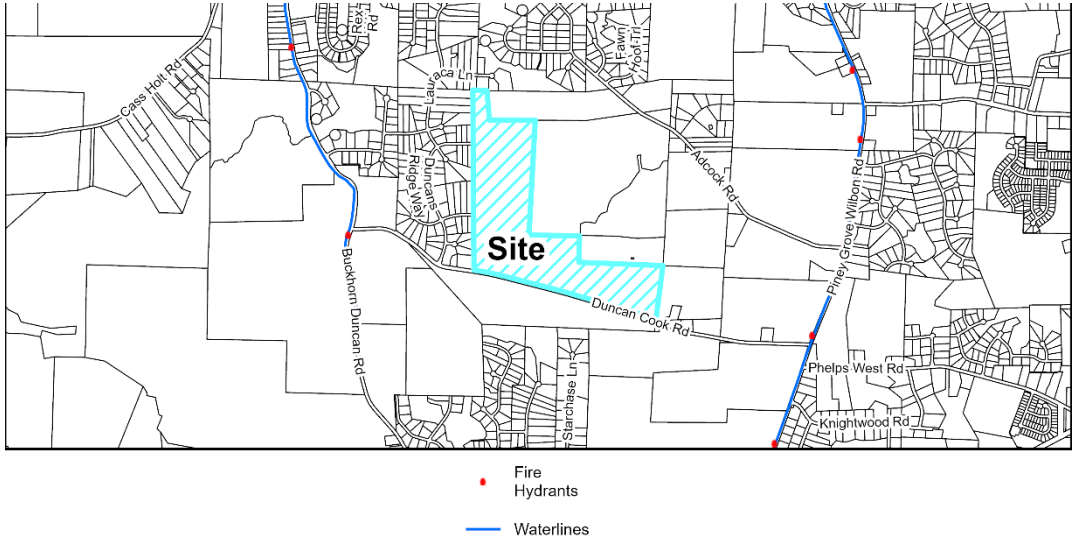
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

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

Infrastructure & Utility Information

Utility Availability

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



Utility Map

Infrastructure & Utility Summary

Water:

The project is required to tie to existing Town water facilities located in Piney Grove Wilbon Road and extend up to and across the property frontage of Duncan Cook Road as well as throughout the site to serve the proposed development. These waterlines will be installed by the developer in accordance with Town Polices.

Sanitary Sewer:

Sewer service is proposed to be provided via an onsite pump station and forcemain to discharge to the existing Honeycutt Farm Pump Station. Easement acquisition and construction associated with the forcemain route are included as part of this development.

A sewer study, including a pump station capacity analysis for the existing pump station and the proposed pump station was completed with this rezoning. The study concludes improvements to the Honeycutt Farm pump station are necessary and have been committed to by the developer.

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 development is subject to the Water Resource Management Policy and has provided a Utility Allocation Request. All utility allocation requests must be approved by the Town Council.

Utility Allocation Summary

Priority Level: Priority Level 3
Allocation Assignment: Residential – Single Family
Allocation Requested: 60,690 gallons per day

Staff Determination: Sufficient allocation remaining in the Residential – Single Family assignment to support this project for the proposed build out year of 2028. The allocation will be phased to limit the allocation to a maximum of 75 lots per year.

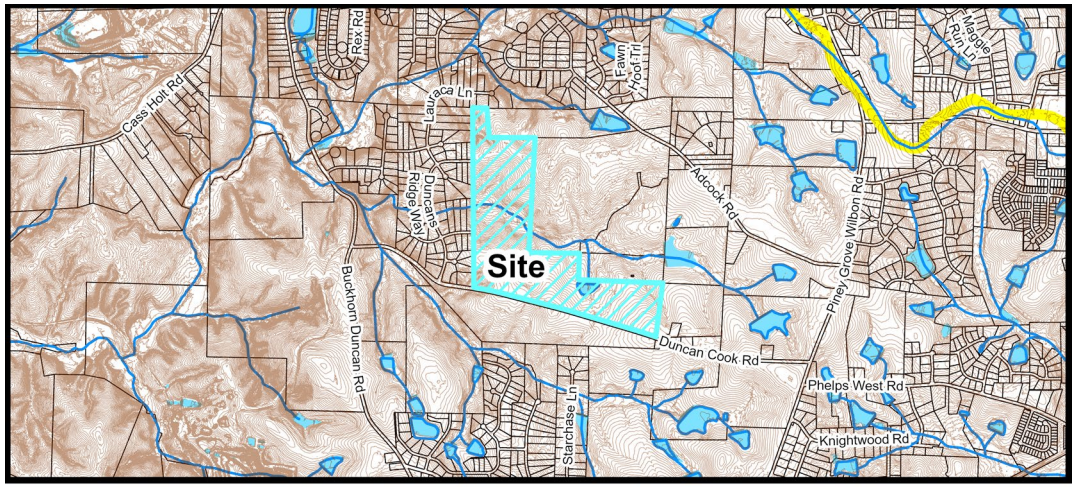
Infrastructure & Utility Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The proposed utility connections and extensions are consistent with the Town's Comprehensive Plan.

Natural Resources & Open Space Information

Total Required Open Space	**36.06 ac.**
Tree Preservation Area	20% or 24.04 ac.
Active Recreation Area	5% or 6.01 ac.
Urban Civic Space	N/A
Flexible Space	5% or 6.01 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The proposed zoning district requires 30% minimum open space of the total area (20% Tree Preservation, 5% Active Recreation, 0% Urban Civic Space, and 5% Flexible Space). The applicant has proposed a total of 31.6%, which includes Tree Preservation throughout the site, considering the site's natural landscape. The applicant has also proposed a mix of Active Recreation that includes trails, an amenity center, a pool, dog park, and playground. The flexible space incorporates additional Tree Preservation and Active Recreation space.

Stormwater:

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

Natural Resources Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The application exceeds the required Open Space regulations 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)	3 units/ acre base 4 units/acre w/ CD	1.97 units/acre

Building Placement	UDO Standard	Proposed Standard
Front	20'	15'
Side – Interior	10'	5'
Side – Corner	20'	15'
Rear	25'	25'
Front Garage *	N/A	25'

*Street facing garage doors shall be setback from the front façade a minimum of 12"

Building Height	UDO Standard	Proposed Standard
Primary Residential Structures	35' base 50' w/ CD	35'
Accessory Residential Structures	25'	25'
Amenity Structures	50' w/ CD	45'

Permitted Uses (UDO Section 3):

	UDO Standard	Proposed Standard
Detached Dwellings	P	P
Amenity	P	P

Landscaping (UDO Chapter 5):

Required Buffering	UDO Standard	Proposed Standard
North	5' Type A	15' Type B, 25' Type B, 50' Type C
East	5' Type A	15' Type B, 25' Type B, & 50' Type C
South	5' Type A	20' Type B
West	5' Type A	50' Type C

All of the buffers being proposed are enhanced with additional buffer plantings. The full details of these buffer planting can be seen on page 10 of the Development & Design Manual. Additionally, all of the larger buffer areas are located adjacent to the existing homes.

Additional Standards

The applicant has proposed several Architectural Standards that are in addition to the Unified Development Ordinance (UDO). These standards include limiting the material options to not allow Vinyl, ensure each home has an array of character elements such as dormers, chimney, roofline changes, etc. and other architectural standards. All of these additional standards help to ensure that façade treatments are different for adjacent lots as well as the applicant has committed to this standard. The full changes can be seen within the attached Design Manual on pages 7 & 8.

Conditional Zoning District Standards Staff Analysis

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The application is consistent with the CD Design Goals. The applicant is proposing a detached dwelling subdivision with varying lot sizes at the edge of the Town's Extraterritorial Jurisdiction. The proposed density is less than what would normally be permitted in the SR Suburban Residential District in order to better respond to the context of adjacent development. Subdivision design provides a layout that ensures a transition from the existing Wake County Subdivision with larger lots adjacent to these areas and by providing larger buffers than what would normally be required in these locations. A majority of the standards being proposed by the applicant are more restrictive than the UDO would require with the exception of the primary building setbacks. The reduction of the primary building setbacks allows the homes to be pulled closer to the street and helps to create a unique streetscape within the development.

Decision-Making Information

Zoning Map Amendment (Rezoning) Staff Analysis
The applicant must demonstrate that the proposed Zoning Map Amendment 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
☒ Reasonable and in the Public Interest ☐ Not Reasonable and in the Public Interest

The proposed SR Suburban Residential Conditional Zoning District allows for the development of detached residential dwellings on a variety of lot sizes which reflects the Residential Neighborhood character area outlined in the Comprehensive Plan. Several themes in the Comprehensive Plan are achieved with the proposed subdivision design such as providing context sensitive development and transitions between the existing uses. The proposed modifications to the base standards support a higher quality development at an appropriate density that is also sensitive to environmental features that are located on the site by preserving large tree stands and designing around streams and wetlands.

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: 1/16/2024
Summary of Issues:

- Concerns regarding traffic cutting through the adjacent developments
- Concerns regarding safety with increased traffic through the adjacent developments
- Concerns regarding the proposed pump station creating noise or adverse effects on the adjacent properties
- Concerns regarding existing neighborhood being downstream from proposed development and this creating a flooding issue in the existing neighborhoods

Planning Board Action

Planning Board Meeting Date: 6/25/2024 & 7/23/24

A summary of the Planning Board discussion, the adopted Plan Consistency Statement, and final recommendation can be found in the Planning Board Action Report attached with the agenda item.

Town Council Consideration & Action

Legislative Public Hearing

Prior to the Legislative Public Hearing:

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

Zoning Map Amendment Plan Consistency Statement, Statement of Reasonableness, & Zoning Map Amendment Decision

Per NCGS 160D-605. When adopting or rejecting any Zoning Map Amendment, the Town Council must approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan. In addition, a statement analyzing the reasonableness of the proposed Zoning Map Amendment shall be approved by the Town Council. This statement of reasonableness may consider, among other factors:

- The size, physical conditions, and other attributes of the area proposed to be rezoned
- The benefits and detriments to the landowners, the neighbors, and the surrounding community
- The relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment
- Why the action taken is in the public interest
- Any changed conditions warranting the amendment.

Town Council Decision Type: 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.

Potential Zoning Map Amendment Petition Motion
Adopt Ordinance #RZ24-07 (Version A or B) to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve rezoning.

- **Version A:** If the Town Council finds the application is consistent with the Comprehensive Plan, is reasonable and in the public interest, and the action is to approve the rezoning (staff recommendation).

- **Version B:** If the Town Council finds the application is inconsistent with the Comprehensive Plan, is not reasonable and in the public interest, and the action is to deny the rezoning (Planning Board recommendation).

Approve Utility Allocation for 24-REZ-01 Tassel Ridge.

Per NCGS §160D-604(b), all proposed amendments to the Unified Development Ordinance (UDO) or Zoning Map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

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.

The Planning Board discussed the following issues and concerns:
- Concerns regarding the density of the project.
- Traffic along Piney Grove Wilbon and Duncan Cook.
- Concerns regarding schools potentially not having capacity for those that may move into the development.

Zoning Map Amendment Plan Consistency Statement
Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

The Planning Board rejected the following Plan Consistency Statement (5 - 4) on June 25, 2024

> The requested Zoning Map Amendment from RR: Rural Residential to SR-CD: Suburban Residential Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Residential Neighborhood and the proposed Conditional Zoning District allows for the development of detached residential dwellings on a variety of lot sizes. The requested rezoning is reasonable and in the public interest since the proposed density is less than what would normally be permitted in the SR Suburban Residential District in order to better respond to the context of adjacent development and the subdivision design provides a layout that ensures a transition from the existing Wake County Subdivision with larger lots adjacent to these areas and by providing larger buffers than what would normally be required in these locations.

Those voting to reject the Consistency Statement:
- Ms. Holder
- Mr. Cuccurulo
- Mr. Crandall
- Mr. Bess
- Ms. Kempin

The Planning Board adopted the following Consistency Statement (4 – 2) [3 absent] on July 23, 2024

The requested Zoning Map Amendment from RR: Rural Residential to SR-CD: Suburban Residential Conditional Zoning District is inconsistent with Vision Holly Springs Comprehensive Plan. The proposed Zoning Map Amendment proposes a density that is inconsistent with the existing development of adjacent properties, will have a negative impact on area schools, will increase the amount of traffic in the area without sufficient mitigation, and the proposed modifications through the conditional zoning district are not consistent with the development patterns of the area.

Those voting against the motion:
- Mr. Madoni – The project is consistent with the Comprehensive Plan for all of the reasons laid out in the staff report.
- Mr. Urquhart – The project density is consistent with the UDO but may be inconsistent with the surrounding developments. Additionally, he is not sure about the impacts to schools and what mitigation Wake County public schools could do.

Zoning Map Amendment Petition Motion
The Planning Board recommends the Town Council deny Zoning Map Amendment 24-REZ-01 to change the zoning of 122.29 acres of Wake County PIN #0646398124 from RR: Rural Residential to SR-CD: Suburban Residential Conditional Zoning District as submitted by Gander Development.

The Planning Board voted in favor of the recommendation (6 - 3) on June 25, 2024

Those voting against the motion:
- Mr. Prizer – Stated appreciation for the infrastructures and changes made to accommodate general improvement in the area.
- Mr. Urquhart – Stated it was consistent with the comprehensive plan.
- Mr. Carpico – Stated it was an overall well thought out plan.

Version A

Ordinance No. RZ24-07
Date Submitted: August 20, 2024
Date Adopted: August 20, 2024

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

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

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

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for 122.29 acres of Wake County PIN #0646398124 from RR: Rural Residential to SR CD: Suburban Residential Conditional Zoning District; and

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

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

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on June 25, 2024 and recommended denial by a vote of 6-3; and

WHEREAS, in accordance with NCGS § 160D-601, the Town of Holly Springs held a legislative hearing on July 16, 2024, to consider the proposed changes to the Official zoning map; and

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council finds amending the Official Zoning Map is consistent with Vision Holly Springs: Town of Holly Springs Comprehensive Plan as the proposed Zoning Map Amendment allows for the development of detached residential dwellings on a variety of lot sizes as supported by the Residential Neighborhood designation in the Comprehensive Plan; and.

WHEREAS, the Town of Holly Springs Town Council finds the proposed amendment to

the Official Zoning Map is reasonable and in the public interest since the proposed density is less than what would normally be permitted in the SR Suburban Residential District in order to better respond to the context of adjacent development and the subdivision design provides a layout that ensures a transition from the existing Wake County Subdivision with larger lots adjacent to these areas and by providing larger buffers than what would normally be required in these locations.; and

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

Part 1: **Amend Unified Development Ordinance** Section 1.7 Official Zoning Map with the following rezoning request: #24-REZ-01 to change the zoning of PIN# 0646-39-8124 from RR Rural Residential to SR-CD Suburban Residential Conditional Zoning District.

The property is subject to all the conditions listed in the Rezoning Master Plan and Design Manual dated 6/6/2024 by Gander Development.

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

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

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

Part 5:
EFFECTIVE DATE
The provisions of this ordinance shall become effective August 20, 2024 in accordance with the laws of the State of North Carolina.

Adopted this, the 20th day of August, 2024.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Version B

Ordinance No. RZ24-07
Date Submitted: August 20, 2024
Date Adopted: August 20, 2024

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

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

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

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for 122.29 acres of Wake County PIN 0646398124 from RR: Rural Residential to SR CD: Suburban Residential Conditional District; and

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

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

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on June 25, 2024 and recommended denial by a vote of 6-3; and

WHEREAS, in accordance with NCGS § 160D-601, the Town of Holly Springs held a legislative hearing on August 20, 2024 to consider the proposed changes to the Official zoning map; and

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council finds amending the Official Zoning Map is inconsistent with Vision Holly Springs: Town of Holly Springs Comprehensive Plan as the proposed Zoning Map Amendment allows for a density that is inconsistent with the adjacent areas, has a negative impact on area schools, will increase the amount of traffic in the area without sufficient mitigation, and the proposed modifications through the conditional zoning district are not consistent with the development patterns of the area; and

WHEREAS, the Town of Holly Springs Town Council finds the proposed amendment to

the Official Zoning Map is not reasonable and in the public interest by failing to meet Town goals, which include maintaining existing neighborhoods, mitigating impacts to adjacent properties, and provide a unique and integrated development; and

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, having found the proposed Zoning Map Amendment to be inconsistent with the Comprehensive Plan nor reasonable nor in the public interest, that the following zoning request: #24-REZ-01 to change the zoning of PIN# 0646-39-8124 from RR Rural Residential to SR-CD Suburban Residential Conditional Zoning District, is denied.

SEVERABILITY

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

EFFECTIVE DATE

The provisions of this ordinance shall become effective August 20, 2024 in accordance with the laws of the State of North Carolina.

Adopted this, the 20th day of August, 2024.

Town of Holly Springs by

_____

Sean Mayefskie, Mayor

ATTEST:

_____

Linda McKinney, Town Clerk

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

Student Assignment
5625 Dillard Drive
Cary, NC, 27518
Email: studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

June 12, 2024

Chis Hills, AICP
Director, Development Services
Town of Holly Springs
chris.hills@hollyspringsnc.gov

Dear Chris,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Holly Springs planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: February 2, 2024
- Name of development: Tassel Ridge
- Address of rezoning: 5900 Duncan Cook Rd. (PIN 0646398124)
- Total number of proposed residential units: 237
- Type(s) of residential units proposed: 237 Detached Dwellings (Single-family)

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

☒ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☐ Middle ☐ High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ Not applicable – existing school capacity is anticipated to be sufficient.

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☒ Elementary ☐ Middle ☐ High

Thank you for sharing this information with the Town of Holly Springs Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Susan W. Pullium, MSA
Senior Director

TOWN OF HOLLY SPRINGS

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

DPM Appendix #A.02
Supplement 18
March 2022

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

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

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

For DS Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐ Revised ☐ Final

Project Information

Project Name: Tassel Ridge
Project Location: 5900 Duncan Cook Rd
Use street address. *If none, use the closest intersection*
☐ Within Corporate Limits ☒ Within Holly Springs ETJ ☐ Pending Annexation
PIN: 0646398124 Real Estate ID: 0062443
Project Acreage: *(Rounded to nearest tenth)* 120.2 Partial Parcel: ☐ No ☐ Yes
Sketch Plan Review (Pre-Submittal) Meeting Date: 11.30.2023

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: RR Proposed Zoning: SR (CD)
Current Future Land Use Designation: Residential Neighborhood
Proposed Future Land Use Designation: 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 Katie Hamilton Company Gander Development
Mailing Address 2310 S Miami Blvd Suite 235
City Durham State NC Zip 27705
Telephone # (919) 896-1892 E-Mail Katie@ganderdev.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 Jonathan Gindes Company DUNCAN COOK HOLDINGS LLC
Mailing Address 2310 S Miami Blvd Suite 238
City Durham State Durham Zip 27705
Telephone # ( ) E-Mail
How would you like to receive staff review comments? ☐ E-Mail ☒ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☒ US Mail- Certified

Owner's Authorization

Owner's Signature(s) PIN/REID Date
0062443 1/25/24

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: Tassel Ridge

Proposed Zoning District: SR (CD) - SUBURBAN RESIDENTIAL CONDITIONAL DISTRICT
Proposed Land Use/Density: SINGLE FAMILY RESIDENTIAL

Future Land Use Plan Map Designation: Residential Neighborhood
Future Land Use Plan Designation Land Use/Density: 4

For DS Use only
Project # _____
Date Received:

Plan Consistency Statement:

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

Petitioner's Response

Executive Summary

See Attached

Section 1: Future Land Use & Community Character

See Attached

Section 2: Transportation / Comprehensive Transportation Plan

See Attached

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

See Attached

Section 4: Community Facilities

See Attached

Section 5: Infrastructure and Utilities

See Attached

Section 8: Natural Resources

See Attached

Plan Consistency Response Prepared by:

Preparer's Signature(s)

Date

February 1st 2014

2310 S Miami Blvd, Suite 235
Durham, NC 27703

Katie Hamilton
katie@ganderdev.com
919.896.1892

Tassel Ridge Plan Consistency Statement

Executive Summary:

The proposed rezoning of Tassel Ridge is in line with the Vision Holly Springs Mission statement. Through a design approach focused around centralized community open spaces Tassel Ridge builds on the town's vision of "the creation and enhancement of residential and non-residential development, which ultimately fosters a greater sense of community". The design of Tassel Ridge is that of a neighborhood, not just a subdivision, but a built community. The neighborhood's quasi-public open spaces are truly central to the neighborhood with locations that emphasize the importance of these shared spaces in building community. This emphasis is in line with the town's own emphasis on the public realm, and while these areas are quasi-public, they do help to enhance the character of the neighborhood and surroundings. As noted in the Vision Holly Springs plan, the Duncan Cook Rd Corridor is a place to enhance, in which the existing and proposed neighborhoods should be celebrated as the building blocks of a strong community with infill development being "sensitive to the uses and densities along the perimeter of adjacent neighborhoods." Tassel Ridge seeks to balance sensitivity to neighboring uses with a vision for a community in which neighbors know each other and feel a sense of ownership over not only their property but the public realm as well. This is done by including a variety of lots sizes that respond to context with lower intensity adjacent to existing large lot single family Wake County subdivisions and then create a more intense neighborhood core of smaller lots.

Section 1: Future Land Use & Community Character:

The Future Land Use Plan designation for the Tassel Ridge property is residential neighborhood. The zoning being sought for Tassel Ridge of Suburban Residential with a conditional district meets not only the intensity of development intended by the land use plan but also the pattern and character intended for the community. The proposed zoning district utilized streets and block patterns that weave together the smaller neighborhood blocks described in the comprehensive plan with the existing large blocks found in adjacent Wake County Development, and where external constraints such as intersection spacing and environmental features require blocks to be longer, breaks are created along the block length for pedestrian passages and trails.

Moreover the open space pattern proposed by Tassel Ridge is in keeping with the Comprehensive plan's description of the appropriate distribution of open space, trees and natural resources. With a plan that uses natural areas and tree preservation along the perimeter and along riparian features, while activated open spaces such as the amenity center, dog park, and formal gardens are placed within the more structured and accessible portions of the neighborhood. As the comprehensive plan states "in **Residential Neighborhoods…there is typically a balance of preserved natural features such as large tree** stands, streams, and wetlands; with more formal landscape features including street trees, parks, and gardens."

The lot sizes and building placement withing Tassel Ridge reflect the comprehensive plan's description of the wider lots being on the exterior of the community and transitioning to smaller lots. Moreover, the added commitments within Tassel Ridge of pulling homes/porches towards the street while pushing garages away from the street creates a better quality street, and thereby a higher quality public realm and stronger community.

Section 2: Transportation / Comprehensive Transportation Plan

The three (3) CTP goals most applicable to the Tassel Ridge rezoning and associated transportation improvements include integrated planning, efficient, and safe. In accordance with the comprehensive transportation plan and transportation planning principles, Tassel Ridge has numerous offsite roadway improvements and frontage improvements associated with the project. These improvements include turn lanes at critical intersections nearby, construction of Duncan Cook Road to include half of the proposed cross-section for the Urban Thoroughfare including a 10' sidepath path along the frontage and a median divided 4-lane road. Moreover the Tassel Ridge community development will fund a traffic light at the intersection of Duncan Cook Road and Piney Grove Wilbon Rd. This intersection is a problem for residents today and the delays and subsequent safety concerns around turning movements will only intensify with surrounding development pressures. Tassel Ridge's improvements to this intersection will be vital to the safe and orderly flow of traffic moving forward.

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

The Tassel Ridge property is outside of the town's park search areas and planned park improvements. However the greenways master plan does call for a sidepath along Duncan Cook Rd. This side path installation will be part of the Tassel Ridge community and support the overall comprehensive and open space goals of providing pedestrian connectivity throughout the community to a variety of uses and places. The active open space programming within Tassel Ridge is in line with the master plan's health recommendations around physical fitness, mental health, social cohesion, and healthy eating.

Section 4: Community Facilities

Tassel Ridge is not within close proximity to any community facility needs noted within the Town's Community Facilities Plan. With the development intensity proposed there will not be a significant increase in facilities demand associated with the neighborhood to modify the planned facilities needed by the town.

Section 5: Infrastructure and Utilities

Tassel Ridge will be served by an extension of a water line from Piney Grove Wilbon Rd to the site. There will be a town water transmission line installed by the town along the Duncan Cook Frontage, however Tassel Ridge will not be permitted to connect to that water line and will therefore need to run a separate water line from the water stub currently planned at the intersection of Piney Grove and Duncan Cook Rd.

Sewer for Tassel Ridge will be served by a pump station that may connect with the Elliot Farm Pump Station and then run a force main to the Honeycutt Farms pump station. This pump station at Honeycutt Farms will require upgrades as a result. The pump station at Tassel Ridge will be sized to handle not only the homes of Tassel Ridge but also the understood build out of the upstream land that can drain to Tassel Ridge.

Section 6: Natural Resources

The project layout minimizes impacts to the stream and associated wetlands to the greatest extent possible while balancing that natural resource protection with connectivity needs and protection of neighboring communities. The 1 stream crossing on site avoids the surveyed wetlands and crosses the stream at the straightest portion of the stream found on property to limit impacts as much as possible. Moreover, specimen trees will be retained well in excess of the 10% required per the utility allocation policy. An endangered species report and stream and wetland delineation have been done to verify that no impacts to critical habitat are occurring. In addition, the open space plan calls for pollinator gardens to support monarch butterflies, which are known to be an endangered migratory species that inhabit Holly Springs.

TOWN OF HOLLY SPRINGS
ZONING PETITION

NEIGHBORHOOD MEETING REPORT

DPM Appendix #A.02
Supplement 18
March 2022

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

☒ Neighborhood Meeting Date: August 10th & January 16
Time: 6:30 pm
Location: Zoom

For DS Use only
Project # _____
Date Received:

☐ Complete ☐ Incomplete

Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land within a **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.

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

☒ Date of Notification Mailing: July 31 & January 2nd

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:
Primary concerns of Neighbors are around traffic through the Duncan's Ridge Neighborhood and Safety for existing residents, noise generated by more intense development, want large lot wake county rural neighborhood, off-site traffic congestion on Duncan Cook Rd.

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:
Commitment to traffic calming devices as allowed by NCDOT in Duncan's Ridge (2nd Neighborhood Mtg)
Commitment to signage where tying into Stub Streets from Duncan's Ridge (2nd Neighborhood Mtg)
Commitment to more intense buffering (1st Neighborhood Meeting)
Addition of Street connecting northern portion of neighborhood to southern portion of neighborhood (1st Mtg)

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 January 25th, 2024

AFFIDAVIT OF OWNER CONSENT

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

For DS Use only
Project # _____
Date Received:

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

Jonathan Gindes (Name of Representative) of DUNCAN COOK HOLDINGS LLC (Name of Company)

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

RR (Current Zoning District) to SR (CD) (Proposed Zoning District)

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

Signature of Owner(s):	Wake County PIN/REID:
Manager	0646398124/0062443

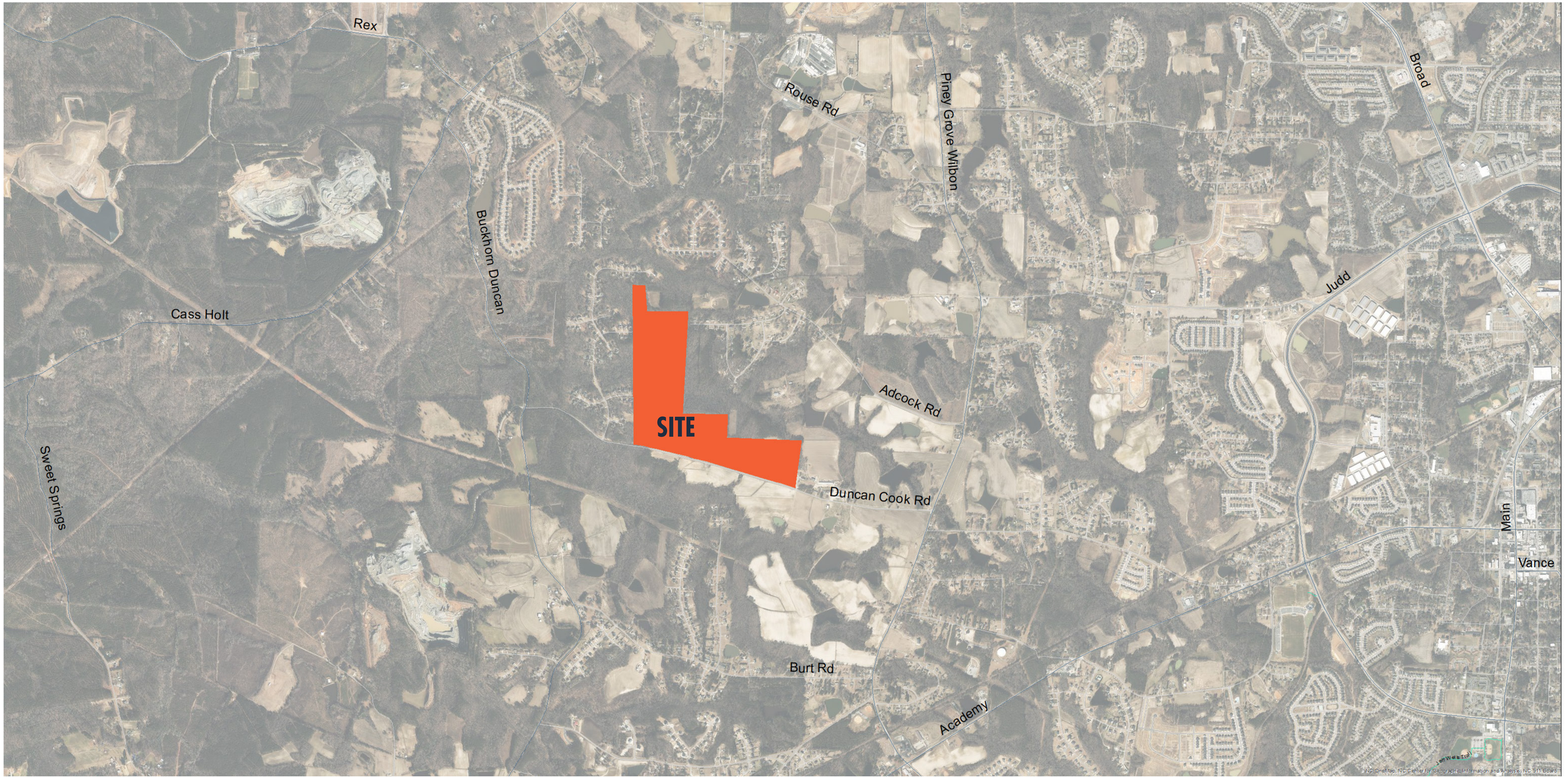
State of North Carolina
County of Durham

Sworn to and subscribed before me the 25th day of January, 2024.
Notary Public in and for the State of North Carolina. My Commission expires: 11.16.26

Tammy Rosander / Tammy Rosander
Notary Public Printed

Tammy Rosander
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires 11/16/2026

Tassel Ridge Community Meeting

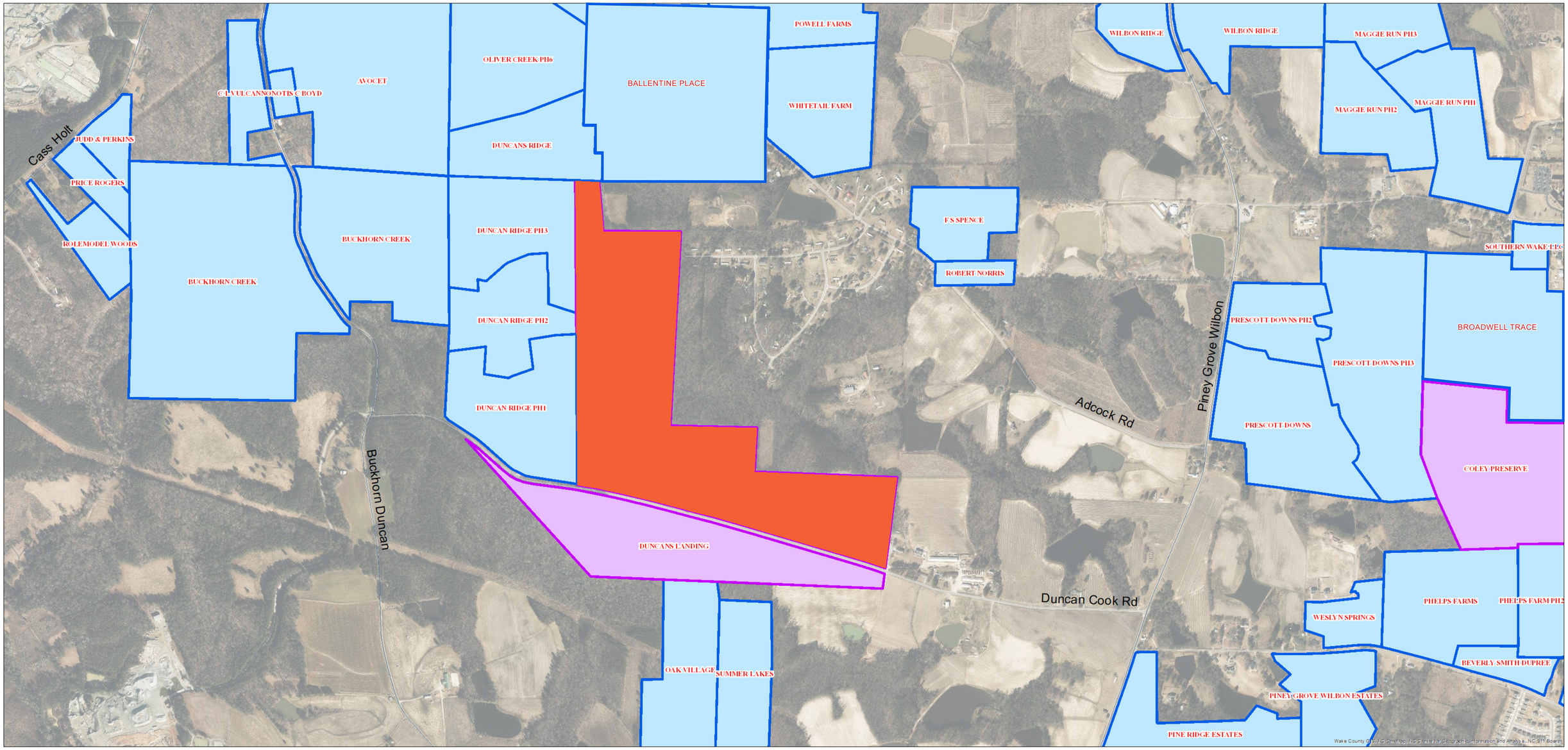


1.16.2023

GANDER DEVELOPMENT

A PARTNER IN COMMUNITY BUILDING

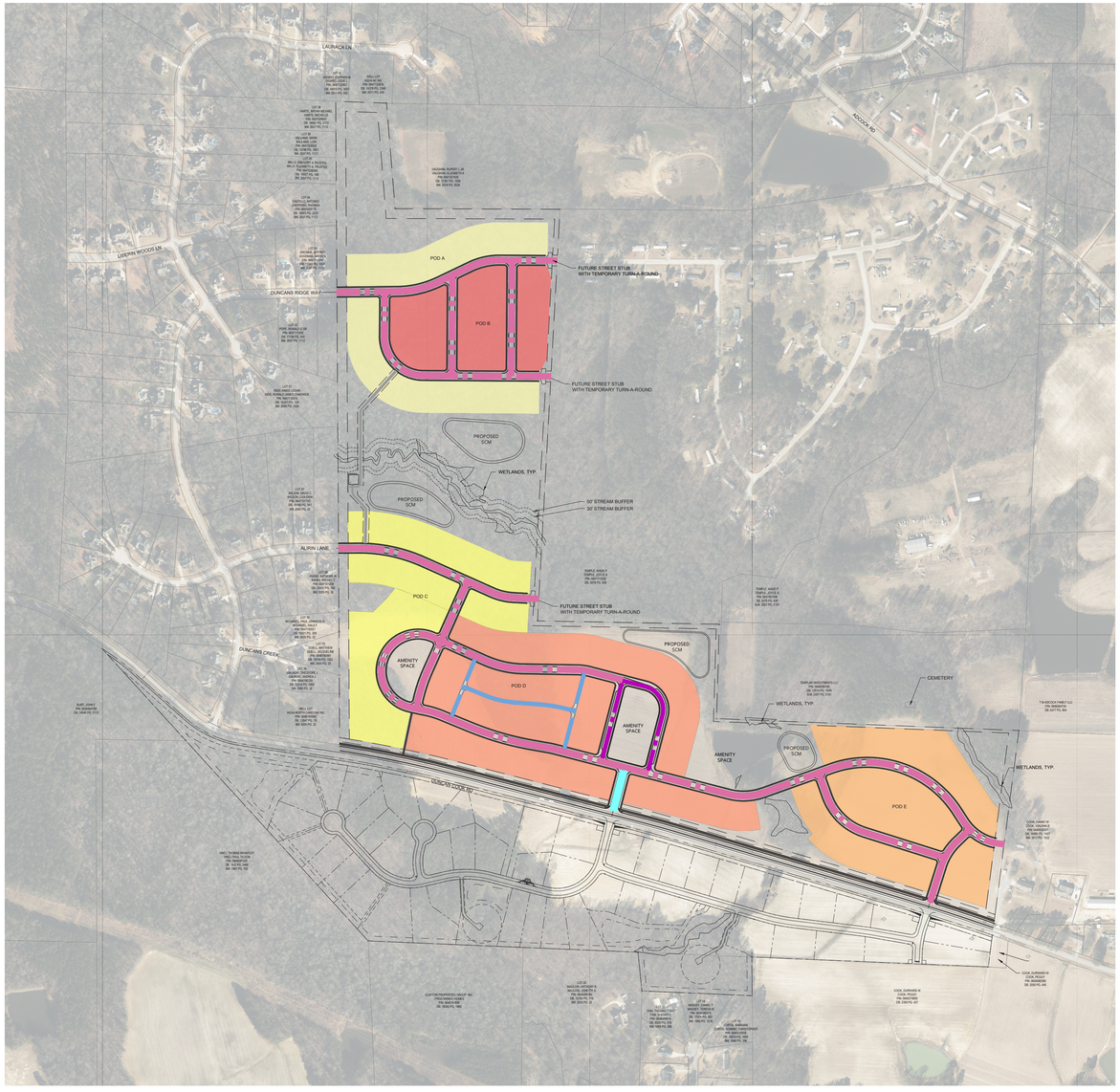
Neighborhood Context



Recap of August 2023 Neighborhood Meeting

Meeting Notes

- **Neighbors wanted Tassel Ridge to look like their Wake County neighborhood instead of a Holly Springs neighborhood.**
  "large lots, rural feel, moved here to get away from city"
- **Neighbors didn't want Tassel Ridge to connect to Duncan Ridge and Buckhorn Creek. Didn't want traffic on neighborhood streets. Wanted Internal Connection of Northern and Southern Portions of Property.**
- **Neighbors believe Tassel Ridge will create a lot of noise and want a noise buffer and privacy buffer. Didn't think a 50' natural buffer would be sufficient.**
- **Neighbors believe Tassel Ridge home values will hurt their home values**
- **Neighbors want to know more about offsite Traffic improvements**
- **Neighbors believe protected bats live onsite.**
- **Concerns about rock blasting**



Follow Up on August Meeting Concerns

- **Per Holly Springs staff, all developments with more than 5 lots, must connect to town utilities and meet town standards for open space, tree coverage, etc.**
  These requirements result in smaller lots with more HOA land.
- **Internal connection from North to South has been added. Town staff confirmed a connection is required.**
- **Tassel Ridge has commited to an enhanced 50' wide buffer that includes broadleaf evergreens on the inner 25' and natural buffer on the 25' closest to neighbors**
- **After following up with potential home builders on anticipated sales prices, our largest lots sale prices are in line with Duncan Ridge, so there shouldn't be a negative impact on sales prices.**
- **TIA mailed to neighrbors. Improvements have been expanded since last meeting**
- **Endangered species study done by environmental consultant. No bats found.**
- **Tassel Ridge reviewed geotech report and no rock found in any of the 15' deep test drills done.**

From: Brett Gosney
To: Katie (Marie) Hamilton
Cc: James Smith
Subject: RE: --[EXTERNAL]--RE: 0 Duncan Cook Rd.
Date: Thursday, August 24, 2023 3:26:30 PM
Attachments: image001.png
image003.png

Good Afternoon Katie,

I hope you are doing well and thank you for reaching out. As always, I am more than happy to provide clarification to questions that may have been raised during the neighborhood meeting. I have provided those answers below.

1. The property located at 5900 Duncan Cook Rd. is located within the Town of Holly Springs Extra Territorial Jurisdiction (ETJ). Some surrounding properties (those to the west in Duncan's Ridge Subdivision) are located in the Town's Urban Service Area (USA) and others (some of those properties to the South across Duncan Cook Rd.) are not in the Town's Jurisdiction. You can view the entire Town's Jurisdiction and break down of Town Limits, ETJ, and USA on the Town's Planning Jurisdiction Map.
2. All properties that are located within Town Limits or the ETJ are required to follow the Town of Holly Springs regulations as shown within the Town's Unified Development Ordinance (UDO). The property located at 5900 Duncan Cook Rd. is located in the Town of Holly Springs ETJ and thus would be required to follow the Town's regulations.
3. The development that is currently being proposed would be considered a Major Subdivision (creating 5 or more lots) and according to UDO Section 7.2.3, all Major Subdivisions must connect to Town Utilities. This would also require the properties to be annexed into the Town's limits. Well/Septic lots would not be allowable for projects. I have include James Smith on this email and he can provide more information regarding this if needed.
4. With all projects, connectivity is required as shown in UDO Section 7.3.C. Connection to existing stub roads in a typical requirement of all new developments. James Smith would be able to elaborate further on this if needed.

Please let me know if you have any other questions!

Thanks!

Brett Gosney | ***Planner I***
Development Services | Town of Holly Springs
PO Box 8 | 128 S Main St | Holly Springs, NC 27540
Office: (919) 557-3905 Mobile: (919) 257-9393
www.hollyspringsnc.gov

From: Katie (Marie) Hamilton <katie@ganderdev.com>
Sent: Thursday, August 24, 2023 3:01 PM
To: Brett Gosney <Brett.Gosney@hollyspringsnc.gov>
Subject: RE: --[EXTERNAL]--RE: 0 Duncan Cook Rd.

Tassel Ridge Residential (Sauls Tract) Revised TIA

Recommended Lane Geometry

EXTENTS

Along Buckhorn Duncan Road bounded by Cass Holt Road and Duncan Cook Road; along Duncan Cook Road bounded by Buckhorn Duncan Road and Piney Grove-Wilbon Road; along Piney Grove-Wilbon Road bounded by Adcock Road and Duncan Cook Road

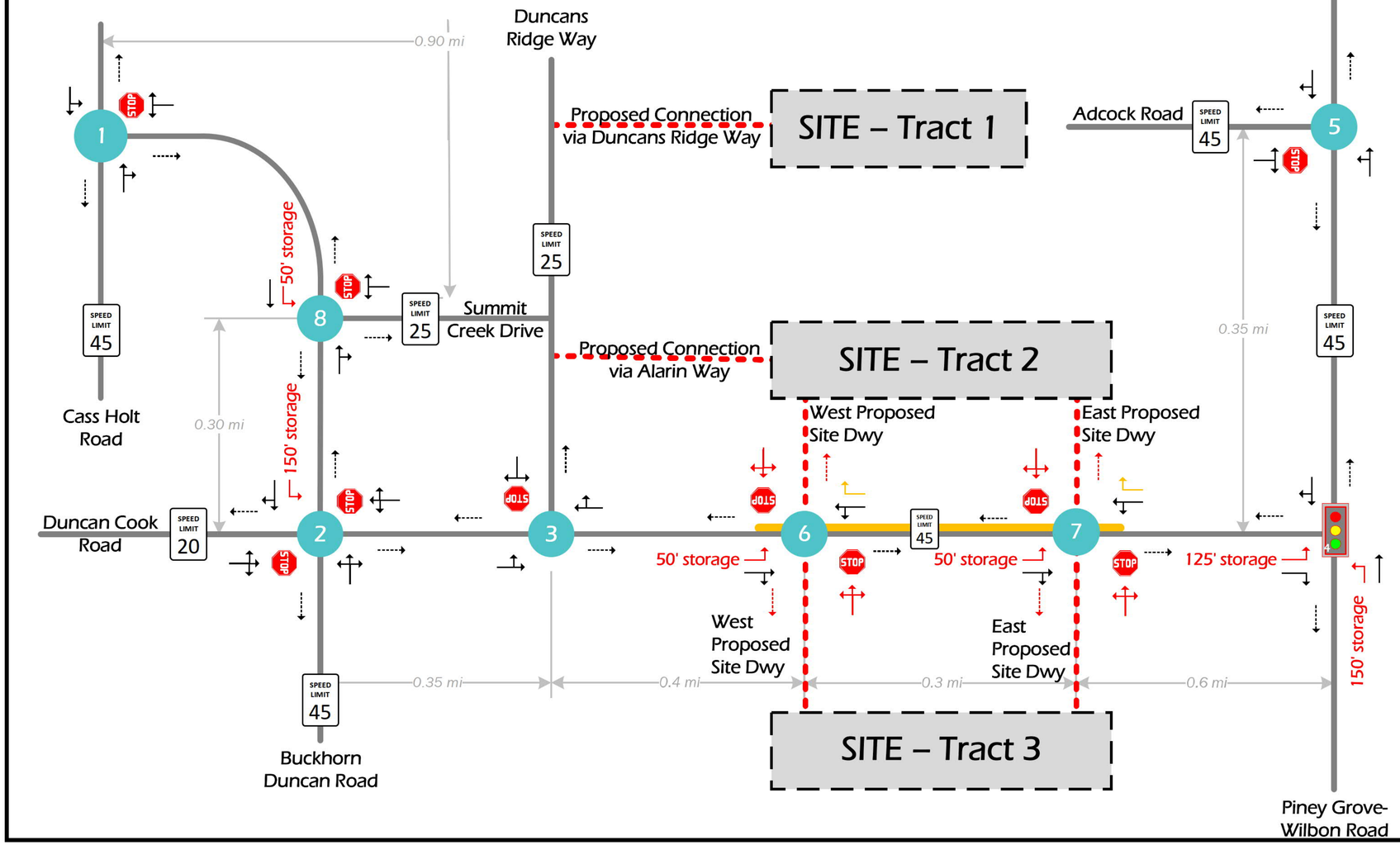
Wake County, NCDOT Division 5

LEGEND

- Stop Control
- Speed Limit
- Signal Control
- Required Signal Control (By Developer)
- Existing Approach Lane
- Departure Lane
- Required Frontage Widening – ½ Ultimate Section per Town UDO (by Developer)
- Temporary Approach Lane Utilizing Frontage Pavement Widening (By Developer)
- Required Approach Lane (By Developer)
- XX' Intersection Spacing
- XX' - FULL STORAGE LENGTH

Figure 16

EXULT ENGINEERING



TIA SUPPORTS:

- TRAFFIC LIGHT AT PINEY GROVE WILBON RD AND DUNCAN COOK RD
- LEFT TURN LANE FROM PINEY GROVE WILBON TO DUNCAN COOK RD
- LEFT TURN LANE FROM DUNCAN COOK TO PINEY GROVE WILBON
- LEFT TURN LANES AT BOTH TASSEL RIDGE ENTRANCES
- LEFT TURN LANE FROM BUCKHORN DUNCAN TO PINEY GROVE WILBON
- LEFT TURN LANE FROM BUCKHORN DUNCAN TO SUMMIT CREEK

Review of Studies

Soil & Environmental Consultants, PA

8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone: (919) 846-5900 • Fax: (919) 846-9467
sandec.com

To: U.S. Fish and Wildlife Service
Raleigh Field Office
P.O. Box 33726
Raleigh, NC 27636-3726

September 5, 2023
S&EC Project No: 15206.W5

Re: Online Project Review Request, Saul Property, Fuquay-Varina – Wake County, North Carolina

We have reviewed the referenced project using the USFWS North Carolina Field Office's online project review process and have followed all guidance and instructions in completing the review. We completed our review September 5, 2023 and are submitting our project review package in accordance with the instructions for further review.

Our proposed action consists of: *A planned residential development that is proposing impacts streams and buffers.*

The location of the project and the action area are identified on the enclosed maps.
Saul Property (35.589997, -78.856564). The site is located at 5802 Duncan Cook Road, Fuquay-Varina – Wake County, North Carolina.

Construction will commence following the anticipated Section 404 & 401 Approvals and should be completed by the Nationwide Permit Expiration date of March 15, 2026.

This project review is needed under provisions of Section 7 of the Endangered Species Act (ESA), and per General Condition 18 of Nationwide Permit 29.

The enclosed project review package provides the information about the species and critical habitat considered in our review. The species conclusions table included in the package identifies our determinations for the resources that may be affected by the project.

For additional information, please contact Mason Montgomery at mmontgomery@sandec.com

Sincerely,
SOIL & ENVIRONMENTAL CONSULTANTS, PA

Mason Montgomery Digitally signed by Mason Montgomery
Date: 2023.09.07 08:58:12 -04'00'

Mason Montgomery
Environmental Scientist, Wetlands Department

Enclosures:

1. Project Request Review Package
2. S&EC T&E Species Report
3. Vicinity Maps
4. S&EC Photo Report
5. Overall Site Plan
6. FWS Official Species List
7. NHP Report
8. FWS Species Conclusion Table
9. FWS Self-Certification Letter

CONCLUSION:

After completing the habitat assessments and preliminary surveys, S&EC completed the attached "Species Conclusion Table" and "Self-Certification Letter." Using language typically used by the FWS in their conclusion letters, we have concluded that ***it appears the proposed project is not likely to adversely affect any federally listed endangered or threatened species, their formally designated critical habitat, or species currently proposed for listing under the Endangered Species Act (ESA).***
We strongly recommend requesting a concurrence letter from the FWS.

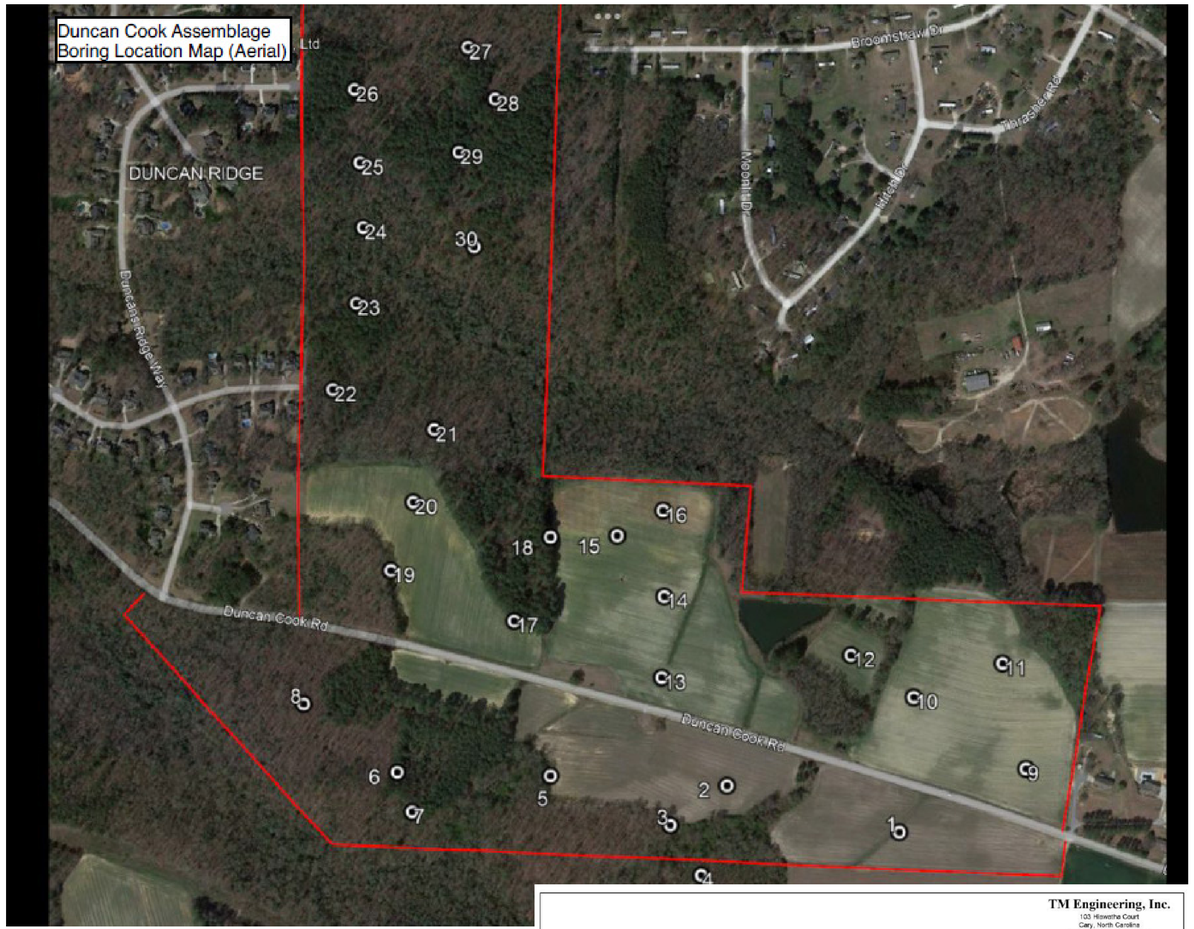
Sincerely,
SOIL AND ENVIRONMENTAL CONSULTANTS, PA

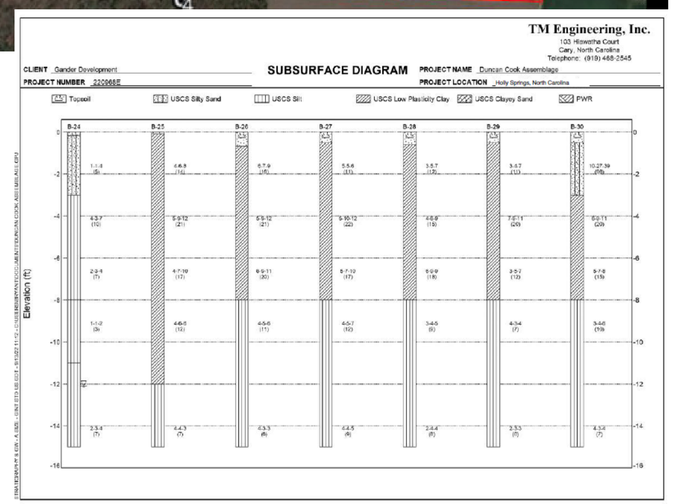
Mason Montgomery Digitally signed by Mason Montgomery
Date: 2023.09.07 08:58:37 -04'00'

Mason Montgomery
Environmental Scientist, Wetlands Department

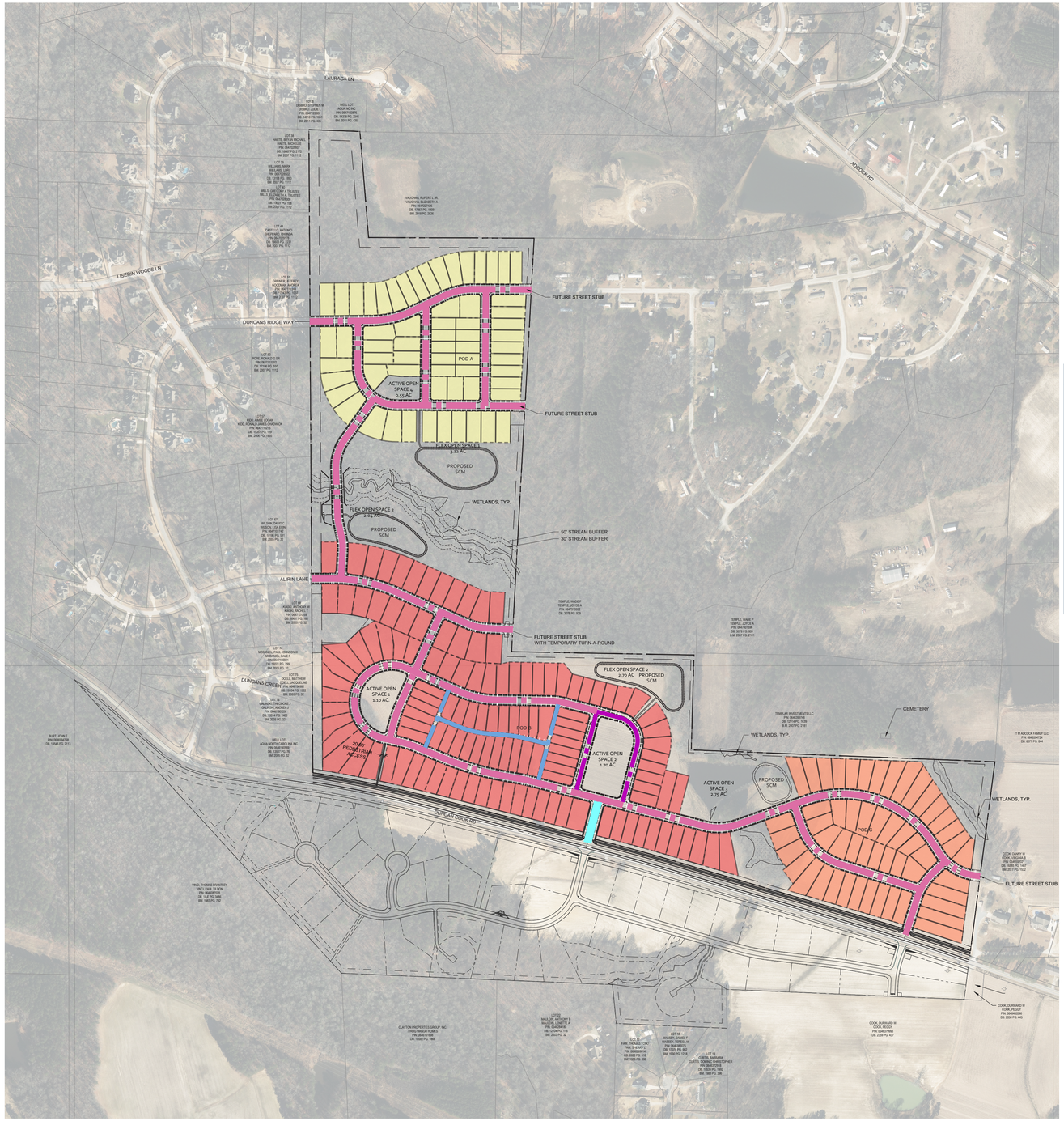
Attachments:

1. USCS Vicinity Map
2. Soil Survey Vicinity Map
3. Aerial Map
4. Photo Report
5. Overall Site Plan
6. FWS List of threatened and endangered species that occur in your proposed location, and/or may be affected by your proposed project. Official Species List. August 17, 2023.
7. NHP Report: August 17, 2023.
8. S&EC – FWS Species Conclusion Table. September 5, 2023.
9. S&EC – FWS Self-Certification Letter. September 5, 2023.





Updated Conceptual Master Plan



ROAD TYPOLOGIES

- 3 LANE COLLECTOR
  43' BB ON 67' ROW
- STANDARD RESIDENTIAL STREET
  31' BB ON 55' ROW
- ONE WAY STREET WITH SINGLE SIDE ON-STREET PARKING
  28' BB ON 52' ROW
- STANDARD ALLEY
  16' ROADWAY IN 25' EASEMENT

LOT ALLOCATION

243 SINGLE FAMILY LOTS
+/- 80 12,000 SF+ LOTS
+/- 76 10,000 SF+ LOTS
+/- 87 7,500 SF+ LOTS

POD A

63 SINGLE FAMILY LOTS
+/- 23 12,000 SF+ LOTS
+/- 23 10,000 SF+ LOTS
+/- 17 7,500 SF+ LOTS

POD B

128 SINGLE FAMILY LOTS
+/- 40 12,000 SF+ LOTS
+/- 24 10,000 SF+ LOTS
+/- 64 7,500 SF+ LOTS

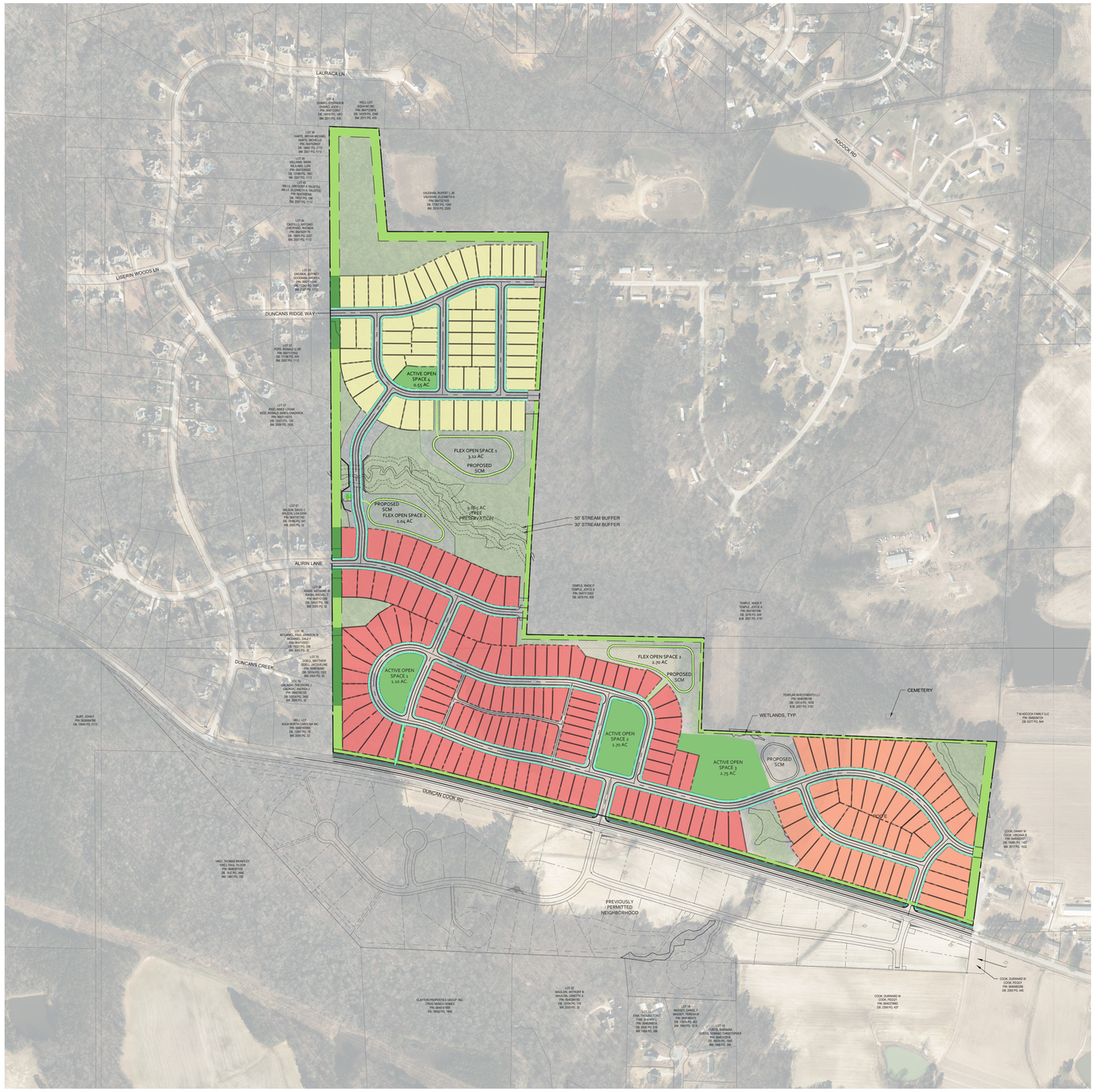
POD C

52 SINGLE FAMILY LOTS
+/- 17 12,000 SF+ LOTS
+/- 29 10,000 SF+ LOTS
+/- 6 7,500 SF+ LOTS

SITE DATA

SITE ADDRESS:	5900 DUNCAN COOK RD.
PIN / PID:	6463368124
EXISTING ZONING:	RR - RESIDENTIAL RURAL
PROPOSED ZONING:	SR (CD) - SUBURBAN RESIDENTIAL CONDITIONAL ZONING
DENSITY DATA:	
EXISTING SITE ACREAGE:	122.294 AC
ROW DEDICATION:	2.077 AC
PROPOSED SITE ACREAGE:	120.217 AC
PROPOSED NUMBER OF LOTS:	243
ALLOWABLE DENSITY PER ORDINANCE:	4.000 DU/AC
PROPOSED DENSITY PER CONDITIONS:	2.021 DU/AC
RESIDENTIAL UNIT DATA:	
DEVELOPMENT TYPE:	SINGLE FAMILY DETACHED
MAX RESIDENTIAL BUILDING HEIGHT:	35'-0"
TREE COVERAGE DATA:	
TREE PRESERVATION REQUIRED PER ORDINANCE:	1,047,330 SF / 24.043 AC (20% OF SITE AREA)
TREE PRESERVATION PROPOSED PER CONDITIONS:	24.200 AC
OPEN SPACE DATA:	
FLEX OPEN SPACE REQUIRED PER ORDINANCE:	6.01 AC (5.00% OF SITE AREA)
FLEX OPEN SPACE PROPOSED PER CONDITIONS:	7.86 AC (19.19%)
ACTIVE RECREATION REQUIRED PER ORDINANCE:	6.01 AC (5.00% OF SITE AREA)
ACTIVE RECREATION PROPOSED PER CONDITIONS:	6.04 AC (5.06% OF SITE AREA)
BUFFERYARDS:	
REQUIRED BUFFER YARDS PER ORDINANCE:	5' TYPE A BUFFERYARD
PROPOSED BUFFER YARDS PER CONDITIONS:	15'-50', SEE LS.00 PLANTING PLAN FOR LOCATIONS & DESIGN MANUAL FOR PLANTING REQUIREMENTS

Updated Conceptual Open Space Plan



EACH ACTIVE OPEN SPACE AREA SHALL INCLUDE A MIX OF AMENITIES AS ALLOCATED BELOW:

ACTIVE OPEN SPACE 1

1 OF THE FOLLOWING:
PLAYGROUND
DOG PARK

2 OF THE FOLLOWING:
POLLINATOR GARDEN
BENCHES
SHADE STRUCTURE

ACTIVE OPEN SPACE 2

1 OF THE FOLLOWING:
AMENITY CENTER
FITNESS FACILITY
POOL

2 OF THE FOLLOWING:
COMMUNITY GARDEN
BENCHES
SHADE STRUCTURE
YOGA LAWN

ACTIVE OPEN SPACE 3

1 OF THE FOLLOWING:
HARD SURFACE COURT
DOG PARK

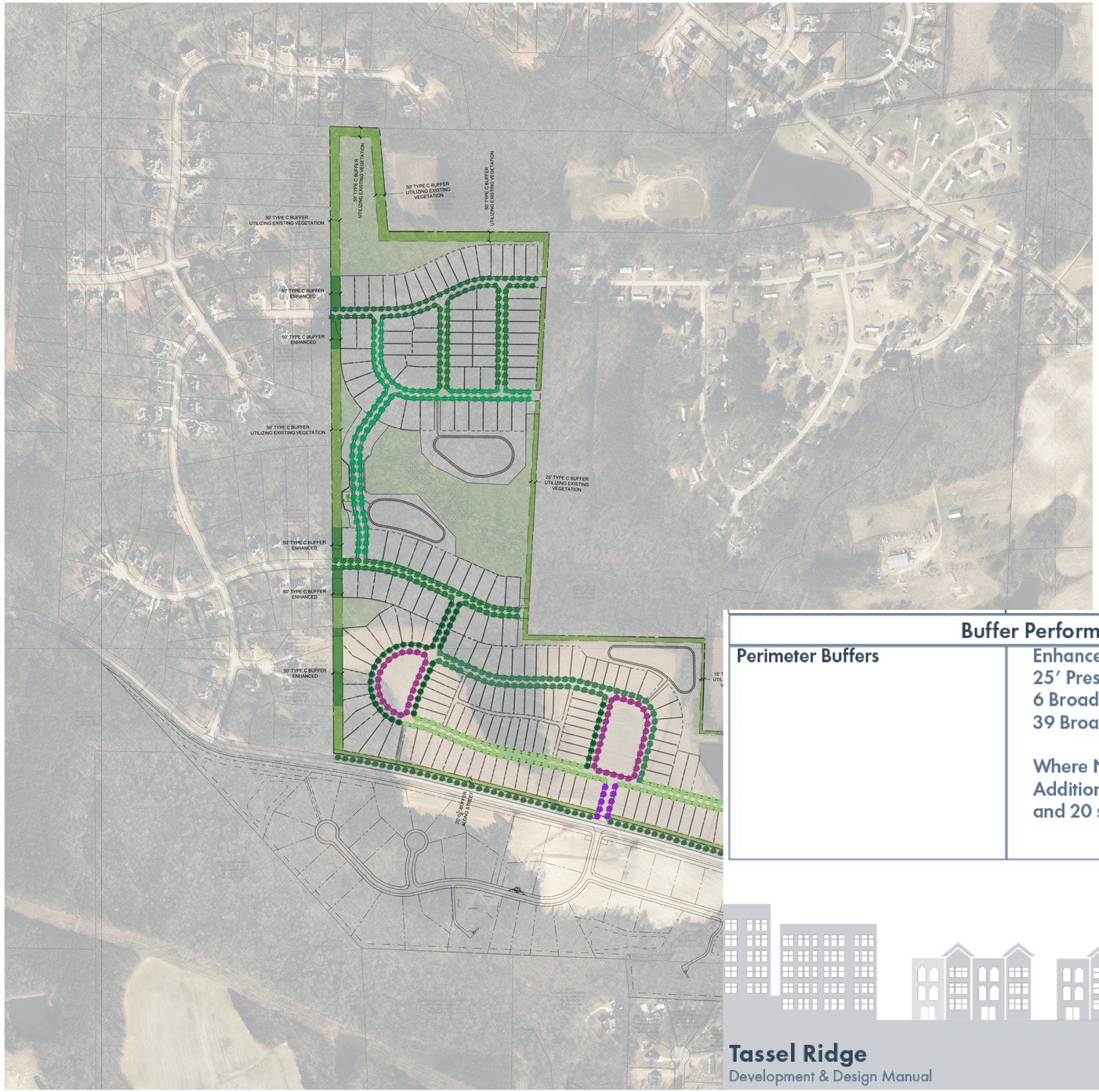
2 OF THE FOLLOWING:
PUTTING GREEN
BENCHES
FISH POND

ACTIVE OPEN SPACE 4

1 OF THE FOLLOWING:
PLAYGROUND
DOG PARK

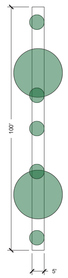
2 OF THE FOLLOWING:
POLLINATOR GARDEN
BENCHES
SHADE STRUCTURE

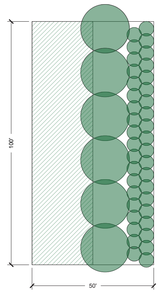
Updated Conceptual Open Space Plan



NOTES:

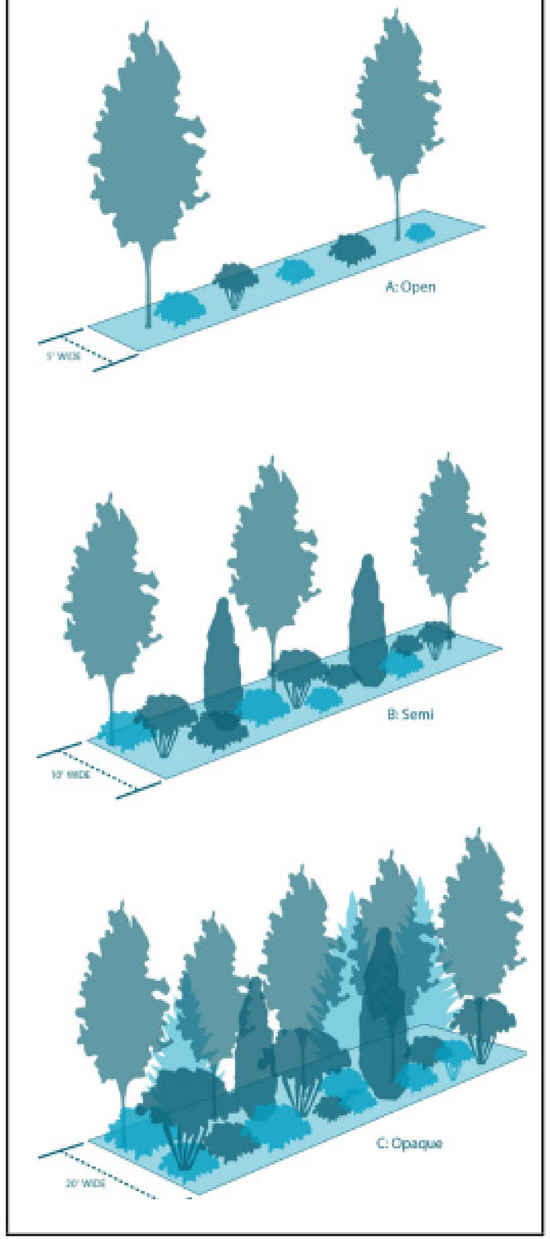
1. SEE SHEET C0.10 FOR GENERAL AND PLANTING NOTES.





Buffer Performance Standards	
Perimeter Buffers	Enhanced Type C Buffers Shall Include: 25' Preserved Tree Coverage Where Possible 6 Broadleaf Evergreen Trees (Ex. Southern Magnolia) 39 Broadleaf Evergreen Shrubs (Ex. Ligustrum, Holly) Where No Tree Coverage Exists to Preserve 25', An Additional 6 Deciduous Trees, 4 Understory Trees, and 20 shrubs shall be planted.

FIGURE 5.3.1-A - PERIMETER BUFFER TYPES



Dimensional Standards

Building Height	
Primary Residential Structures	35′ Maximum
Accessory Residential Structures	25′ Maximum
Amenity Structures	45′ Maximum
Finished Floor Elevation*	
Min Elevation above Sidewalk	1.25′
Max Elevation above Sidewalk	4.75′
	Slab on Grade Construction is Prohibited
	*Elevation above Sidewalk does not apply to garage

Architectural Standards

Roofing	
Material Options	Primary Roofs: Architectural Asphalt Shingles Secondary Roofs: Shingles or Standing Seam Metal
Structure	8″ Eaves Minimum
Character Elements	Must Include One of the Following: Dormer Gable & Valley Chimney
Facade	
No two lots with a shared property line shall have the same facade treatment.	
Material Options	Wood, Fiber Cement, Brick, Cultured or Natural Stone
Fenestration	Street-facing windows must include 2 of the following: Shutters Divided or Simulated Divided Light Sills & Lintels 4″ of more in height Window Planter Boxes on Ground Floor Windows
Entryway	Street-facing doors must include 1 of the following: Sidelights Transom Windows Craftsman Style Paneling
Garage Doors	Street-facing garage doors shall use carriage style paneling and include 2 of the following: Windows in Upper Panels Craftsman Hardware Decorative Light Fixtures

Tassel Ridge 2nd Neighborhood Meeting

January 16th

- **Gander Development followed up on major comments received from 1st meeting in August 2023**
  - Town of Holly Springs requires all development's with more than 5 lots must connect to town utilities, so Tassel Ridge will have smaller lots but more HOA open land.
  - Tassel Ridge has added a street that connects the north side of the stream to the south side of the stream internal to the neighborhood, however we heard from town staff connection to Duncan's Ridge Stub Streets is required.
  - Buffers were enhanced along adjacent properties on Alirin and Duncan's Ridge as well as where there isn't currently and trees. These buffers are 25' natural +25' intense evergreen screening with broadleaf evergreen trees and shrubs. There are more trees and shrubs committed to in the 25' portion of intense evergreen screening than in the most intense town buffer with 6 broadleaf evergreen trees + 43 broadleaf evergreen shrubs.
  - Traffic Impact Analysis has been updated and improvements have expanded since last meeting with the following updated offsite roadway improvements:
    - Traffic Light at Piney Grove Wilbon and Duncan Cook
    - Left Turn Lane on Piney Grove onto Duncan Cook
    - Left Turn Lane on Duncan Cook onto Piney Grove
    - Left Turn Lane on Buckhorn Duncan onto Duncan Cook
    - Left Turn Lane on Buckhorn Duncan onto Summit Creek Rd
    - Left Turn Lanes added at both site entries.
  - Endangered species report has been done by S&EC and sent to FWS and no endangered or threatened species were found onsite.
  - Geotech report found no rock or auger refusal at any of the test borings done (over 50 borings taken). So no blasting is expected.
  - Some of the lots from the northern portion of the property have been moved and an open space has been added. There has been a slight reduction in lot count of approximately 4 units.
  - Open Space Plan has been updated to limit louder noises to active open space areas on the east side of the project i.e. hard surface courts and pools.
  - Updates to the Architectural Standards have been made to show no slab on grade houses will be allowed and there no two properties adjacent to each other will have the same façade treatment.
- **Neighborhood Question and Responses**
  - Secretary of HOA asked a few questions:
    - Thanks for taking previous concerns and trying to find best solutions.

- Gander is seeking suburban residential conditional zoning to make it Holly Springs ETJ. How is this zoning conditional and how does it meet the town of Holly Springs UDO and land use character plan? Including mitigating congestion in the street and encouraging like next to like development?
    - This is a conditional zoning because the masterplan and design manual commitments are included in the zoning and will run with the property, so all the criteria will run with the property, so the improvements to the property will be required to be above and beyond the standard UDO requirements.
    - There are numerous offsite roadway improvements that we will be doing with this project that otherwise would not be done in the near future, so while we are increasing demand on roadways, we are mitigating that increased demand through the addition of turn lanes at intersections that are already difficult. We believe that our single family use, while smaller than the Duncan's Ridge lots, is like next to like as we have placed our largest category of lots next to Duncan's Ridge and shifted the tree coverage and open space out of the lots as is seen in Duncan's Ridge and into communal open space in accordance with Town of Holly Springs requirements, since we aren't allowed to use Wake County neighborhood ordinances.
- Upper Right Hand Corner there were notes about multi-family please explain.
    - Received this comment from the town as well. We had considered the manufactured home community to the east of us to be multi-family, so when we had previously labeled our buffers, we had labeled it based on adjacent uses. Per the town, we have removed that description and just added labels based on location.
- What percentage of traffic originating from Tassel Ridge will go through Duncan's Ridge instead of toward Duncan Cook Rd.
    - Will have to follow up.
- Gander has requested a topcoat for paving by NCDOT at Duncan's Ridge, why? and how much confidence do you have that it will be granted?
    - In the August meeting, one of the concerns that was raised was the Duncan's Ridge neighborhood only has a scratch coat and no top-coat. These are NCDOT maintained roads, so we reached out to the NCDOT to get timing on when these will be paved. We have had luck in the past with getting gravel roads repaved during rezoning process, but this is the first asphalt request, so we can't provide certainty on when NCDOT would do this. We will keep them updated.
- Connectivity will increase traffic through Duncan's Ridge, what are the increased safety concerns for pedestrians and motorists in Duncan's Ridge? And how will Gander mitigate those risks? Speed bumps? Signage?
    - Increased safety concern will come from the addition of cars on these roads, but they should be keeping a slow neighborhood street, but we can commit to signage and speed bumps if NCDOT and emergency services will allow us.

        - Duncan's Ridge is already connected to other neighborhoods, and we hope most of our residents will go to Duncan Cook, but we can add signage to increase safer speeds.
    - People walk and ride bikes on the streets and want to ensure speeding is cut down.
        - Agreed to add text commitments for signage and a commitment to ask the NCDOT for speed bumps
    - HOA would like to request installation of monuments signs at entrances of Alirin and Duncan's Ridge Way to differentiate neighborhoods and create more respect between neighborhoods.
        - Monument signs can be added where the roads connect in and we can include commitments for "you poop you scoop" type signage.
- Noticed that to the East off of Alirin and Duncan's Ridge extensions there are stubs. Is there any way to add cul-de-sac so it won't continue to extend into what could be a future development
    - The Town does require stubs, but we can ask if any can be converted to Cul-de-sacs.
- To the east of the subdivision do you own the property?
    - We don't own any property to our East. Mr Cook owns what's to the East and another family owns the portion of property near the existing park.
- The Duncan Ridge roads aren't a maintenance issue. It's a deficiency in construction that the NCDOT accepted when it was turned over.
- Want to see any other mitigation of safety risk of Tassel Ridge residents cutting through Duncan Ridge
    - Will see if any other traffic mitigation is possible
- Is it possible to put a stop sign at the entrance into Duncan's Ridge from Tassel Ridge
    - Mid-block stops are done for pedestrian crossings sometimes, but the NCDOT doesn't like it typically, but we can ask.
- Why did NCDOT not want 3rd entrance?
    - In initial scoping meeting with NCDOT, the NCDOT asked us to remove that 3rd entrance because the 2 Eastern entrances align with the development to the South in Wake County. The 3rd entrance was too close to the Duncan's Ridge neighborhood entry and they didn't want a 3rd entrance. So we removed it.
- Can the 3rd entrance be added back in? That would allow more traffic to flow faster to Duncan Cook and not through Duncan's Ridge
    - Will Ask Traffic Engineer
- What is the schedule?
    - Just renewed the farmer's agreement. If February 2nd submittal zoning happens, then council would be June 18th. Then we would have to go through permitting for Site Plan Approval, permitting for Construction Documents. So 2025 would be the earliest we'd start moving dirt.
- Where is the first phase going to be?
    - Now it looks likely that it will extend from the Western entrance on Duncan Cook to the Pump Station
- Where is the pump station?

        - The pump station is next to the road stream crossing. That's the low point on the site so it has to go there.
    - Will the pump station create noise?
        - Neighbor answered that there won't be any noise and just need to hope odor control works
    - Another neighbor verified that the pump station is a sewer lift station, then stated it will be in a building and not a problem for them.
    - What way are the sewer routes going to be run?
        - Town asked us to study 3 routes, we will submit all routes on February 2nd.
        - Preferred route would be to pump to Elliott Farm and then the sewer runs from Elliott Farm up to the existing Honeycutt Farm station.
        - Alternative route would be for us to pump to Honeycutt Farm Station if Elliott Farm doesn't get developed.
        - 3rd study was pumping to another pump station further away than Honeycutt
        - Also of note, Tassel Ridge changed the plan for water, and we will have to pull the water line from Piney Grove Wilbon to our site, and aren't able to T into the new transmission line in Duncan Cook.
    - So the sewer won't run to the west?
        - Not currently the plan. The town's masterplan has a regional lift station to the west, close to the lake, but in talks with the town that extension won't happen for another 10-20 years. There are sewer easements platted through Duncan's Ridge, so in the future sewer could be extended through that neighborhood, but Tassel Ridge will not go through their yards.
    - It would be easier to just have septic lots wouldn't it?
        - It would, but that would be 5 lots at a time.
    - Will construction vehicles be able to access the northern part of the project through makeshift roads or will they come through the neighborhoods?
        - They won't come through Buckhorn Creek and Duncan's Ridge. That was a text commitment Tassel Ridge had in August and has maintained. All construction traffic has to enter the site from Duncan Cook Rd through planned streets.
    - Stream Protection – With 40' grade change, how do you mitigate sedimentation of the stream?
        - Erosion Control is what we typically do. We install silt fence along the edge of disturbance, and there are bags that can be used to
    - NPDES contouring for water run-off
        - Yes, we can't discharge more run-off, and all stormwater control measures will be designed as wetland. Sedimentation typically is a bigger issue of Erosion Control during construction
    - Do we have a plan for stormwater and Erosion Control Yet
        - Andy Petty with Curry Engineering answered. Said erosion control, while the first thing installed, are the last thing designed as they have to work while everything else is installed. The future stormwater management device will be a sediment basin during construction with baffles and a skimmer at the top, so the sedimentation can fall out. If the sedimentation basin still has turbidity in the

stream, then flocculants may be done. Typically will do a couple of rows of sedimentation fencing, then a stone outfall.

- When are these plans done?
  - Andy Petty with Curry Engineering answered. The plans are done during review, but aren't done until after zoning
- Since Duncan's Ridge is downstream from Tassel Ridge, will there be calculations to ensure flooding isn't worse in our neighborhood from Tassel Ridge's development
  - Andy Petty with Curry Engineering answered. Yes flow rate of the stream has to be the same after development as before the development.
- Is the plan for the road crossing to be bridge or culvert?
  - Currently its culverts
- So you're at the study phase right now?
  - Andy Petty with Curry answered. Yes for the most part. We have done preliminary sizing and studies, but it isn't fully engineered and vetted out. Since that costs hundreds of thousands of dollars to study, developers typically wait to fully engineer sites until they know they have a project with zoning.

Owner	Address 1	Address 2	
AQUA NC INC	202 MACKENAN DR	CARY NC 27511-6447	
AQUA NORTH CAROLINA INC	202 MACKENAN DR	CARY NC 27511-6447	
ARNOLD, DALE E ARNOLD, JENNIFER	6509 DUNCANS CREEK CT	FUQUAY VARINA NC 27526-5849	
AVERETTE, CHRISTOPHER ALEXANDER AVERETTE, FALLON ELIZABETH DIAMOND	6725 WINTER GARDEN WAY	HOLLY SPRINGS NC 27540-6078	
AYRES, PAUL L. TRUSTEE AYRES, CAROL S. TRUSTEE	7212 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5864	
BAKER, MATTHEW WAYNE BAKER, JAYNE ELIZABETH	6252 LAURACA LN	FUQUAY VARINA NC 27526-5558	
BALLENTINE PLACE HOMEOWNERS ASSOCIATION, INC.	4112 BLUE RIDGE RD STE 100	RALEIGH NC 27612-4652	
BREWER, HARRY BREWER, CINDY	7304 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5850	
BURTON, VAN EUGENE BURTON, DIENA T	7300 LISERIN WOODS LN	FUQUAY VARINA NC 27526-5883	
BYRD, MISHA ROSE MANUCHEHRI BYRD, SETH ANDREW	6721 WINTER GARDEN WAY	HOLLY SPRINGS NC 27540-6078	
CALDERON KIRIWAS, DANIEL GREGORY	6729 WINTER GARDEN WAY	HOLLY SPRINGS NC 27540-6078	
CAMERON, WILLIAM CHRISTOPHER CAMERON, ANGELA WRENN	7313 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5851	
CAPITOL CITY HOMES LLC	5711 SIX FORKS RD STE 200	RALEIGH NC 27609-3888	
CASBON, STEPHEN CASBON, GINGER	6613 SUMMIT CREEK DR	HOLLY SPRINGS NC 27540-6077	
CASINO, PETER JR TRUSTEE CASINO, BARBARA J TRUSTEE	7320 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5850	
CASTILLO, ANTONIO SHEPPARD, RHONDA	7200 LISERIN WOODS LN	FUQUAY VARINA NC 27526-5884	
CATALANO, RANDAL JASON CATALANO, ALANA ANN	6516 ALIRIN LN	FUQUAY VARINA NC 27526-5854	
COCHRAN, STEPHEN GAIL COCHRAN, CHRISTY WILLIAMS	6625 ALIRIN LN	FUQUAY VARINA NC 27526-5857	
COOK, DANNY W COOK, VIRGINIA B	5832 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900	
COOK, DURWARD W COOK, PEGGY	5820 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900	
COOK, DURWARD W COOK, PEGGY B	5820 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900	
COOK, DURWARD WAYNE COOK, PEGGY BETTS	5820 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900	
COOK, DURWOOD W COOK, PEGGY B	5820 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900	
CORBETT, TIMOTHY J CORBETT, MICHELLE P	7309 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5851	
CORNELIUS, CHELSIE J CORNELIUS, ANDY	7216 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5864	
CRANFORD, DWIGHT D CRANFORD, WENDY W	7308 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5850	
CRAVEN, WILLIAM TODD CRAVEN, ANDREA MARTIN	6244 LAURACA LN	FUQUAY VARINA NC 27526-5558	
CULLENS, JORDAN W CULLENS, CAROLINE L	6613 ALIRIN LN	FUQUAY VARINA NC 27526-5857	
CULVER, JEFFRY CULVER, TERRI L	6312 LAURACA LN	FUQUAY VARINA NC 27526-5887	
DAHMEN, JORDAN DAHMEN, TAYLOR GRACE HENRY	6232 LAURACA LN	FUQUAY VARINA NC 27526-5558	
DALTON, WILLIAM DAVID DALTON, MARY FIELDS	7401 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5853	
DAVISON, MATTHEW TODD DAVISON, DAWN FRANCES	7317 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5851	
DICKERSON, ROY DALLAS DICKERSON, CHRISTINE YOUNG	7312 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5850	
DISBRO, STEPHEN M DISBRO, JODIE L	6241 LAURACA LN	FUQUAY VARINA NC 27526-5559	
DOELL, MATTHEW DOELL, JACQUELINE	6500 DUNCANS CREEK CT	FUQUAY VARINA NC 27526-5849	
DOMINGUEZ, JENNIFER ROSE LOPEZ, MARIO ALBERTO DOMINGUEZ	6233 LAURACA LN	FUQUAY VARINA NC 27526-5559	
DUNCAN COOK HOLDINGS LLC	2310 S MIAMI BLVD STE 238	DURHAM NC 27703-4900	
DUNCAN COOK HOLDINGS LLC	2310 S MIAMI BLVD STE 238	DURHAM NC 27703-4900	
DUNCANS RIDGE ASSN INC	DUNCANS RIDGE HOA	PO BOX 79032	CHARLOTTE NC 28271-0030
EDELMAN, ANTHONY SCOTT SMITH, STEPHANIE ANN	6624 ALIRIN LN	FUQUAY VARINA NC 27526-5856	
EDMONDS, DOUGLASS T EDMONDS, VERA K	7209 LISERIN WOODS LN	FUQUAY VARINA NC 27526-5885	
EL-SADEK, MAY BESCHTA, MAHMOUD	6608 SUMMIT CREEK DR	HOLLY SPRINGS NC 27540-6077	
ETHER, NOLAN ADAM ETHER, COLETTE MARCELLENE	7300 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5850	
EVANS, AARON EVANS, MARY	7217 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5865	
EYRE, RICHARD M EYRE, TAMI L	6505 ALIRIN LN	FUQUAY VARINA NC 27526-5855	
FEGER, MICHAEL L FEGER, UTE I	7309 LISERIN WOODS LN	FUQUAY VARINA NC 27526-5886	
FERGUSON, ANTHONY JR FERGUSON, BRIDGET	7209 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5864	
INGRAM, ELISHA	7220 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5864	
INMAN, TIMOTHY L INMAN, CAMELLIA L	6309 LAURACA LN	FUQUAY VARINA NC 27526-5888	
JERNIGAN, DAVID RYAN JERNIGAN, EVELYN VIRGINIA	6412 LAURACA LN	FUQUAY VARINA NC 27526-5866	
KENDALL, ANDREW KENDALL, KATHLEEN	6617 ALIRIN LN	FUQUAY VARINA NC 27526-5857	
KESTER, JAMES A KESTER, AMY L	7412 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5852	
KIASKI, ANTHONY W KIASKI, RACHEL T	6501 ALIRIN LN	FUQUAY VARINA NC 27526-5855	
KIDD, AIMEE LOGAN KIDD, RONALD JAMES CHADWICK	6421 LAURACA LN	FUQUAY VARINA NC 27526-5867	
KING, CHRISTOPHER THOMAS KING, DANIELLE LEE	6737 WINTER GARDEN WAY	HOLLY SPRINGS NC 27540-6078	
MCDANIEL, PAUL JOHNSON III MCDANIEL, DALE F	6504 DUNCANS CREEK CT	FUQUAY VARINA NC 27526-5849	
MCGEE, GREGORY C MCGEE, SUZANNE P	6629 ALIRIN LN	FUQUAY VARINA NC 27526-5857	
MCPEEK, J KYLE EARLY, JENNIFER M	PO BOX 224	COROLLA NC 27927-0224	
MELEGH, ROBERT F MOONEY-MELEGH, MARY E	6628 ALIRIN LN	FUQUAY VARINA NC 27526-5856	
MELFI, MARK A MELFI, LINDA H	6240 LAURACA LN	FUQUAY VARINA NC 27526-5558	
MILLS, GREGORY A TRUSTEE MILLS, ELIZABETH A. TRUSTEE	6321 LAURACA LN	FUQUAY VARINA NC 27526-5888	
MORRIS, ELWOOD NEIL MORRIS, LESLIE WILLIAMS	7204 LISERIN WOODS LN	FUQUAY VARINA NC 27526-5884	
NAVAROLI, THOMAS J JR NAVAROLI, LESLIE B	7400 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5852	
NELSON, CRAIG J NELSON, CAROLYN C	6512 ALIRIN LN	FUQUAY VARINA NC 27526-5854	
NORTH CAROLINA WATER AND SEWER LLC	3700 GLENWOOD AVE STE 240	RALEIGH NC 27612-5538	
OMAN, CHRISTINE KEINATH OMAN, DANIEL RYAN	6609 SUMMIT CREEK DR	HOLLY SPRINGS NC 27540-6077	
OOSTERHOUSE, CALEB J OOSTERHOUSE, MALLORY K	6249 LAURACA LN	FUQUAY VARINA NC 27526-5559	
PARLIER, KIMBERLY SMITH PARLIER, ROBERT ALAN	6324 LAURACA LN	FUQUAY VARINA NC 27526-5887	
PATEL, RAJESH PATEL, ANISHA	7312 LISERIN WOODS LN	FUQUAY VARINA NC 27526-5883	
PINKERTON, BETH COOK	5824 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900	
POITRAS, ADAM POITRAS, MICHELLE MARIE	6717 WINTER GARDEN WAY	HOLLY SPRINGS NC 27540-6078	
POPE, JONATHAN POPE, CRYSTAL	6308 LAURACA LN	FUQUAY VARINA NC 27526-5887	
POPE, RONALD G SR	7205 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5865	
POPPALARDO, ELIZABETH MARIE MACCONNELL, FINN CM	6709 WINTER GARDEN WAY	HOLLY SPRINGS NC 27540-6078	
PREBLE, JOHN E PREBLE, CHRISTINE A	6508 ALIRIN LN	FUQUAY VARINA NC 27526-5854	
QIAN, GUICHUN LIU, JUN	6720 WINTER GARDEN WAY	HOLLY SPRINGS NC 27540-6078	
REID, JARED A REID, MONICA M	6616 ALIRIN LN	FUQUAY VARINA NC 27526-5856	
SELLARS, ROBERT ANTHONY SELLARS, ERIN LARSON	6605 SUMMIT CREEK DR	HOLLY SPRINGS NC 27540-6077	
SHAW, JEREMY SHAW, JACTANNA	6609 ALIRIN LN	FUQUAY VARINA NC 27526-5857	
SHEEHAN, DAVID SHEEHAN, AMY ELIZABETH	6621 ALIRIN LN	FUQUAY VARINA NC 27526-5857	
SMITH, MICHAEL ALLEN SMITH, SARAH ELIZABETH	6253 LAURACA LN	FUQUAY VARINA NC 27526-5559	
SPRAGUE, MATTHEW B SPRAGUE, LYNN M	7408 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5852	
STAGNITTA, ANTONIO STAGNITTA, TAMMIE	6420 LAURACA LN	FUQUAY VARINA NC 27526-5866	
STALLER, TROY L TUCKER, ANGELA	7316 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5850	
STEPHENSON, ROBERT P STEPHENSON, MICHELLE L	6605 ALIRIN LN	FUQUAY VARINA NC 27526-5857	
STEWART, CARL STEWART, CAROLE	6245 LAURACA LN	FUQUAY VARINA NC 27526-5559	
T M ADCOCK FAMILY LLC	DOROTHY A MAYS	5628 DUNCAN COOK RD	FUQUAY VARINA NC 27526-8296
TEMPLAR INVESTMENTS LLC	624 HOLLY SPRINGS RD STE 419	HOLLY SPRINGS NC 27540-9030	
TEMPLE, WADE P TEMPLE, JOYCE A	1193 WILBON RD	FUQUAY VARINA NC 27526-8264	
TEMPLE, WADE P TEMPLE, JOYCE A	1193 WILBON RD	FUQUAY VARINA NC 27526-8264	
TEMPLE, WADE P TEMPLE, JOYCE A	1193 WILBON RD	FUQUAY VARINA NC 27526-8264	
TURNEY, CAROL A TRUSTEE TURNEY, THOMAS A TRUSTEE	6316 LAURACA LN	FUQUAY VARINA NC 27526-5887	
VAUGHAN, RUPERT L JR VAUGHAN, ELIZABETH A	6724 STEPHERLY WAY	HOLLY SPRINGS NC 27540-7185	
WEBER, RYAN	7201 LISERIN WOODS LN	FUQUAY VARINA NC 27526-5885	
WETHERINGTON, THOMAS COY DRESSEN, BRANDON EDWARD	6733 WINTER GARDEN WAY	HOLLY SPRINGS NC 27540-6078	
WHEELER, LISA WHEELER, ROBERT	7213 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5865	
WILLIAMS, MARK WILLIAMS, LORI	6317 LAURACA LN	FUQUAY VARINA NC 27526-5888	
WILSON, DAVID C WILSON, LISA ERIN	6500 ALIRIN LN	FUQUAY VARINA NC 27526-5854	
YERXA, CHRISTIAN YERXA, COURTNEY	7208 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5864	

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Tassel Ridge Plan Consistency Statement

Executive Summary:

The proposed rezoning of Tassel Ridge is in line with the Vision Holly Springs Mission statement. Through a design approach focused around centralized community open spaces Tassel Ridge builds on the town's vision of "the creation and enhancement of residential and non-residential development, which ultimately fosters a greater sense of community". The design of Tassel Ridge is that of a neighborhood, not just a subdivision, but a built community. The neighborhood's quasi-public open spaces are truly central to the neighborhood with locations that emphasize the importance of these shared spaces in building community. This emphasis is in line with the town's own emphasis on the public realm, and while these areas are quasi-public, they do help to enhance the character of the neighborhood and surroundings. As noted in the Vision Holly Springs plan, the Duncan Cook Rd Corridor is a place to enhance, in which the existing and proposed neighborhoods should be celebrated as the building blocks of a strong community with infill development being "sensitive to the uses and densities along the perimeter of adjacent neighborhoods." Tassel Ridge seeks to balance sensitivity to neighboring uses with a vision for a community in which neighbors know each other and feel a sense of ownership over not only their property but the public realm as well. This is done by including a variety of lots sizes that respond to context with lower intensity adjacent to existing large lot single family Wake County subdivisions and then create a more intense neighborhood core of smaller lots.

Section 1: Future Land Use & Community Character:

The Future Land Use Plan designation for the Tassel Ridge property is residential neighborhood. The zoning being sought for Tassel Ridge of Suburban Residential with a conditional district meets not only the intensity of development intended by the land use plan but also the pattern and character intended for the community. The proposed zoning district utilized streets and block patterns that weave together the smaller neighborhood blocks described in the comprehensive plan with the existing large blocks found in adjacent Wake County Development, and where external constraints such as intersection spacing and environmental features require blocks to be longer, breaks are created along the block length for pedestrian passages and trails.

Moreover the open space pattern proposed by Tassel Ridge is in keeping with the Comprehensive plan's description of the appropriate distribution of open space, trees and natural resources. With a plan that uses natural areas and tree preservation along the perimeter and along riparian features, while activated open spaces such as the amenity center, dog park, and formal gardens are placed within the more structured and accessible portions of the neighborhood. As the comprehensive plan states "in **Residential Neighborhoods…there is typically a balance of preserved natural features such as large tree** stands, streams, and wetlands; with more formal landscape features including street trees, parks, and gardens."

The lot sizes and building placement withing Tassel Ridge reflect the comprehensive plan's description of the wider lots being on the exterior of the community and transitioning to smaller lots. Moreover, the added commitments within Tassel Ridge of pulling homes/porches towards the street while pushing garages away from the street creates a better quality street, and thereby a higher quality public realm and stronger community.

Section 2: Transportation / Comprehensive Transportation Plan

A traffic study is being completed with the rezoning and all required mitigation improvements will be designed and constructed by the developer where physically feasible. The three (3) CTP goals most applicable to the Tassel Ridge rezoning and associated transportation improvements include integrated planning, efficient, and safe. In accordance with the comprehensive transportation plan and transportation planning principles, Tassel Ridge has numerous offsite roadway improvements and frontage improvements associated with the project. These improvements include turn lanes at critical intersections nearby, construction of Duncan Cook Road to include half of the proposed cross-section for the Urban Thoroughfare including a 10' sidepath path along the frontage and a median divided 4-lane road. Moreover the Tassel Ridge community development will fund a traffic light at the intersection of Duncan Cook Road and Piney Grove Wilbon Rd. This intersection is a problem for residents today and the delays and subsequent safety concerns around turning movements will only intensify with surrounding development pressures. Tassel Ridge's improvements to this intersection will be vital to the safe and orderly flow of traffic moving forward. In the sites internal road network includes 4 street stubs that connect to adjacent properties that could be developed in the future. These street stubs are in compliance with UDO standards for connectivity and ensure that the towns goals for greater connectivity can be born out as communities are built incrementally.

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

The Tassel Ridge property is outside of the town's park search areas and planned park improvements. However the greenways master plan does call for a sidepath along Duncan Cook Rd. This side path installation will be part of the Tassel Ridge community and support the overall comprehensive and open space goals of providing pedestrian connectivity throughout the community to a variety of uses and places. The active open space programming within Tassel Ridge is in line with the master plan's health recommendations around physical fitness, mental health, social cohesion, and healthy eating. The open space meets these recommendations through incorporation of the strategies for action items including amenities that encourage physical activity, access to healthy food, and program offerings. As required by the Development & Design Manual, the open active open space of Tassel Ridge is required to include an amenity center, dog park, edible garden, nature trails, playground, and pollinator garden. These required elements ensure that there are programmed spaces for physical activity and access to healthy food.

Section 4: Community Facilities

Tassel Ridge is not within close proximity to any community facility needs noted within the Town's Community Facilities Plan. With the development intensity proposed there will not be a significant increase in facilities demand associated with the neighborhood to modify the planned facilities needed by the town.

Section 5: Infrastructure and Utilities

Tassel Ridge is subject to Holly Spring's Water Resource Management Policy and is a priority level 3 with commitments for public infrastructure improvements, sustainable design, and tree preservation. Tassel Ridge will be served by an extension of a water line from Piney Grove Wilbon Rd to the site. There will be a town water transmission line installed by the town along the Duncan Cook Frontage, however Tassel Ridge will not be permitted to connect to that water line and will therefore need to run a separate water line from the water stub currently planned by Elliot at the intersection of Piney Grove and Duncan Cook Rd or to a newly created stub built by Tassel Ridge in the event the water stub is not constructed by Elliot Farm.

A sewer study is being completed in conjunction with the rezoning. All required mitigation improvements will be designed and constructed by the developer as set forth in zoning commitments.

Sewer for Tassel Ridge will be served by a pump station that will connect with the Elliot Farm Pump Station and then run a force main to the Honeycutt Farms pump station. This pump station at Honeycutt Farms will require upgrades as a result. In the event the Elliot Farm Pump Station is not constructed, the Tassel Ridge Pump Station will pump directly to the Honeycutt Farms pump station via a forcemain in Piney Grove Wilbon Rd. The pump station at Tassel Ridge will be sized to handle not only the homes of Tassel Ridge but also the understood build out of the upstream land that can drain to Tassel Ridge.

Section 6: Natural Resources

The project layout minimizes impacts to the stream and associated wetlands to the greatest extent possible while balancing that natural resource protection with connectivity needs and protection of neighboring communities. The 1 stream crossing on site avoids the surveyed wetlands and crosses the stream at the straightest portion of the stream found on property to limit impacts as much as possible. Moreover, specimen trees will be retained well in excess of the 10% required per the utility allocation policy. An endangered species report and stream and wetland delineation have been done to verify that no impacts to critical habitat are occurring. In addition, the open space plan calls for pollinator gardens to support monarch butterflies, which are known to be an endangered migratory species that inhabit Holly Springs. There was an existing farm pond on the site that was built by the earliest aerial found by the development team from the 1960s. This pond was not a naturally occurring water feature as it even includes a drain pipe and based on topography was clearly dug out. Prior to submittal of this zoning, Gander Development had this farm pond drained. Following this draining of the pond, it is required that 1-2 growing seasons pass before the site can be re-analyzed for what types of environmental features establish in this area – it may become a wetland or a stream channel or another feature. The drainage of this pond was determined to be the best course of action based on the need to ensure that if a pond is onsite that

the dam meets all regulatory standards and is constructed to be safe for the increased interaction between residents and this pond. The open space options for this portion of the site have been left flexible to respond to the natural features that may become established here. In the event a pond can be re-established here, a fish pond is an option for the open space here.

2310 S Miami Blvd, Suite 235
Durham, NC 27703

Katie Hamilton
katie@ganderdev.com
919.896.1892

Tassel Ridge
Conditional Zoning District Design Goals Narrative

Tassel Ridge is exemplary of the very intent of conditional zoning districts as outlined in the UDO. Tassel Ridge is seeking to balance the need for innovative design with the need to limit the neighborhood's impact on the immediate context. In seeking this conditional district zoning, Tassel Ridge meets the design goals as outlined below.

1. *The incorporation of existing natural features such as wooded areas and slopes into the design of the new development in such a manner as to preserve the site's natural character*
   The primary built upon area of Tassel Ridge is focused in the existing farm fields to the south of the stream that bisects the south East to West while having a single stream crossing to access the knoll to the North of the stream that will tie into the existing street stub to the west. Moreover, Tassel Ridge is committed to preserving the natural vegetation along the properties edge where it exists and enhancing that natural vegetation with additional plantings to a width that is ten (10) times the width of the buffer required by the UDO. In the event that the existing constructed farm pond can be reconstructed as an amenity following environmental study of the feature after 2 growing seasons, it will be incorporated into the amenities.

2. *The preservation of significant view corridors; development of out-lying areas of the town and its ETJ in a manner which retains elements of traditional historical land use patterns*
   The utilization of a 20' wide landscape strip along the frontage of Duncan Cook Rd and the pulling of homes away from the external streets helps to maintain the existing corridor's viewsheds and character. Per Vision Holly Springs description of Holly Springs's town character, residential neighborhoods West of 55 have historically been designed as semi-private enclaves with limited access points. Tassel Ridge incorporates some of this historical language, while incorporating the town's goals for greater connectivity and pedestrian circulation. Tassel Ridge utilizes internal road networks for primary access to single family houses as historically seen throughout Holly Springs, while connecting the internal road network and open spaces to external thoroughfares. While NCDOT does not support short distances between neighborhood collectors/entry roads, 2 additional pedestrian connections have been added to allow for greater pedestrian circulation while the vehicular circulation more closely patterns existing enclave style neighborhoods.

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

   Tassel Ridge incorporates centralized open spaces as the backbone around which the neighborhood is organized with homes fronting on streets overlooking these open spaces and a series of off-street pedestrian paths connecting these open spaces to each other and to the sidepath along Duncan Cook that will create pedestrian connectivity from the neighborhood to the future commercial opportunities at

Piney Grove Wilbon Rd. Moreover the streetscapes are designed to utilize narrower drive aisles that ensure a safer pedestrian experience when crosswalks are utilized. In addition table top crossings have been proposed at key locations where off street trails intersect with roads.

4. *Development of communities that are visually and functionally connected to one another;*
   Tassel Ridge ties into existing communities as it transitions in intensity between the lowest intensity on the edges of the community with larger lots to a greater intensity of housing in the interior of the community. The neighborhood is connected to existing neighborhoods through not only streets, but also tree lines, and single family housing on larger lots tying into the adjacent large lot neighborhood. Additionally four street stubs have been created on the eastern and northern property lines to create opportunities for future development to connect with Tassel Ridge.

5. *Protection of significant watershed areas in order to preserve water quality;*
   Tassel Ridge focuses development away from the stream crossing the property and utilizes constructed wetlands to capture and treat stormwater runoff from impervious surfaces in the community to ensure that water quality downstream is preserved. The tree preservation on-site is largely focused around the stream while the constructed portion of the neighborhood is concentrated around existing farm fields and the portion of the property on the north that has existing street stubs from adjacent properties that will be connected to. The stormwater control measures onsite are all committed to being constructed wetlands which offer greater opportunities for wildlife habitat development that is integrated into the human habitat. As the existing farm pond has been drained, Tassel Ridge will integrate the former pond into the outdoor recreational opportunities based on the environmental features that re-establish where the pond was. If a pond can be re-established with a safe dam structure then a pond will be integrated into the open space. If the pond is converted to wetlands or stream channels, the open space will respond by naturalizing that area and using it as an educational opportunity.

6. *Creativity and imagination in the process of development;*
   Utilizing the conditional zoning option has opened Tassel Ridge up to the possibility of using alternative street sections to create a better environment for residents and a more innovative design. This is primarily seen at the Western Entrance from Duncan Cook Rd, on which axis the primary recreational open space is found. This entrance is a wider cross section than would normally be seen in residential neighborhoods, which allows for ease of vehicular movement but also frames a view corridor with a double row of street trees to the amenities as a welcome to the neighborhood. Around these amenities are one-way streets with on-street parking that promote a safer environment for pedestrians. While an open space/park in the middle of one-way neighborhood streets isn't a new idea and in fact harkens back to a design language commonly used by the Olmstead brothers, with its offset intersections and one-way streets it is a design language that is not inherently supported by the standards of Holly Springs transportation and neighborhood planning standards. Additionally, pedestrian access points that are not associated with roadways are integrated into the neighborhood design. And the amenities that serve as the focal point of the community have guaranteed a mix of structured amenities – amenity center, dog park, playground, etc – and naturalistic experiences including trails, pollinator gardens, and edible gardens. Building designs are also guaranteed to have higher standards for architectural features as well as sustainable design meeting the standards of LEED compliance or similar.

7. *Unique architecture or sustainable design;*
   Design of homes within Tassel Ridge has been conditioned to ensure that the homes have a quality of materials and fenestration that address the street and public realm appropriately. These commitments include front doors with light wells, articulation of street facing garage doors to be carriage style, and enhanced window and roofline requirements. The homes and amenities are also required to meet LEED standards.

8. *Efficient, aesthetic and desirable use of open space;*
   The recreational/active open space design is the shining jewel of Tassel Ridge. It is the element that takes Tassel Ridge from a subdivision to a community. With open space and not houses being the focal point of the entries, stream crossing entrance into the northern portion of the neighborhood, and at the end of longer east-west roadways, the open spaces as designed and programmed will be the focal point of Tassel Ride and what one remembers of the community when gone. These open spaces feature a blend of structural play and naturalistic respite. The open space must include an amenity center, dog park, edible garden, nature trails, playground, and pollinator garden. In addition there is flexibility around the additional amenities and where they will go, which will include a mix of fitness facility, pool, hard surface court, putting green, yoga lawn, fish pond, shad structures and benches. The intent of these open spaces is to have integrated designs where edible landscaping, moments of rest and respite within the landscape, and pollinator plants serve to frame the more active programmatic elements of open space.
9. *Variety in housing types and* physical development patterns; and,
   Tassel Ridge provides a variety of lot sizes for single family homes ranging from 7,500 square feet up to almost 20,000 squaree feet. These lot sizes are a step down in size from the large Wake County lots immediately to the west in Duncan's Ridge, and larger than the house pads for "Big Daddy Trailer Park" to the east. The site plan shows a requirement for those lots closest to Duncan's Ridge neighborhood and those closest to the established single family residential on the Cook farm to be the largest lots with minimum sizes of 12,000 square feet. The lots within Tassel Ridge are all required to be a minimum width of 60' to ensure that the frontage is wide enough for driveways to not interfere with street trees and utilities. Most of the lots maintain this width of 60', however those lots that are closes to Duncan's Ridge where the streets connect have widths of 70'+.
10. Special considerations for property with a unique history or outstanding physical features.
    The history of the Tassel Ridge property is unique in that every property has a story to tell. Tassel Ridge is named after the tassels that grew atop the corn stocks on this property when tobacco wasn't being grown here. As Duncan Cook Rd was named after people and not places, Tassel Ridge's naming respects the autonomy of those individuals, some of whom are still residing on this very street, and does not pull from their names, but rather from the history of the land itself.

Tassel Ridge

CONDITIONAL DISTRICT REZONING SUBMITTAL

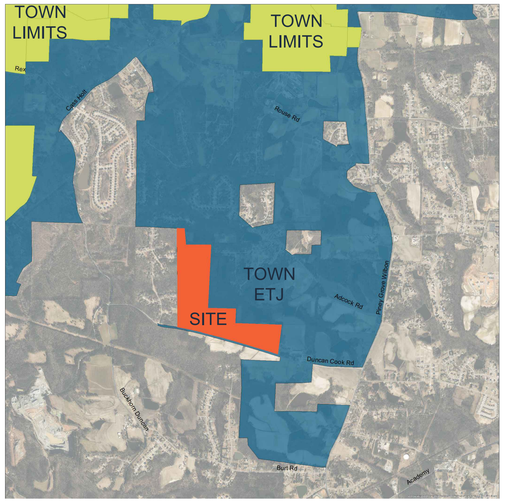
24-REZ-01 / PLRZ202400027

5900 DUNCAN COOK RD, HOLLY SPRINGS, NC

1ST SUBMITTAL: 2.02.2024
2ND SUBMITTAL: 3.15.2024
3RD SUBMITTAL: 4.19.2024
4TH SUBMITTAL: 5.17.2024
5TH SUBMITTAL: 6.06.2024

SITE DATA

SITE ADDRESS:	5900 DUNCAN COOK RD.
PIN / PID:	6463981124
EXISTING ZONING:	RR - RESIDENTIAL RURAL
PROPOSED ZONING:	SR (CD) - SUBURBAN RESIDENTIAL CONDITIONAL DISTRICT
DENSITY DATA:	
EXISTING SITE ACREAGE:	122.294 AC
ROW DEDICATION:	2.077 AC
PROPOSED SITE ACREAGE:	120.217 AC
PROPOSED NUMBER OF LOTS:	237
ALLOWABLE DENSITY PER ORDINANCE:	4.000 DU/AC
PROPOSED DENSITY PER CONDITIONS:	1.971 DU/AC
RESIDENTIAL UNIT DATA:	
DEVELOPMENT TYPE:	SINGLE FAMILY DETACHED
MAX RESIDENTIAL BUILDING HEIGHT:	35'-0"
TREE COVERAGE DATA:	
TREE PRESERVATION REQUIRED PER ORDINANCE:	1,047,330 SF / 24.043 AC (20% OF SITE AREA)
TREE PRESERVATION PROPOSED PER CONDITIONS:	24.200 AC
OPEN SPACE DATA:	
FLEX OPEN SPACE REQUIRED PER ORDINANCE:	6.01 AC (5.00% OF SITE AREA)
FLEX OPEN SPACE PROPOSED PER CONDITIONS:	7.86 AC (6.54% OF SITE AREA)
ACTIVE RECREATION REQUIRED PER ORDINANCE:	6.01 AC (5.00% OF SITE AREA)
ACTIVE RECREATION PROPOSED PER CONDITIONS:	6.04 AC (5.06% OF SITE AREA)



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS PLAN
C3.00	CONCEPTUAL DEVELOPMENT PLAN
C4.00	CONCEPTUAL OPEN SPACE PLAN
C5.00	CONCEPTUAL GRADING & DRAINAGE PLAN
C6.00	CONCEPTUAL UTILITY PLAN
L10.00	CONCEPTUAL LANDSCAPE PLAN

TEXTUAL CONDITIONS OF ZONING:

1. CONSTRUCTION TRAFFIC SHALL NOT UTILIZE EXISTING DUNCAN RIDGE NEIGHBORHOOD ROADS. ALL CONSTRUCTION TRAFFIC SHOULD ACCESS SITE DIRECTLY FROM DUNCAN COOK RD.
2. TASSEL RIDGE SHALL INSTALL TWO (2) TO THREE (3) RADAR SIGNS FOR SPEED LIMITS WITHIN THE DUNCAN RIDGE NEIGHBORHOOD WHERE ALLOWED BY NCDOT AND TWO (2) PEDESTRIAN WARNING SIGNS.
3. MONUMENT SIGNS SHALL BE INSTALLED ADJACENT TO THE RIGHTS OF WAY OF ALIRIN LN AND DUNCAN'S RIDGE WAY WHERE THE TASSEL RIDGE COMMUNITY WILL TIE INTO EXISTING STREET STUBS IN THE EXISTING DUNCAN'S RIDGE NEIGHBORHOOD.
4. PET WASTE STATIONS & SIGNAGE SHALL BE INSTALLED AT ALL STREET INTERSECTIONS WITHIN DUNCAN'S RIDGE INCLUDING WHERE ALIRIN LN AND DUNCAN'S RIDGE WAY TIE INTO THE DUNCAN'S RIDGE NEIGHBORHOOD.
5. PRIOR TO APPLICATION FOR MAJOR SUBDIVISION PLAN, A REVISED ENVIRONMENTAL ASSESSMENT SHALL BE PERFORMED TO DETERMINE IF THE DRAINED FARM POND HAS RE-ESTABLISHED AS ANOTHER ENVIRONMENTAL FEATURE. IN THE EVENT A NEW ENVIRONMENTAL FEATURE HAS NOT ESTABLISHED, A SMALLER POND WITH APPROPRIATE DAM STRUCTURE SHALL BE CONSTRUCTED. IN THE EVENT A NEW ENVIRONMENTAL FEATURE DOES ESTABLISH, AN EDUCATIONAL INTERACTIVE LANDSCAPE DESIGN SHALL BE INSTALLED.

PROPERTY OWNER

DUNCAN COOK HOLDINGS, LLC

2310 S MIAMI BLVD, SUITE 238
DURHAM NC 27703

APPLICANT

GANDER DEVELOPMENT

2310 S MIAMI BLVD, SUITE 235
DURHAM NC 27703

LANDSCAPE ARCHITECT

INFINITE TIDE DESIGNS PLLC

1010 SKYLER LN
DURHAM, NC 27705

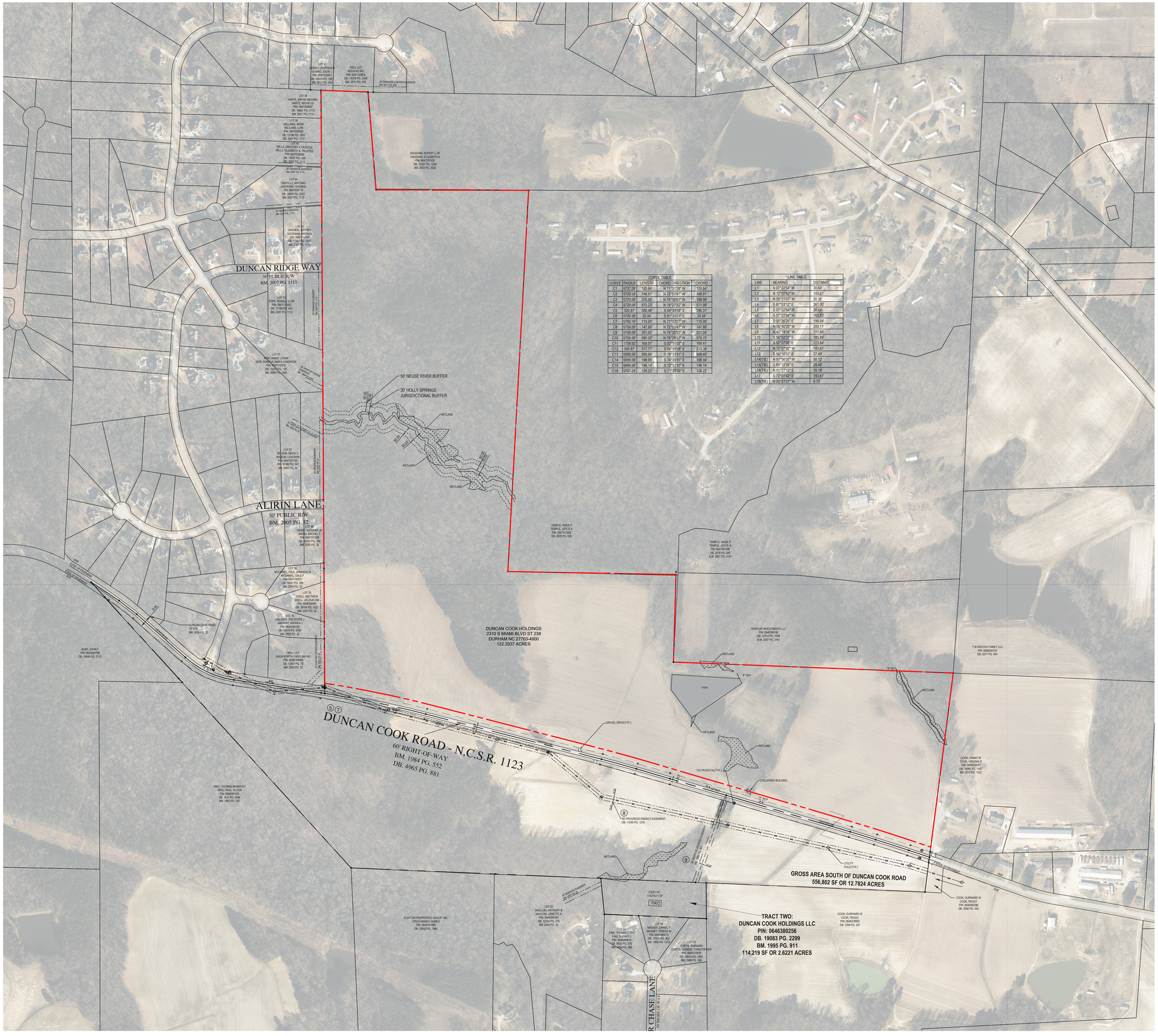
KATIE HAMILTON

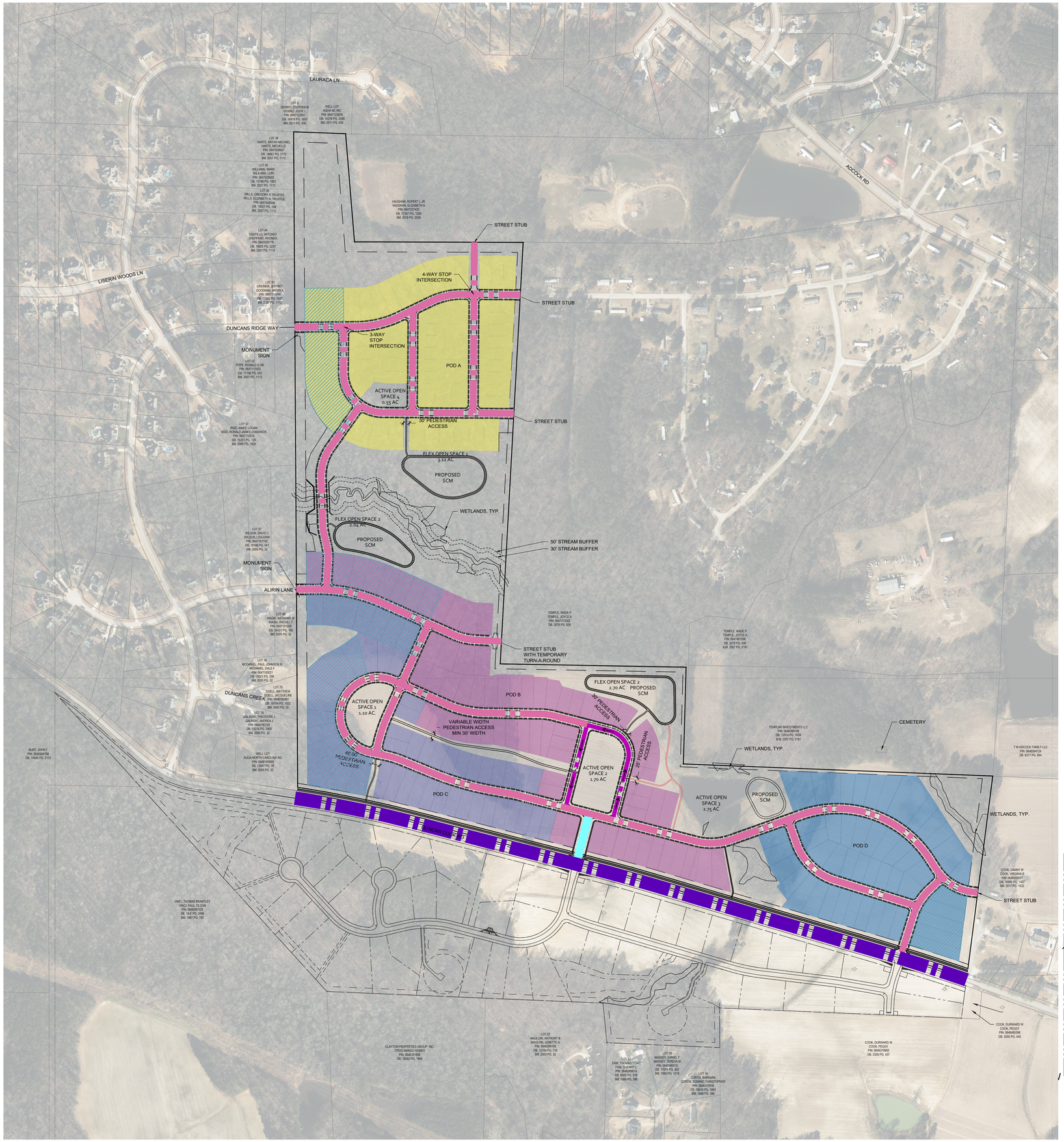
CIVIL ENGINEER

CURRY ENGINEERING

205 S. FUQUAY AVE.
FUQUAY-VARINA, NC 27526

ANDY PETTY


DUNCAN RIDGE WAY
50' PUBLIC R/W
BM. 2007 PG. 1112
ALIRIN LANE
50' PUBLIC R/W
BM. 2005 PG. 32
DUNCAN COOK ROAD - N.C.S.R. 1123
60' RIGHT-OF-WAY
BM. 1984 PG. 552
DB. 4965 PG. 881
50' NEUSE RIVER BUFFER
30' HOLLY SPRINGS JURISDICTIONAL BUFFER
WETLAND
DUNCAN COOK HOLDINGS
2310 S MIAMI BLVD ST 238
DURHAM NC 27703-4900
122.2937 ACRES
GROSS AREA SOUTH OF DUNCAN COOK ROAD
556,802 SF OR 12.7824 ACRES
TRACT TWO:
DUNCAN COOK HOLDINGS LLC
PIN: 0646380256
DB. 19083 PG. 2299
BM. 1995 PG. 911
114,219 SF OR 2.6221 ACRES
VAUGHAN, RUPERT L JR.
VAUGHAN, ELIZABETH A
PIN: 0647302911
DB. 10797 PG. 1259
BM. 2018 PG. 2926
TEMPLE, WADE P
TEMPLE, JOYCE A
PIN: 0647312552
DB. 3078 PG. 939
TEMPLE, WADE P
TEMPLE, JOYCE A
PIN: 0647405596
DB. 3078 PG. 939
B.M. 2007 PG. 2181
TEMPLAR INVESTMENTS LLC
PIN: 0646280748
DB. 13914 PG. 1639
B.M. 2007 PG. 2181
T M ADCOCK FAMILY LLC
PIN: 0646904724
DB. 6277 PG. 844
COOK, DANNY W
COOK, VIRGINIA B
PIN: 0646502201
DB. 16365 PG. 1427
BM. 2017 PG. 1532
COOK, DURWARD W
COOK, PEGGY
PIN: 0646485396
DB. 2059 PG. 445
COOK, DURWARD W
COOK, PEGGY
PIN: 0646379983
DB. 2059 PG. 437
CLAYTON PROPERTIES GROUP, INC
/TROG MANGO HOMES
PIN: 0646161858
DB. 18582 PG. 1866
VINCI, THOMAS BRANTLEY
VINCI, PAUL TILDON
PIN: 0646087029
DB. 18-E PG. 3486
BM. 1987 PG. 702
BURT, JOHN F
PIN: 0635084758
DB. 14545 PG. 2113
LOT 6
DISIRO, STEPHEN N
DISIRO, JODIE L
PIN: 0647122807
DB. 16415 PG. 480
BM. 2011 PG. 435
WELL LOT
AQUA NC INC
PIN: 0647123876
DB. 18378 PG. 2346
BM. 2011 PG. 435
30' DRAINAGE & SEWER Easement
BM. 2011 PG. 435
LOT 38
HARTE, BRYAN MICHAEL
HARTE, MICHELLE
PIN: 0646296438
DB. 18567 PG. 2172
BM. 2007 PG. 1112
LOT 39
WILLIAMS, MARK
PIN: 0647203502
DB. 13198 PG. 1893
BM. 2007 PG. 1112
LOT 40
MILLS, GREGORY A TRUSTEE
MILLS, ELIZABETH A, TRUSTEE
PIN: 0647302699
DB. 19027 PG. 158
BM. 2007 PG. 1112
30' DRAINAGE EASEMENT
BM. 2007 PG. 1112
LOT 44
CASTELLO, ANTONIO
GREYPARD, RHONDA
PIN: 0647029178
DB. 18803 PG. 2221
BM. 2007 PG. 1112
30' DRAINAGE EASEMENT
BM. 2007 PG. 1112
LOT 51
GRENIER, JEFFREY
GOODMAN, ANDREA
PIN: 0647114944
DB. 17243 PG. 1037
BM. 2007 PG. 1112
LOT 52
POPE, RONALD GIR
PIN: 0647205452
DB. 15166 PG. 930
BM. 2007 PG. 1112
30' DRAINAGE EASEMENT
BM. 2007 PG. 1112
LOT 57
KIDD, AIMEE LOGAN
KIDD, RONALD DANIEL CHADWICK
PIN: 0647119215
DB. 19327 PG. 137
BM. 2009 PG. 685
30' DRAINAGE EASEMENT
BM. 2009 PG. 685
LOT 67
WILSON, DAVID C
WILSON, LISA ERIN
PIN: 0647101742
DB. 18186 PG. 541
BM. 2005 PG. 32
30' DRAINAGE EASEMENT
BM. 2005 PG. 32
LOT 74
MCDANIEL, PAUL JOHNSON III
MCDANIEL, DALE F
PIN: 0647100021
DB. 16021 PG. 290
BM. 2005 PG. 32
LOT 75
DOELL, MATTHEW
DOELL, JACQUELINE
PIN: 0646509781
DB. 19104 PG. 1522
BM. 2005 PG. 32
LOT 76
GALINDO, THEODORE J
GILROY, ANDREA F
PIN: 0646190229
DB. 18516 PG. 2400
BM. 2005 PG. 32
WELL LOT
AQUA NORTH CARO, INA INC
PIN: 0646190229
DB. 18587 PG. 2
BM. 2005 PG. 32
30' DRAINAGE EASEMENT
BM. 2005 PG. 32
LOT 58
KAISE, ANTHONY JR
KAISE, RACHEL T
PIN: 0647101259
DB. 18431 PG. 180
BM. 2005 PG. 32
DUNCAN COOK ROAD
TIP R/W
BM. 2005 PG. 32
R/W
CENTER LINE
30' DRAINAGE EASEMENT
BM. 2007 PG. 1112
50' DRAINAGE EASEMENT
BM. 2007 PG. 1112
50' DRAINAGE EASEMENT
BM. 2005 PG. 32
30' DRAINAGE EASEMENT
BM. 2005 PG. 32
30' DRAINAGE EASEMENT
BM. 2005 PG. 32
30



ROAD TYPOLOGIES

- THOROUGHFARE
  T-4A CROSS-SECTION (½ FULL WIDTH WIDENING)
- 2 LANE COLLECTOR
  29' BB IN 55' ROW +12' HOA TREE YARDS
- STANDARD RESIDENTIAL STREET
  29' BB IN 55' ROW
- ONE WAY STREET WITH ON-STREET PARKING
  24' BB IN 60' ROW
- ZONES WITH MINIMUM LOT SIZE OF 12,000 SF

LOT ALLOCATION

237 SINGLE FAMILY LOTS
+/- 79 12,000 SF+ LOTS (33.3 %)
+/- 72 10,000 SF+ LOTS (30.4 %)
+/- 86 7,500 SF+ LOTS (36.3 %)

POD A
63 SINGLE FAMILY LOTS
+/- 23 12,000 SF+ LOTS
+/- 23 10,000 SF+ LOTS
+/- 17 7,500 SF+ LOTS

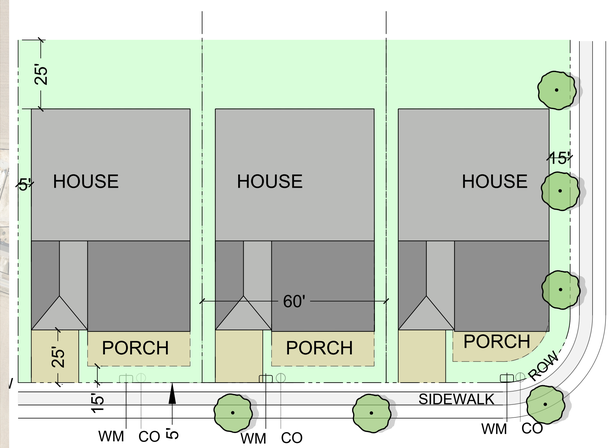
POD B
71 SINGLE FAMILY LOTS
+/- 20 12,000 SF+ LOTS
+/- 15 10,000 SF+ LOTS
+/- 36 7,500 SF+ LOTS

POD C
51 SINGLE FAMILY LOTS
+/- 19 12,000 SF+ LOTS
+/- 5 10,000 SF+ LOTS
+/- 27 7,500 SF+ LOTS

POD D
52 SINGLE FAMILY LOTS
+/- 17 12,000 SF+ LOTS
+/- 29 10,000 SF+ LOTS
+/- 6 7,500 SF+ LOTS

SITE DATA

SITE ADDRESS:	5900 DUNCAN COOK RD.
PIN / PID:	646398124
EXISTING ZONING:	RR - RESIDENTIAL RURAL
PROPOSED ZONING:	SR (CD) - SUBURBAN RESIDENTIAL CONDITIONAL DISTRICT
DENSITY DATA:	
EXISTING SITE ACREAGE:	122.294 AC
ROW DEDICATION:	2.077 AC
PROPOSED SITE ACREAGE:	120.217 AC
PROPOSED NUMBER OF LOTS:	237
ALLOWABLE DENSITY PER ORDINANCE:	4.000 DU/AC
PROPOSED DENSITY PER CONDITIONS:	1.971 DU/AC
RESIDENTIAL UNIT DATA:	
DEVELOPMENT TYPE:	SINGLE FAMILY DETACHED
MAX RESIDENTIAL BUILDING HEIGHT:	35'-0"
TREE COVERAGE DATA:	
TREE PRESERVATION REQUIRED PER ORDINANCE:	1,047,330 SF / 24.043 AC (20% OF SITE AREA)
TREE PRESERVATION PROPOSED PER CONDITIONS:	24.200 AC
OPEN SPACE DATA:	
FLEX OPEN SPACE REQUIRED PER ORDINANCE:	6.01 AC (5.00% OF SITE AREA)
FLEX OPEN SPACE PROPOSED PER CONDITIONS:	7.86 AC (6.54% OF SITE AREA)
ACTIVE RECREATION REQUIRED PER ORDINANCE:	6.01 AC (5.00% OF SITE AREA)
ACTIVE RECREATION PROPOSED PER CONDITIONS:	6.04 AC (5.06% OF SITE AREA)



NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NFC 2136 SITE PLANS

Infinite Tide

FIRM LICENSE: C-871

No.	Date	Description
1	3.12.2024	Per Town Comment & 60' Lots
2	4.19.2024	Per Town Comment
3	5.17.2024	Per Town Comment
4	6.6.2024	Per Town Comment

VICINITY



SCALE

0 100 200 400

SCALE: 1" = 200'

ARROW

N W E S

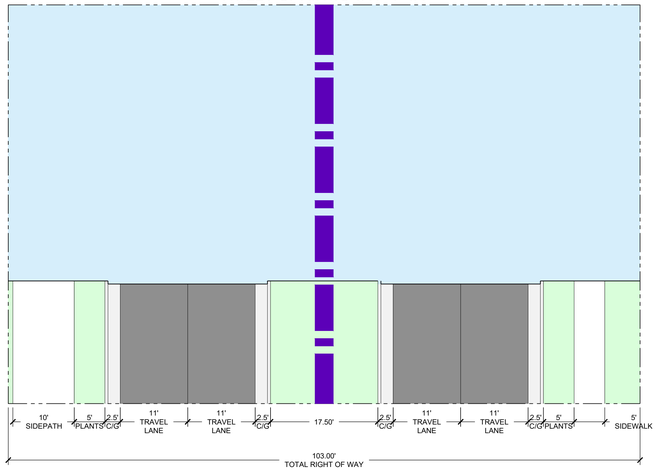
DRAFT DATE: 7.29.2023
PROJECT:

TASSEL RIDGE

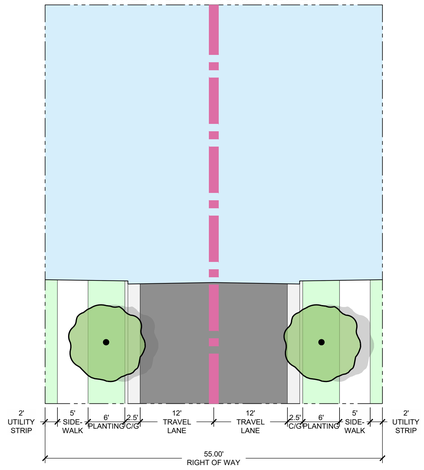
SHEET TITLE
CONCEPTUAL DEVELOPMENT PLAN

SHEET NO.
C3.00

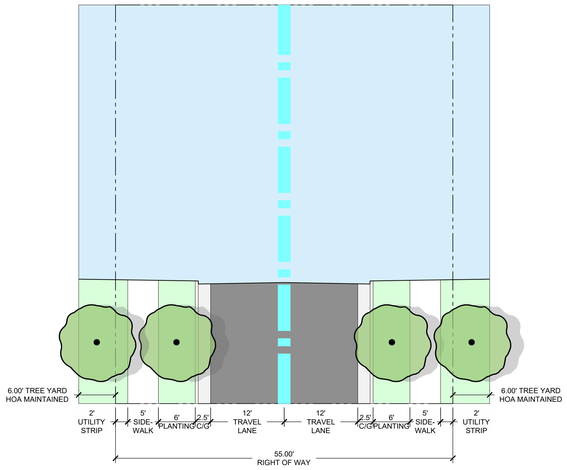
THOROUGHFARE
HOLLY SPRINGS CTP T-4A



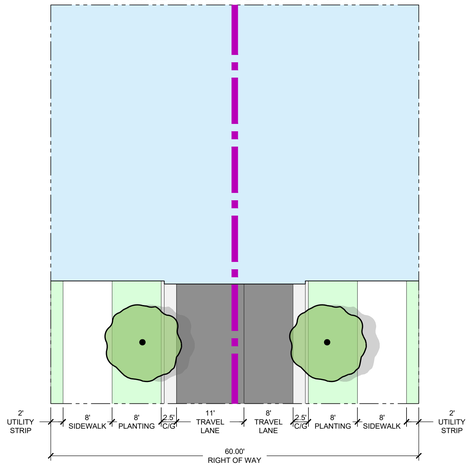
STANDARD RESIDENTIAL STREET
HOLLY SPRINGS CTP LC-2A



2 LANE COLLECTOR
HOLLY SPRINGS CTP LC-2A
TREE YARD ADDED ADJACENT TO ROW



1-WAY STREET WITH ON-STREET PARKING
HOLLY SPRINGS CTP UC-1A



NORTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
NFC
2136
KATIE HAMILTON

Infinite Tide

FIRM LICENSE: C-671

No.	Date	Description
1	3.12.2024	Per Town Comment & 60' Lots
2	4.19.2024	Per Town Comment
3	5.17.2024	Per Town Comment
4	6.6.2024	Per Town Comment

VICINITY

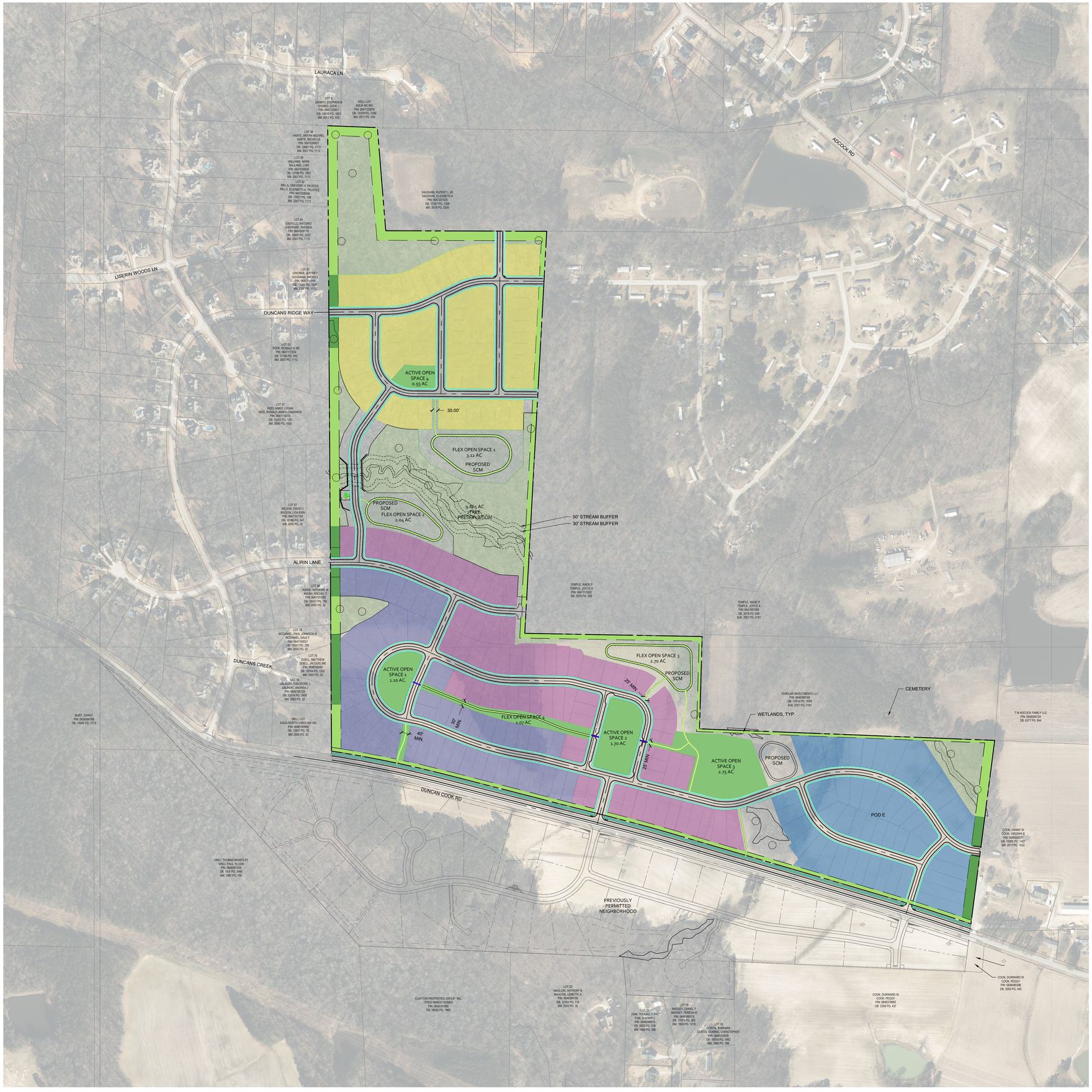


SCALE

ARROW

DRAFT DATE: 7.25.2023
PROJECT:
TASSEL RIDGE
SHEET TITLE
ROADWAY TYPOLOGIES DETAILS

SHEET NO.
C3.10



EACH ACTIVE OPEN SPACE AREA SHALL INCLUDE A MIX OF AMENITIES AS ALLOCATED BELOW:

ACTIVE OPEN SPACE 1

1 OF THE FOLLOWING:
PLAYGROUND
DOG PARK**

2 OF THE FOLLOWING:
POLLINATOR GARDEN
BENCHES
SHADE STRUCTURE

ACTIVE OPEN SPACE 2

AMENITY CENTER + A POOL

2 OF THE FOLLOWING:
EDIBLE GARDEN
BENCHES
SHADE STRUCTURE
YOGA LAWN

ACTIVE OPEN SPACE 3

1 OF THE FOLLOWING:
HARD SURFACE COURT
DOG PARK**

2 OF THE FOLLOWING:
PUTTING GREEN
BENCHES
FISH POND

ACTIVE OPEN SPACE 4

1 OF THE FOLLOWING:
PLAYGROUND
DOG PARK**

2 OF THE FOLLOWING:
POLLINATOR GARDEN
BENCHES
SHADE STRUCTURE

** THERE SHALL BE NO MORE THAN TWO (2) DOG PARKS IN THE NEIGHBORHOOD. AT LEAST ONE (1) PLAYGROUND SHALL BE INSTALLED IN THE NEIGHBORHOOD. THE OPTIONS SHOWN ARE INTENDED TO PROVIDE FLEXIBILITY IN LOCATING THESE ELEMENTS BASED ON DETAILED ANALYSIS OF SITE CONDITIONS FOR OPEN SPACES, BUT SHALL NOT PROVIDE THE ABILITY TO DO THE SAME OPEN SPACE ELEMENT IN ALL LOCATIONS.

PEDESTRIAN FACILITIES

- SIDEWALK
- OFF-STREET TRAILS*
- SIDE PATH
- TABLE TOP CROSSING

OFF STREET TRAIL STANDARDS



1. WHERE OFF-STREET TRAILS ARE FLANKED BY SINGLE FAMILY LOTS, THERE SHALL BE CLUSTERS OF 3-7 SHRUBS AT A MINIMUM OF 30' INTERVALS AND A TREE AT EVERY 40 LINEAR FEET OF TRAIL WITH THE TREES BEING ON ALTERNATING SIDES OF THE TRAIL.
2. WHERE OFF-STREET TRAILS CONNECT TO SIDEPATH ON DUNCAN COOK RD, THERE SHALL BE AT LEAST 2 BENCHES INSTALLED ALONG THE OFF-STREET TRAIL LENGTH BETWEEN THE PROPOSED STREET INTERNAL TO THE NEIGHBORHOOD AND THE RIGHT OF WAY OF DUNCAN COOK RD.
3. WHERE OFF-STREET TRAILS ARE FLANKED BY SINGLE FAMILY LOTS AND DO NOT CONNECT TO DUNCAN COOK RD., THERE SHALL BE AT LEAST 1 BENCH FOR EVERY 200 LINEAR FEET OF TRAIL. WHERE THE PORTION OF TRAIL BETWEEN LOTS IS LESS THAN 200 LINEAR FEET, A MINIMUM OF ONE (1) BENCH SHALL BE INSTALLED.
4. ALL BENCHES SHALL BE A MINIMUM OF SIX (6) FEET IN LENGTH

NFC

Infinite Tide

FIRM LICENSE: C-871

No.	Date	Description
1	3.12.2024	Per Town Comment & I&F Lists
2	4.19.2024	Per Town Comment
3	5.17.2024	Per Town Comment
4	6.6.2024	Per Town Comment

VICINITY



SCALE

0 100 200 400

SCALE: 1" = 200'

ARROW

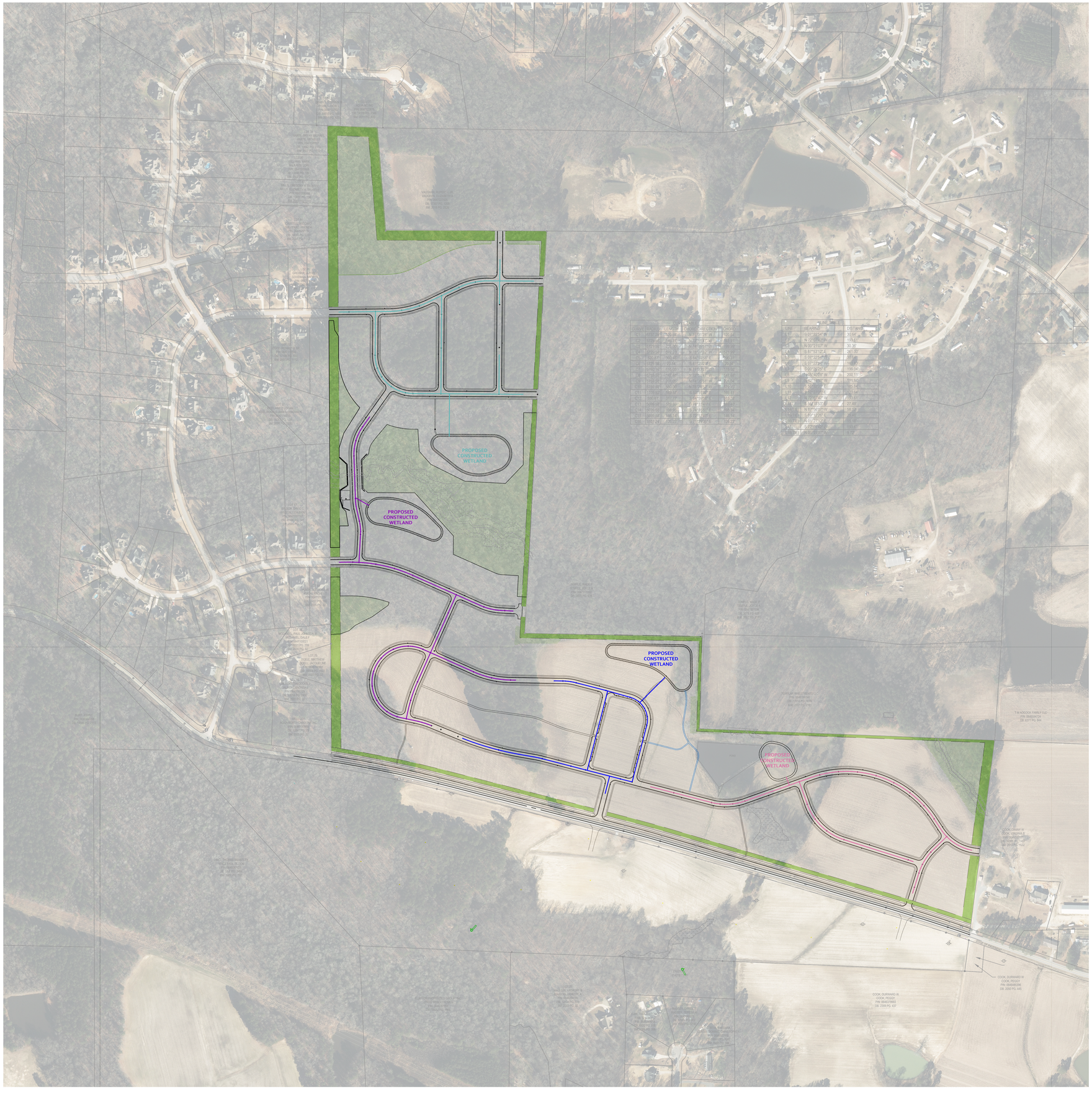
N W E S

DRAFT DATE: 7.25.2023
PROJECT:

TASSEL RIDGE

SHEET TITLE
CONCEPTUAL OPEN SPACE PLAN

SHEET NO.
C4.00



GRADING LEGEND:

SYMBOL	DESCRIPTION
	PROPOSED STORM DRAINAGE
	FLOW DIRECTION

NFC

Infinite Tide

FIRM LICENSE: C-671

No.	Date	Description
1	3.12.2024	Per Town Comment & 60' Lots
2	4.19.2024	Per Town Comment
3	5.17.2024	Per Town Comment
4	6.6.2024	Per Town Comment

VICINITY

SCALE

ARROW

0 ## ## ##

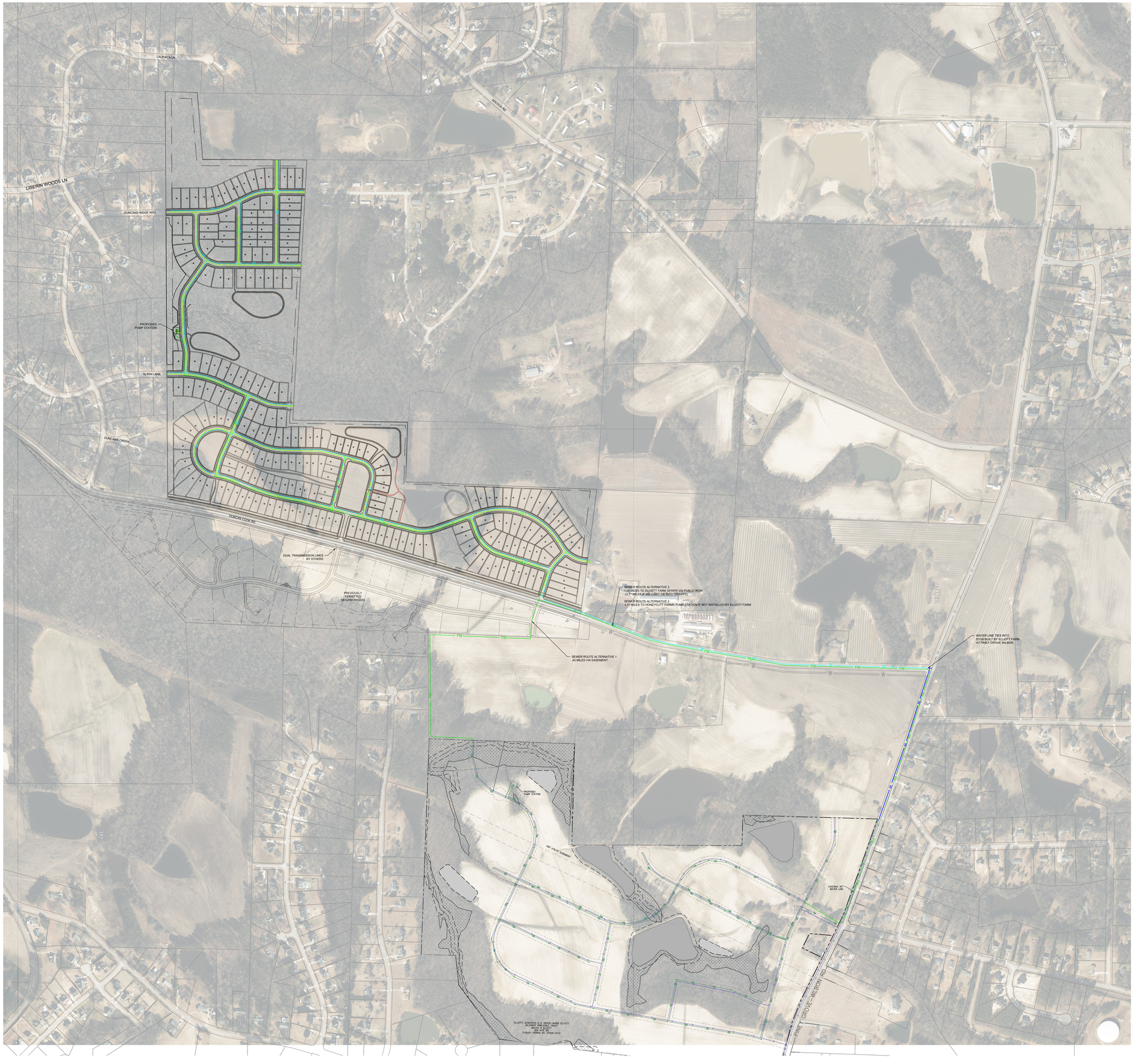
SCALE: 1" = ###

N W E S

DRAFT: XXXXXXXX
PROJECT: LAP
XXXXXXXXX
XXXXXXXXX

SHEET TITLE
GRADING AND DRAINAGE PLAN

SHEET NO.
C5.00



UTILITY LEGEND

- W — WATER LINE
- SS — GRAVITY SANITARY SEWER LINE
- FM — FORCEMAIN SANITARY SEWER LINE

NFC

Infinite Tide

FIRM LICENSE: C-871

No.	Date	Description
1	3.12.2024	Per Town Comment & 667 Lots
2	4.19.2024	Per Town Comment
3	5.17.2024	Per Town Comment
4	6.6.2024	Per Town Comment

VICINITY



SCALE

0 150 300 600

SCALE: 1"=300'

ARROW

N W E S

DRAFT DATE: 7.25.2023

PROJECT:

TASSEL RIDGE

SHEET TITLE

UTILITY PLAN

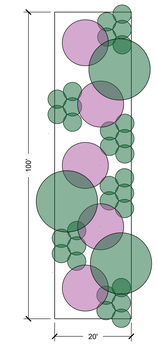
SHEET NO.

C6.00

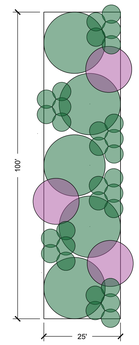


LEGEND:	NOTES:
CANOPY TREE ORNAMENTAL TREE SHRUB	1. Trees shown as purple and pink hues on the plan are required to be ornamental street trees. An acceptable list of ornamental street trees can be found in the Development and Design Manual. 2. Where the same species of tree is utilized along a block face, trees must be matched (of the same form in regards to leader structure, height, caliper, diameter at breast height, and growing conditions) 3. Green trees as illustrated indicate a street tree from the udo including both ornamental and non-ornamental trees. Street tree species mixing shall be finalized at Subdivision plan

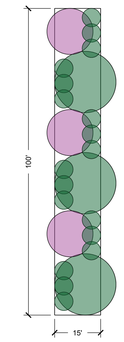
CONDITIONAL DISTRICT
20' STREET BUFFER



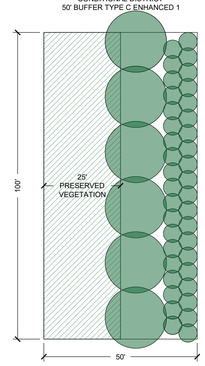
CONDITIONAL DISTRICT
25' BUFFER TYPE B ENHANCED



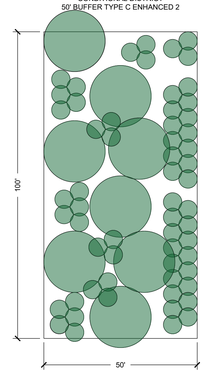
CONDITIONAL DISTRICT
15' BUFFER TYPE B ENHANCED



CONDITIONAL DISTRICT
50' BUFFER TYPE C ENHANCED 1



CONDITIONAL DISTRICT
50' BUFFER TYPE C ENHANCED 2



	Trees Per 100 LF	Shrubs Per 100 LF
15' Type B Enhanced	3 Canopy Tree 3 Ornamental Trees	18 Shrubs (min. 2 species)
25' Type B Enhanced	5 Canopy Tree 3 Ornamental Trees	30 Shrubs (min. 3 species)
50' Type C Enhanced 1	25' Existing Vegetation + 6 Canopy Trees	40 Shrubs (min. 3 species)
50' Type C Enhanced 2	8 Canopy Trees	60 Shrubs (min. 5 species)
Street Buffer (20' Wide)	3 Canopy Tree 5 Ornamental Trees	30 Shrubs (min. 3 species)

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
NFC 2136
KATIE MILLER

Infinite Tide

FIRM LICENSE: C-871

No.	Date	Description
1	3.12.2024	Per Town Comment & 667 Lots
2	4.19.2024	Per Town Comment
3	5.17.2024	Per Town Comment
4	6.6.2024	Per Town Comment

VICINITY



SCALE

0 100 200 400

SCALE: 1"=200'

ARROW

DRAFT DATE:
PROJECT: TASSEL RIDGE

SHEET TITLE: CONCEPTUAL DEVELOPMENT PLAN

SHEET NO.
L10.00

Tassel Ridge

Development & Design Manual













GANDER DEVELOPMENT

A PARTNER IN COMMUNITY BUILDING

Contents

PROJECT INFO.....3

LAND USE & DENSITY CALCULATIONS.....4

DIMENSIONAL STANDARDS.....5

ARCHITECTURAL STANDARDS.....7

OPEN SPACE STANDARDS.....9

RESOURCE MANAGEMENT ALLOCATION.....11



Project Info

Site Address	5900 Duncan Cook Rd.
PIN #	0646398124
Property Owner	Duncan Cook Holdings LLC
Developer	Gander Development
Development Consultants	Adcock Law Firm Curry Engineering Group Exult Engineering
Future Land Use Designation	Residential Neighborhood
Current Zoning	RR - Rural Residential
Proposed Zoning	SR(CD) - Suburban Residential Conditional District
Current Land Use	Agricultural
Proposed Land Use	Single Family Residential



Land Use

Allowable Uses

Detached Single Family Residential

Recreational Uses*

Residential Accessory Uses**

*Recreational uses shall be limited to those associated with residential amenities

** Accessory uses are limited to those uses and structures listed in UDO 3.4.2 and meeting the dimensional standards there in.

Density Calculations

Gross Property Ac. 122.294 Ac

ROW Dedication 2.077 Ac

Net Property Ac. 120.217 Ac

	UDO ALLOWABLE	CD PROPOSED
MAXIMUM UNITS	480 W/CD	237
MAXIMUM DENSITY	4.00 DU/AC W/CD	1.97 DU/AC

Dimensional Standards

Lot Mixing		
	UDO Requirement*	CD Proposed
Lots 7,500 - 9,999 SF	(20%)	86 (36.3%)
Lots 10,000 - 11,999SF	(30%)	72 (30.4%)
Lots 12,000 SF OR LARGER	(30%)	79 (33.3%)

* UDO allows 20% to be flexible

Lot Standards			
		UDO	Conditional Zoning
Min Setbacks	Front	20′	15′
	Side - Interior	10′	5′
	Side - Corner	20′	15′
	Rear	25′	25′
	Front Garage*	N/A	25′

*

Street facing garage doors shall be setback from the front facade a minimum of 12″



Dimensional Standards

Building Height		
	UDO Requirement	CD Proposed
Primary Residential Structures	50′ W/CD	35′ MAX
Accessory Residential Structures	25′	25′ MAX
Amenity Structures	50′ W/CD	45′ MAX

Foundation*	
Min Foundation Height**	1.00′
Max Foundation Height**	4.75′
	*Slab on Grade Construction is Prohibited for Single Family Residential Homes. All Homes Must be Turn-down Slab, Crawl Space, or Basement. **Foundation Height is the Difference between the Finished Floor Elevation and Average Finished Grade on Street Facing Building Elevation/Facade.



Architectural Standards

Roofing	
Material Options	Primary Roofs: Architectural Asphalt Shingles Accessory Roofs*: Shingles, faux slate or shake, or Standing Seam Metal in the same color family as the primary roof shingles
Structure	12" Eaves Minimum
Character Elements	Must Include Two of the Following: 2 or More Dormers Reverse Gable Hip Roof Chimney Change in Roofline Direction or Height Horizontal or Vertical Shift in Roof Plane

* Accessory Roofs shall be defined as roofs covering decks, porches, patios, extruded window bays, dormers, and other elements that are not connected to the primary roof material. Roofs of accessory structures such as sheds and detached garages shall also be considered accessory roofs.

Foundation	
Material Options	Exposed foundation elements shall be clad in either brick or stone veneer. Where a porch or stoop is on a front facing facade, the structural support or foundation shall be clad in either brick or stone to match the primary structure.



Architectural Standards

Facade	
No two lots with a shared property line shall have the same facade treatment. Lots identifiers related to facade mixing shall be implemented at Major Subdivision	
Siding Material Options	At least 2 siding materials shall be utilized on all street facing facades. These materials shall consist of Wood, Fiber Cement, Board and Batten, and Shake and Shingle, Brick, Cultured or Natural Stone Vinyl is prohibited for Siding, but may be used for trim pieces (example soffits)
Fenestration	Street-facing elevations must include 2 of the following related to windows: Extruded Window Box (Bay Window) Recessed Windows Shutters Dark hued window trim Decorative Sills & Lintels 4" or more in height Window Planter Boxes on Ground Floor Windows
Entryway	Entryways must include Decorative Light Fixtures and 1 of the following: Sidelight Window(s) (Window beside Door) Transom Window(s) (Window above Door) Window(s) within Door
Garage Doors	Street-facing garage doors shall use carriage style paneling and include all of of the following: Windows in Upper Panels Craftsman Hardware Decorative Light Fixtures



Open Space Standards

Open Space Quantity Standards (30% Total)		
	UDO Requirement	Conditional District Requirement
Tree Preservation Area	24.043 Ac. (20%)	24.200 AC. (20%)
Active Recreation Area	6.01 Ac. (5%)	6.04 Ac. (5%)
Flexible Open Space Area	6.01 Ac. (5%)	7.86 Ac. (5%)
Open Space Performance Standards		
Active Recreation Area	Active recreational uses shall include the following: Amenity center with site history signage Dog park Edible Garden Nature Trails/Private Greenways Playground Pollinator Garden	
Active Open Space 1 Requires	1 of the Following: Playground or Dog Park	2 of the Following: Pollinator Garden, Benches, Shade Structure
Active Open Space 2 Requires	Amenity Center + A Pool	2 of the Following: Edible Garden, Benches, Shade Structure, Yoga Lawn
Active Open Space 3 Requires	1 of the Following: Hard Surface Court or Dog Park	2 of the Following: Putting Green, Benches, Fish Pond
Active Open Space 4 Requires	1 of the Following: Playground or Dog Park	2 of the Following: Pollinator Garden, Benches, Shade Structure

Landscape Standards

Buffer Performance Standards*,**		
Property Boundary Lines	UDO Requirement	CD Proposed
PROPERTY LINES A-B, B-C, C-D, D-E, & I-J	**5′ Type A Buffer**	**50′ MODIFIED TYPE C**
PROPERTY LINES E-F & F-G	**5′ Type A Buffer**	**25′ MODIFIED TYPE B**
PROPERTY LINES G-H,H-I	**5′ Type A Buffer**	**15′ MODIFIED TYPE B**
PROPERTY LINES J-A	**5′ Type A Buffer**	**20′ MODIFIED TYPE B**

*Existing vegetation to be used in area as specified on site plan.
**Where existing vegetation is unable to meet the required buffer type, additional vegetation will be planted per the table below

Buffer Planting Standards		
Perimeter Buffers	**Trees Per 100 LF**	**Shrubs Per 100 LF**
15′ Type B Enhanced	3 Canopy Tree 3 Ornamental Trees	18 Shrubs (min. 2 species)
25′ Type B Enhanced	5 Canopy Tree 3 Ornamental Trees	30 Shrubs (min. 3 species)
50′ Type C Enhanced Alt 1	25′ Existing Vegetation + 6 Canopy Trees	40 Shrubs (min. 3 species)
50′ Type C Enhanced Alt 2	8 Canopy Trees	60 Shrubs (min. 5 species)
Street Buffer (20′ Wide)	3 Canopy Tree 5 Ornamental Trees	30 Shrubs (min. 3 species)



Landscape Standards

Street Tree Performance Standards		
	Allowable Ornamental Species	Allowable Canopy Species
Street Trees	Sugar Maple Ruby Red Horse Chestnut Ginkgo Cucumber Magnolia Fringetree Flowering Dogwood Kousa Dogwood Rutger's Hybrid Dogwood Crape-Myrtle Saucer Magnolia Star Magnolia Umbrella Tree Merrill Magnolia Chinese Pistache Purpleleaf Plum Kwanzan Cherry Okame Cherry Yoshino Cherry Japanese Maple Purplebow Maple	All Trees listed in table 5.35- A Approved Street Tree Species of the Holly Springs UDO shall be allowable Canopy Species

Water Resource Management Policy

Allocation Assignment & Priority Level
Residential Allocation | Priority Level 3

Allocation Elements

- Public Infrastructure Improvements:
  All SCMs shall be built to constructed wetland standards
- Sustainable Design
  Homes & Amenities shall be built to LEED accredidation standards, obtaining a minimum of 40 points on the Leed_v4.1 Residential Single Family Scorecard. This scorecard shall be filled out for each primary structure built in the neighborhood and submitted with building permit application
- Open Space/Tree Preservation
  10% of Specimen Trees shall be maintained onsite.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 15.

Public Hearings
Title: Elliott Farm Major Subdivison and Development Agreement Amendment 23-MAS-02 - Quasi-Judicial Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Grayson Taylor, Development Services, Elliot Blonshine, Development Services

Action(s):

- Conduct Quasi-Judicial Public Hearing.
- Adopt Resolution 24-20 and approve 23-MAS-02 Elliott Farm Major Subdivision.
- Approve amendment to existing Development Agreement.

Explanation:

- A Major Subdivision has been submitted for a 149± acre site at 2836 & 2908 Piney Grove Wilbon Road for 312 units (48 attached and 264 detached).
- An amendment to the approved Development Agreement proposes a fee-in-lieu for required transportation and utility improvements at the northern boundary of the site. A draft of the amendment is attached.
- A Wake County Public School System Impact Letter is attached.

Staff Recommendation: Approve

Planning Board Recommendation: Approve (9–0)
A summary of the Planning Board discussion is in the staff report (*Note: This Report is a separate attachment from the Staff Report*).

Background:

- The Town Council approved a rezoning to NR-CD Neighborhood Residential Conditional Zoning District on September 19, 2023 (22-REZ-07) for this parcel.
- A Development Agreement for Elliott Farm was approved by Town Council on September 19, 2023.
- The Voluntary Annexation for these parcels is also on the August 20, 2024 agenda.

Funding Source(s):
N/A

Attachment(s):
1. 23MAS02_ElliottFarm_StaffReport
2. 23MAS02_ElliottFarm_PBActionReport

3. 23MAS02_ElliottFarm_WCPSSImpactLetter
4. 23MAS02_ElliottFarm_Resolution
5. 23MAS02_ElliottFarm_Application
6. 23MAS02_ElliottFarm_PlanSet
7. Elliot Farm DA First Amendment_TOWN COUNCIL VERSION

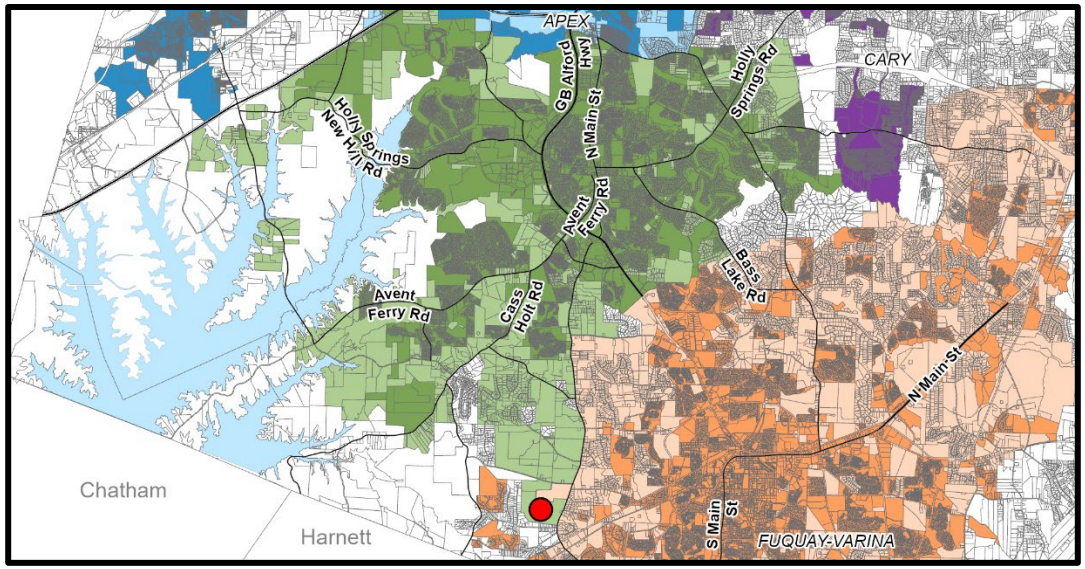
Project Type: Major Subdivision Plan

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Katie Witt / Kimley-Horn

Property Address: 2836/2908 Piney Grove Wilbon Road

Property Area: 149.94 ac.



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

Project Summary:
A Major Subdivision Plan for 312 Attached and Detached Dwelling Units.

Requested Action:
Quasi-Judicial Decision: The Town Council must hold a quasi-judicial hearing to collect facts and then make a decision based on the written and oral evidence presented and adopted town policies and procedures.

Table of Contents:

Case Summary	Page 2
Current Zoning Information	Page 3
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Transportation Information	Page 6
Parks, Recreation & Greenways Information	Page 8
Community Facilities Information	Page 9
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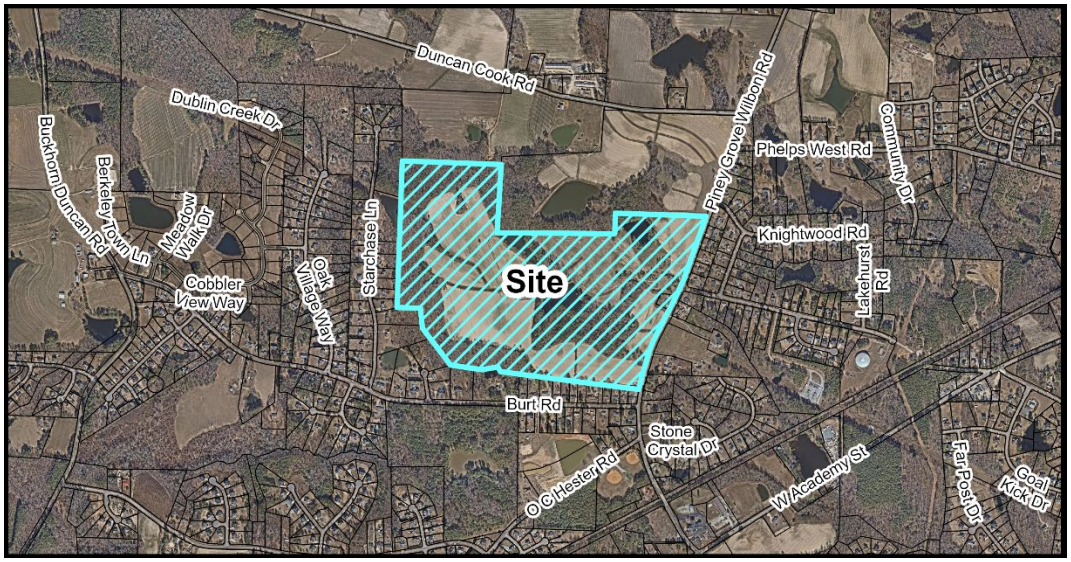
Natural Resources Information	Page 12
Development Standards	Page 13
Decision-Making Information	Page 15

Case Summary

Current Zoning:
NR Neighborhood Residential

☒ Conditional Zoning District

Current Major Subdivision Plan:
None



Aerial Photograph

Growth Strategy Map:
Places to Enhance

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Mixed Residential Neighborhood

Staff Analysis:

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

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

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0646469015	NR Neighborhood Residential	149.25
0646654881	NR Neighborhood Residential	0.69
	Total Area	**149.94**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	NR-CD - Neighborhood Residential Conditional Zoning District	Agriculture
North	NR - Neighborhood Residential; RA – Residential Agricultural (Town of Fuquay-Varina ETJ)	Agriculture
South	R-30 Residential 30 District (Wake County)	Detached Single Family Dwellings
East	RA – Residential Agricultural (Town of Fuquay-Varina ETJ)	Detached Single Family Dwellings
West	R-30 Residential 30 District (Wake County)	Detached Single Family Dwellings

Parcel Rezoning History

Rezoning Number: 22-REZ-07
Original Zoning: RR
Approved Zoning: NR-CD
Approval Date: September 19, 2023

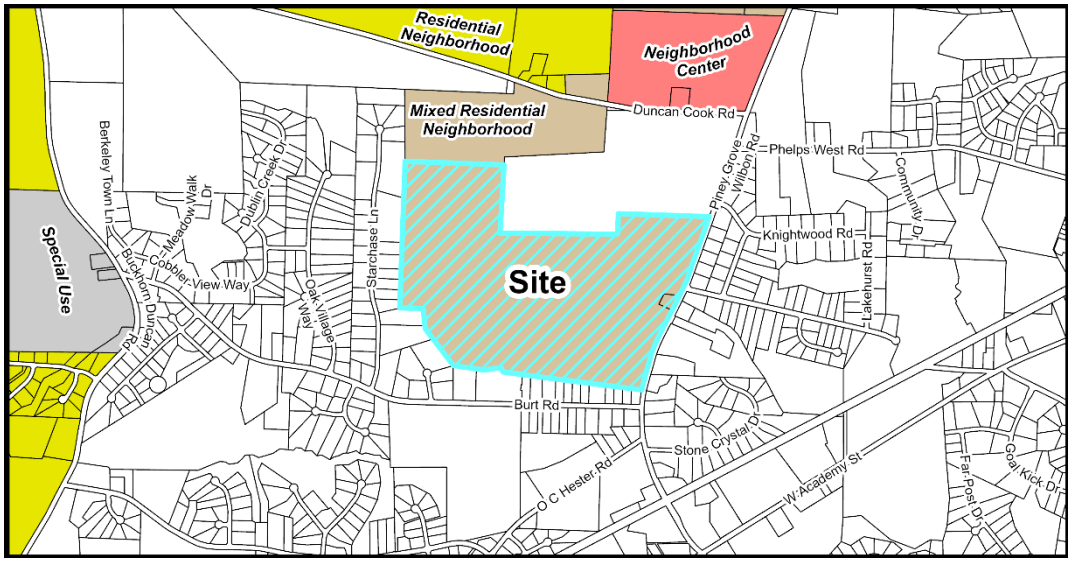
Rezoning Number: 15-REZ-07
Original Zoning: Wake County
Approved Zoning: R-30 (Reassigned to RR) (establish ETJ)
Approval Date: June 7, 2016

Land Use & Character Information

Growth Strategy Map: Places to Enhance

Future Land Use: Mixed Residential Neighborhood

Small Area Plan: N/A



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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

Land Use & Character Information (cont.)

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

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

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

Small Area Plan: N/A

Historic Structures: ☒ None

Future Land Use Staff Analysis:

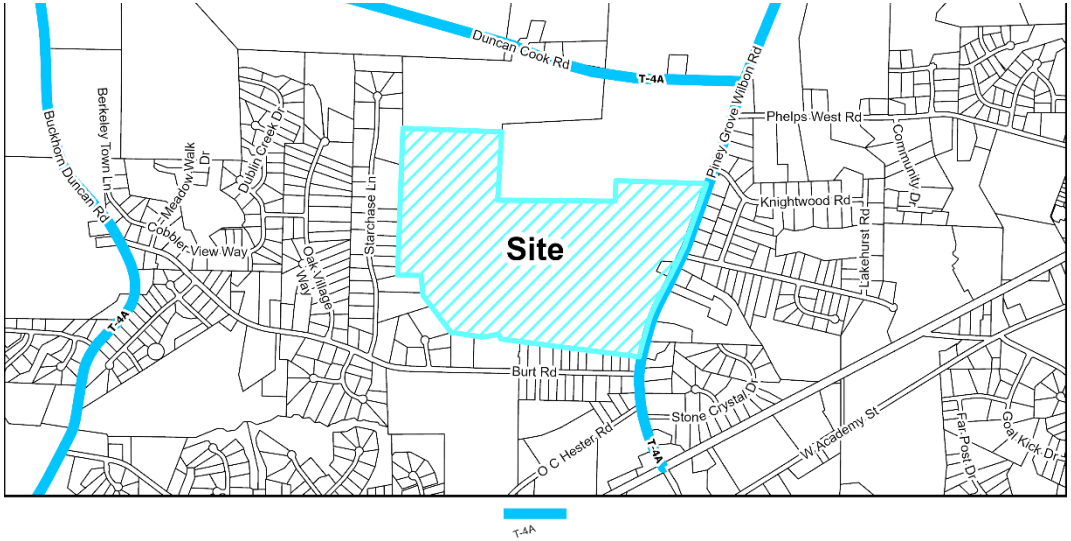
The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

The proposed Major Subdivision provides a mix of housing types as required with the approved Neighborhood Residential Conditional Zoning District. The proposed subdivision displays many characteristics of a Mixed Residential Neighborhood, including sidewalks, variable setbacks, and sensitivity to natural resources. However, it does not meet the off-street and rear-loaded parking characteristic expected of the Character Area, however these modifications were approved as part of the initial Rezoning. Street stubs are provided to adjoining lots, and a fee-in-lieu for a stub over an environmental feature is also being provided. The proposed Major Subdivision is overall consistent with the Future Land Use designation and the approved Conditional Zoning District.

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 and Comprehensive Transportation Plan, road widening is required across the property frontage of Piney Grove Wilbon to meet ½ of the ultimate cross-section. The development is proposing two driveway accesses along Piney Grove Wilbon.

New Location Roadways:
There are no new CTP public roads impacting this parcel.

Hotspot/Safety Study Location:
There are no hotspot/safety study locations associated with this parcel.

Improvement Prioritization:
N/A

Transportation Information (cont.)

Traffic Study Policy

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

Traffic Study Summary
A Traffic Impact Analysis (TIA) was completed with the rezoning petition. With this Major Subdivision Plan, a Transportation Verification Memo was provided by the applicant's traffic engineer. There have been no changes since the rezoning that would impact the results of the previously completed TIA. This development is required to adhere to and construct all recommended improvements within the approved TIA as follows:

Northern Driveway/ Fleming Road (full movement):
- An exclusive northbound left-turn lane on Piney Grove Wilbon Road.
- An exclusive southbound left-turn lane on Piney Grove Wilbon Road.
- An exclusive southbound right-turn lane on Piney Grove Wilbon Road.

Southern Driveway (right-in/right-out/left-over):
- An exclusive northbound left-turn lane on Piney Grove Wilbon Road.
- An exclusive southbound right-turn lane on Piney Grove Wilbon Road.

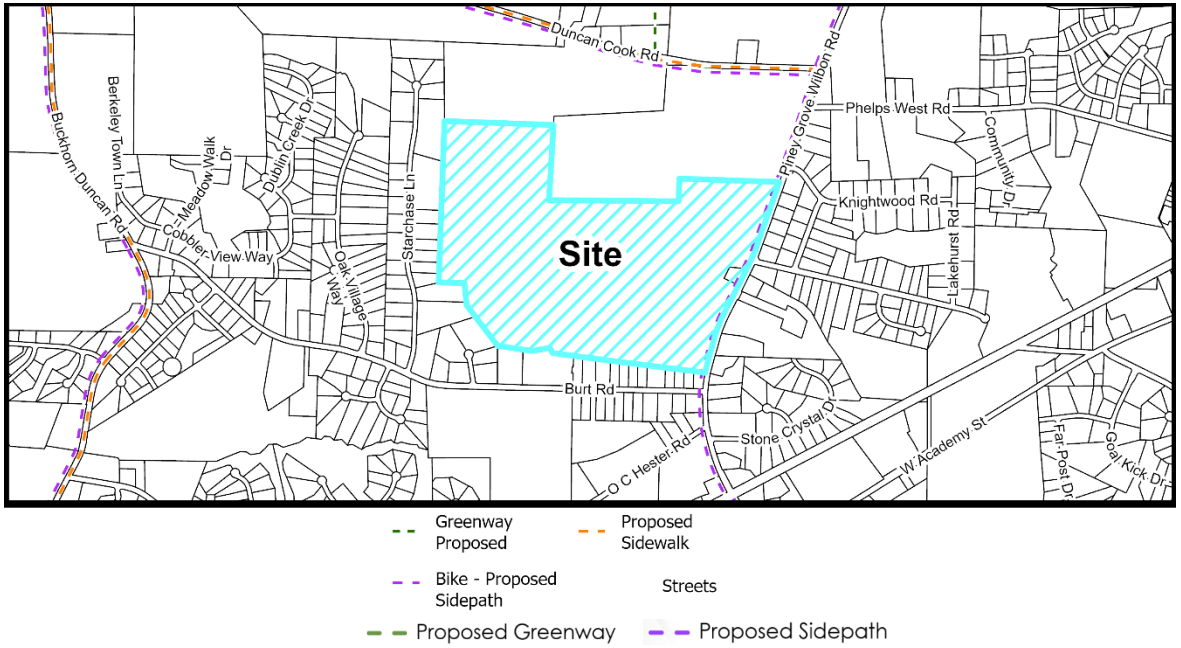
Burt Road/ Piney Grove Wilbon Road:
- Per the previously approved Developer's Agreement, a proportionate Fee-in-lieu for future improvements will be provided.

Transportation Staff Analysis:
The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

The mitigation improvements shown on the Major Subdivision Plan are consistent with the Comprehensive Plan as well as the Traffic Study associated with the Rezoning petition.

Parks, Recreation & Greenways Information

Park Search Area ☐ Yes ☒ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway ☒ Sidepath

The Town's Active Transportation Map shows a 10' Sidepath on the Piney Grove – Wilbon Rd frontage. The petitioner has shown this on their plans.

Parks, Recreation, & Greenways Summary

The Proposal complies with the Parks, Recreation, and Greenways Master Plan by committing to the required Sidepath improvements. The proposal is located outside of any Park Search Areas; therefore a direct Parkland dedication is not being entertained, rather a fee-in-lieu of Parkland Dedication will be paid at the time of subdivision plat approval.

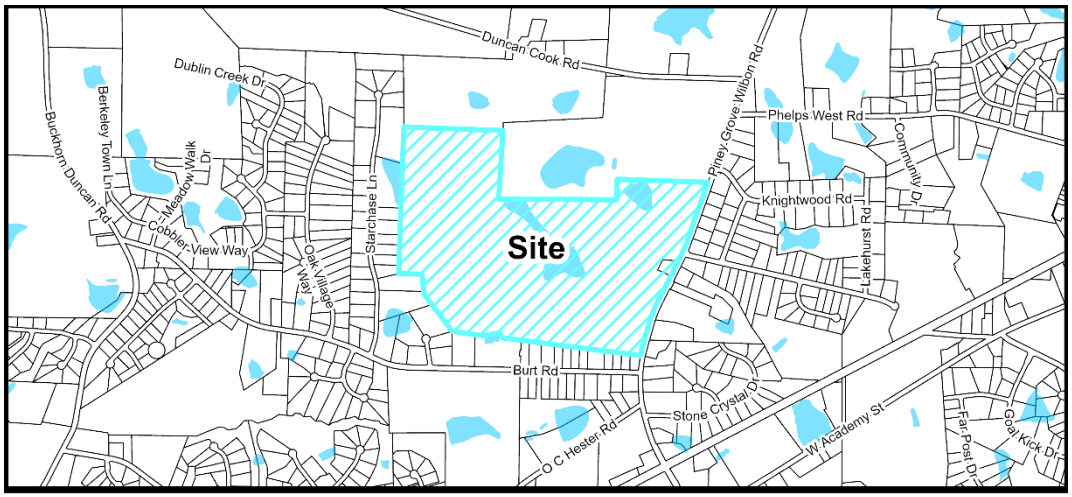
Parks, Recreation, & Greenways Staff Analysis:

The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

The proposed Major Residential Subdivision is consistent with the Comprehensive Plan as well as the approved Rezoning.

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.



No Community Facilities

Community Facilities Map

WCPSS Coordination

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the attachments.

Schools at the following grade levels within the current assignment area for the proposed rezoning are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☐ Middle ☐ High School ☐ N/A: All grade levels are anticipated to have sufficient capacity

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☒ Elementary ☐ Middle ☐ High School

☐Not applicable – existing school capacity is anticipated to be sufficient.

Community Facilities Staff Analysis:

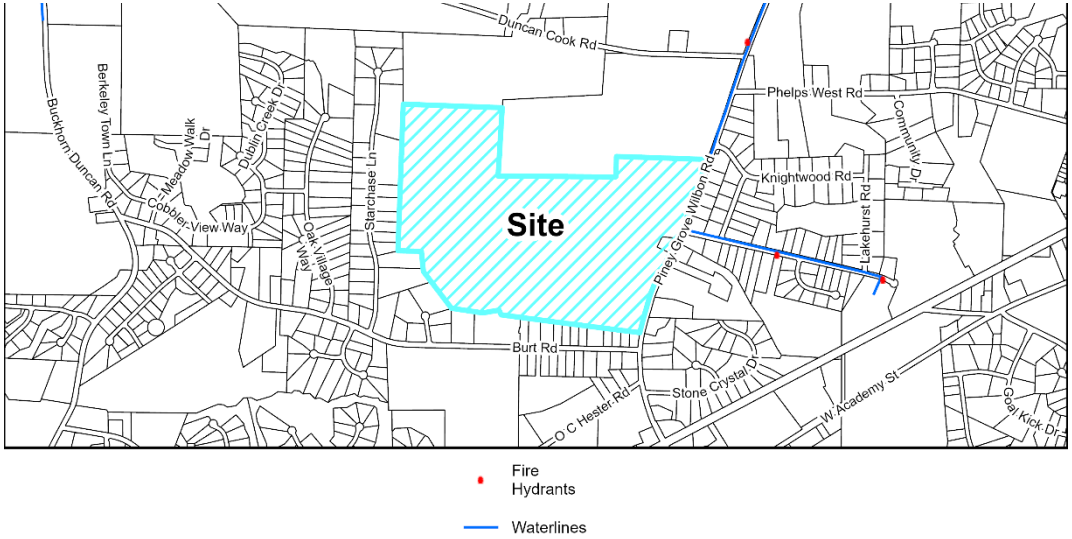
The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

The proposed Major Subdivision 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 intersection of Piney Grove Wilbon and Duncan Cook Road along the property frontage with Piney Grove Wilbon. A Fire Flow Analysis was completed with this Major Subdivision, and it confirmed adequate water pressure within the Town's system with the addition of this development.

Sanitary Sewer:
While not currently available to the property, sewer service will be provided via an onsite pump station and forcemain to discharge to the existing Honeycutt Farm Pump Station. Easement acquisition and construction associated with the forcemain route are included as part of this development. The proposed pump station will be sized to serve only the Elliott Farm development.

The downstream sewer study associated with the Rezoning Petition was revised with the Major Subdivision Plan and includes a pump station capacity analysis for the existing Honeycutt Farm Pump Station and the proposed pump station. The study concludes the proposed pump station is appropriately sized, but improvements to the existing downstream sewer infrastructure and the Honeycutt Farm Pump Station will be required.

Reclaim:
The project is located outside the Town's Reclaim Water Service Area.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

☐ WRMP Applicable
☒ WRMP Not Applicable

☐Tier 1
☐Tier 2
☐Tier 3

Allocation Elements
☐ Public Infrastructure Improvements
☐ Sustainable Design
☐ Work Force Housing
☐ Open Space/Tree Preservation

Water Resource Management Policy Summary
Project submitted prior to July 1, 2023 and not subject to WRMP.

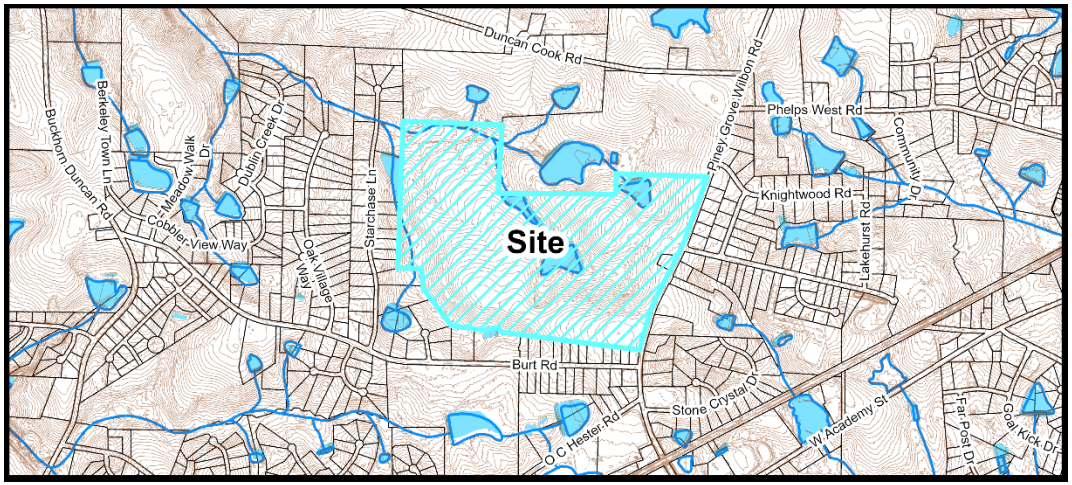
Infrastructure & Utility Staff Analysis:

The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

The proposed utility connections and extensions are consistent with the Comprehensive Plan as well as the associated Engineering Studies.

Natural Resources & Open Space Information

On-site Private Open Space	**30% (44.8 acres)**
Tree Preservation Area	20%
Active Recreation Area	5% (7.5 acres)
Urban Civic Space	0%
Flexible Space	5%



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The proposed Major Subdivision includes Active Recreation elements of a swimming pool, tennis/pickleball courts, fire pits and reading nooks, a birdwatching area, an internal trail, and benches throughout. Tree Preservation is shown around existing natural features.

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, streams, ponds and Riparian buffers.

Natural Resources & Open Space Staff Analysis:

The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

The proposed Major Subdivision meets or exceeds the Open Space requirements of the Unified Development Ordinance and the approved Conditional Zoning District. The open space preserves the onsite environmental features and Natural Resources. 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.

Development Standards Information

The following is a summary of how the proposed development satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO) and NR-CD – Neighborhood Residential Conditional Zoning District (22-REZ-07).

Development Standards Summary

Development Standards (UDO Section 2 & 22-REZ-07):

	Standard	Proposed
Maximum Density	2.17	2.09
Minimum Required Attached Units	10%/32 units	15%/48 units
Minimum Lot Width at Setback Line		
• Detached Dwellings	26'	26'
• Attached Dwellings	18'	18'
• Other Buildings/Uses	60'	60'
Minimum Lot Frontage at ROW	18'	18'
Pod A Lot Counts		
• 40' Min Width Duplex Lots	10-30	32*
• 44' x 120'-150' Lots	15-30	16
• 50' x 120'-150' Lots	20-35	29
• 60' x 120'-150' Lots	5-20	14
Pod B Lot Counts		
• 40' Min Width Duplex Lots	15-25	16
• 44' x 120'-150' Lots	20-30	17*
• 50' x 120'-150' Lots	15-30	28
• 60' x 120'-150' Lots	15-30	28
Pod C Lot Counts		
• 40' Min Width Duplex Lots	N/A	N/A
• 44' x 120'-150' Lots	50-60	45*
• 50' x 120'-150' Lots	20-30	31*
• 60' x 120'-150' Lots	45-60	56

**Approved Rezoning Plan allows for 10% variation in the range standard*

Building Height	Standard	Proposed
Maximum Primary Structure Height:	35'	35'
Maximum Accessory Structure Height:	25'	25'

Landscaping (UDO Section 5 & 22-REZ-07):

	Standard	Proposed Standard
Perimeter Buffers		
Thoroughfare Buffer (Piney Grove Wilbon)	25'	25'
North	5' Type A	5' Type A
South	5' Type A/10' Type B	5' Type A/10' Type B
West	5' Type A	5' Type A
Street Trees		
Thoroughfare ROW	Thoroughfare: Trees on private property within 5 ft of the right-of-way	Piney Grove Wilbon: Trees on private property within 5 ft of the right-of-way
Thoroughfare Planting Plan Trees	Piney Grove Wilbon: Trident Maple & Crape Myrtle	Trident Maple & Crape Myrtle
Street Trees along Collector, Local, and Cul-de-sac Streets	Minimum of 50' – 65' from center of trunk to center of trunk	Minimum of 50' – 65' from center of trunk to center of trunk

Development Standards Staff Analysis

The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

The Major Subdivision Plan is consistent with the UDO and associated Conditional Zoning District. The lot counts and dimensions meet the requirements of the Unified Development Ordinance and the Neighborhood Residential Conditional Zoning District, The proposed buffers and landscaping are provided to mitigate off-site and on-site impacts, Open Space is provided through Tree Preservation and Active Recreation components that serve the neighborhood, Public Streets and Utilities are being constructed to serve the site with connections to adjacent areas to help serve any nearby future development, and the design of the project meets several characteristics of the Mixed Residential Neighborhood with a variety of lot sizes and housing types, reaching the goals of the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan*.

Decision-Making Information

Major Subdivision Plan Staff Analysis
The applicant must demonstrate that the proposed Major Subdivision Plan complies with minimum requirements specified in Town's adopted land development policies and ordinances.

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

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

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

Meeting Date: 10/30/2023
Summary of Issues: The neighbors asked questions on issues regarding the following:

- Proposed onsite pump station
- Road widening and landscape maintenance on Burt Road, potential traffic signal
- Age-restriction

Planning Board Action

Planning Board Meeting Date: 6/25/2024

A summary of the Planning Board discussion and final recommendation can be found in the Planning Board Action Report attached with the agenda item.

Town Council Consideration & Action

Quasi-Judicial Public Hearing

Prior to the Quasi-Judicial Public Hearing:

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

Town Council Decision: Quasi-Judicial Decision

Quasi-Judicial Decision:

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

1. Criterion 1: The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein.

2. Criterion 2: The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu.

3. Criterion 3: The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties.

4. Criterion 4: The proposed building or site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.

5. Criterion 5: The design of the project furthers the goals and policies of the Comprehensive Plan.

Potential Major Subdivision Plan Petition Motion
Adopt Resolution #24-20 to make and accept Findings of Fact for and to approve Major Subdivision Plan 23-MAS-02.

Per NCGS §160D-301(b), the Planning Board may provide a preliminary forum for review of quasi-judicial decisions, provided that no part of the forum or recommendation may be used as a basis for the deciding board.

Planning Board Decision Type: Advisory Decision

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

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

The Planning Board discussed the following issues and concerns:
- Proposed Elevations/Grade of homes
- Age-Restriction Compliance

Major Subdivision Plan Motion
The Planning Board recommends the Town Council approve Major Subdivision Plan 23-MAS-02 for Elliott Farm Major Subdivision as submitted by Kimley-Horn, dated Revised 6/7/2024 with staff recommended conditions.

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

WAKE COUNTY PUBLIC SCHOOL SYSTEM

Student Assignment
5625 Dillard Drive
Cary, NC, 27518
Email: studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

June 12, 2024

Chis Hills, AICP
Director, Development Services
Town of Holly Springs
chris.hills@hollyspringsnc.gov

Dear Chris,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Holly Springs planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: November 29, 2023
- Name of development: Elliott Farm
- Address of rezoning: 2836 Piney Grove Wilbon Rd. (PIN 0646469015 & 0646654881)
- Total number of proposed residential units: 312
  - Type(s) of residential units proposed: 264 Detached Dwellings (Single-family) & 48 Attached Dwellings (Duplex) with age restriction of 80% of all occupied units having a resident age 55 or older.

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

☒ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☐ Middle ☐ High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ Not applicable – existing school capacity is anticipated to be sufficient.

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☒ Elementary ☐ Middle ☐ High

Thank you for sharing this information with the Town of Holly Springs Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Susan W. Pullium, MSA
Senior Director

THE TOWN OF
Holly Springs

Resolution No.: 24-20
Date Adopted: August 20, 2024
Effective Date: August 20, 2024

RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL MAKING FINDINGS OF FACT FOR AND TO APPROVE WITH CONDITIONS MAJOR SUBDIVISION PLAN (23-MAS-02); FOR ELLIOTT FARM MAJOR SUBDIVISION

WHEREAS, the Town of Holly Springs Town Council adopted *Town of Holly Springs Unified Development Ordinance* ("UDO") in March 2022; and

WHEREAS, pursuant to NCGS §§160D-403 and Chapter 11 of the Town of Holly Springs UDO, the Town Council of Holly Springs ("Town Council") has the authority to grant approval of Development Plans if competent and substantial evidence is presented by the Petitioner which allows the Town Council to find as a fact that conditions either currently exist or may exist after implementation of conditions by the Town Council. Such findings are each of the following:

Major Subdivision Plan Findings of Fact:
The Town Council shall consider the following review criteria in determining whether to approve, approve with conditions, or deny a Major Subdivision Plan.

Criterion 1: The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein.

Criterion 2: The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu.

Criterion 3: The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties.

Criterion 4: The proposed building or site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.

Criterion 5: The design of the project furthers the goals and policies of the Comprehensive Plan.

WHEREAS, the Town Council has heard sworn testimony and has accepted and entered the Applicant's written findings of fact into the minutes (Exhibit A), have received site plans, and have considered conditions of approval (Exhibit B) for the following requested Major Subdivision Plan:

Major Subdivision Plan (23-MAS-02): Elliott Farm

WHEREAS, the Town Council has received competent and substantial evidence and has therefore found the written findings of fact. The Town Council finds that the Applicant's findings of fact to be consistent with the public testimony received on the requested Development Plan, and therefore the Town Council is able to reach conclusions independently (Exhibit C) or be reasonably able to meet the conclusions on the Findings of Fact upon implementation of additional conditions listed on Exhibit D to this Resolution.

THEREFORE, BE IT RESOLVED by the Town Council to make and accept the Findings of Fact and to approve with conditions (Exhibit B) Major Subdivision Plan (23-MAS-02) for Elliott Farm Major Subdivision; as submitted by Kimley-Horn.

Adopted by the Holly Springs Town Council on this, the 20th day of AUGUST, 2024.

Town of Holly Springs by **ATTEST**:

_____ _____

Sean Mayefskie, Mayor Linda McKinney, Town Clerk

RESOLUTION EXHIBIT A

MAJOR SUBDIVISION PLAN (23-MAS-02) FINDINGS OF FACT SUBMITTED BY APPLICANT

Criterion 1: The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein.

The property was recently rezoned to the Neighborhood Residential Conditional District. The Neighborhood Residential District "is established to protect, promote, and maintain the development of detached and attached dwellings on different lot sizes that vary enough to provide a range of home choices in the same neighborhood and to provide for limited public and institutional uses that are compatible with a medium density residential neighborhood. These districts are expected to be compact in form and utilize a connected street and open space network and a variety of lot and house sizes within the block." See UDO Section 2.1.1. The Elliott Farm major subdivision plan includes a mix of home choices in the same neighborhood, including detached and attached dwellings. The proposed 2.17 dwelling units per acre is consistent with a medium density residential neighborhood. The proposed layout is compact and centrally located on the property in order to preserve the forested areas along the perimeter of the site. The property is divided into three pods with a requirement for different lot types to be included in each pod in order for a variety of lot types and house sizes on the same block. Sidewalks are provided on both sides of all streets and a walking trail is provided throughout the property to further connect the network of pocket parks and activated open spaces. Finally, the proposed major subdivision plan is consistent with the master plan approved with the 2023 rezoning of the property. Therefore, the proposed development will not have significant adverse impacts on adjacent properties and is consistent with the character of the Neighborhood Residential zoning district.

Criterion 2: The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu.

The UDO requires a total of 30% of the property to be open space, which amounts to 44.8 acres of this property, including 20% tree preservation (29.9 acres), 5% recreational area (7.5 acres), and 5% flexible area (7.5 acres). The Elliott Farm major subdivision plan exceeds these requirements, providing a total of 52.2 acres of open space, including 34 acres of tree preservation, 7.7 acres of recreational area, and 10.5 acres of flexible area. The majority of the tree preservation area is along the perimeter of the property, which will provide substantial buffering between Elliott Farm and the adjacent residential property. The recreational area includes a main amenity area with a clubhouse, swimming pool, and outdoor courts. Several other recreational areas are spread across the property and programmed with a variety of elements such as shade structures, community gardens, walking trails, seating areas, and pollinator gardens. The flexible area includes existing environmental features that will be preserved, including three ponds. In addition, a fee-in-lieu of dedicating public park space shall be provided. Therefore, the proposed development provides for the preservation, improvement, and enhancement of open space.

Criterion 3: The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties.

To the extent possible, the Elliott Farm major subdivision plan is designed around the natural topography of the property and the majority of disturbance is largely located on existing open field areas of the property. There is an existing stream and three ponds on the property, which will be preserved and appropriately buffered. The major subdivision application includes plans to construct the necessary public and private infrastructure to serve the project. This includes a substantial investment by the applicant to extend public sanitary sewer service to the property as well as construction of a pump station on the property. The existing water main at Duncan Cook Road will be extended to the property and a stub for future extension north along Piney Grove Wilbon Road and west to Duncan Cook Road will be provided. Therefore, the project can be economically served by the Town with public services and facilitates the use and future development of adjacent properties within the Town's corporate limits.

Criterion 4: The proposed building or site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.

This area of the Town is mostly developed with low density residential uses and agricultural uses that complement the existing natural features. The Elliott Farm major subdivision plan is designed to reflect these characteristics. The residential density is lower than what is envisioned by the Town's Comprehensive Plan for this property in order to accomplish this. The existing stream and three ponds on the property will be preserved and appropriately buffered, and the site improvements are mostly limited to existing open field areas. The majority of the existing wooded areas are to be preserved, which will enhance the public realm for the future residents and maintain the viewshed of adjacent property owners. The public realm will also be enhanced by the amenity areas provided throughout the project and the commitment to quality architecture and building materials. Sidewalks are provided on both sides of all streets, a public side path is provided along Piney Grove Wilbon Road, and the project's amenities and natural features are connected by walking trails. Therefore, the site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.

Criterion 5: The design of the project furthers the goals and policies of the Comprehensive Plan.

The property was rezoned in September 2023 to the Neighborhood Residential Conditional zoning district, and the proposed major subdivision plan is consistent with the master plan approved with the rezoning. At the time the September 2023 rezoning was approved, the Town Council determined that the proposed conditional district is consistent with the Town of Holly Springs Comprehensive Plan because it will allow the development of a mix of housing options within a walkable, connected neighborhood that includes a central gathering space and pocket parks dispersed throughout the community.

The design of the project furthers the goals and policies of the Comprehensive Plan by proposing a project that is consistent with the Future Land Use Map (the "FLUM"). The FLUM designates

the property as a Mixed Residential Neighborhood. As described in the Town's Comprehensive Plan, a Mixed Residential Neighborhood includes several housing types – single dwelling detached, single dwelling attached, and multi-dwelling – that provide a range of home choices (densities) in the same neighborhood. New Mixed Residential Neighborhoods should include a comprehensive and connected network of open space that provide gathering space; preserve large tree stands; and help manage stormwater run-off. These neighborhoods are organized around a neighborhood-scale park which can serve as a central gathering space, within a five-minute walk of all homes. Smaller open spaces like pocket parks and community gardens are distributed throughout the neighborhood, within a shorter walk of homes. Comprehensive Plan, p. 44. The Elliott Farm major subdivision plan is directly consistent with the Mixed Residential Neighborhood designation because it proposes a mix of residential dwelling types within the same neighborhood and community amenities spread throughout the project, which are all connected by a comprehensive network of sidewalks and walking trails.

RESOLUTION EXHIBIT B

MAJOR SUBDIVISION PLAN (23-MAS-02) CONDITIONS OF APPROVAL

1. All previous conditions of approval for Elliott Farm Rezoning 22-REZ-07 apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. The following must be submitted with the first Construction Drawing submittal:
    a. A point-by-point photometric plan for all lighting as specified in the Town's Engineering, Design, and Construction Standards.
    b. A Cluster Mailbox detail displaying how all UDO requirements will be met.
    c. An Alternate Landscape Plan detailing street tree locations that are compliant with the Town's Engineering Design and Construction Standards.
3. Prior to Construction Drawing Approval, the following items must be addressed:
    a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
4. At time of petitioning for the first Final Plat for this subdivision:
    a. Homeowner's Association covenants shall be submitted for review prior to recording.
    b. A Street Tree Maintenance Easement shall be shown on the final plat on lots fronting the force main.
5. A Table or Plan Sheet will be provided by the builder at building permit submittal to ensure architectural elevation compliance with the approved Design Manual.
6. Prior to being scheduled for Town Council, the Development Agreement associated with this major subdivision must be finalized.
7. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
8. ALL recommendations from the TIA and as a result of Town and NCDOT review associated with this project, must be incorporated into the plans no later than with your next submittal to avoid delays in your development review. This must be finalized prior to this project being scheduled for Planning Board and Town Council.
9. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development, included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
10. This project is responsible for paying a fee-in-lieu of intersection improvements proportionate to project impact at the intersection of Piney Grove Wilbon and Burt Road.
11. If build out exceeds the anticipated time frame in the approved TIA, an update of the TIA will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.

12. The proposed fee-in-lieu for the required roadway and water stub to the northern property line must meet the Town's Unit Cost Policy and be approved by Staff prior to the first Construction Drawing submittal. If a FIL cannot be agreed upon, the applicant must design, permit, and construct the required roadway and sewer connections. If this is the case, the northern stub must be shown on the first construction drawing submittal.

13. Thoroughfares, collectors and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.

14. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.

15. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.

16. In accordance with Engineering Design & Construction standards (ED&CS) Section 7.07, the pump station site lot shall be platted and deeded to the Town of Holly Springs through fee simple conveyance prior to pump station final acceptance. A deed of easement is not sufficient and is not allowed. Show lot lines on the associated subdivision plan and preliminary pump station site plan.

17. The following note must be clearly reflected on the plats and construction drawings for the adjacent lots Pump station site owned by the Town of Holly Springs may be expanded in the future and there will be routine operation inspections and maintenance on the premises once the pump station is in operation."

18. All Special Studies must be finalized prior to being scheduled for Planning Board.

19. Preliminary Pump Station Site Plan is required to be on the same Town Council Meeting agenda as this plan.

20. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal.

21. Offsite Sewer Infrastructure Incomplete: If any off site sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site sewer facilities, and will not guarantee completion of such facilities by any other party. This will become a condition of plan approval.

22. If any off site water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site water facilities, and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. This will become a condition of approval.

23. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.

24. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.

25. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.

26. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information

27. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.

28. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.

29. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater SCM prior to plat recordation and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.

30. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.

31. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal.

32. In accordance with Engineering Design & Construction standards (ED&CS) Section 7.07, the pump station site lot shall be platted and deeded to the Town of Holly Springs through fee simple conveyance prior to pump station final acceptance. A deed of easement is not sufficient and is not allowed. Show lot lines on the associated subdivision plan and preliminary pump station site plan.

33. A verification letter that confirms no changes occurred to the gravity sewer network; including final sizing for lines that are stubbed upstream, will be required with first construction drawing submittal. If changes have been made to the gravity sewer network between Town Council Approval and first Construction Drawing Submittal, a Final Gravity Sewer Line Sizing Report will be required with first construction drawing submittal for all lines that are stubbed to adjacent upstream properties. Include calculations to document line sizes, adequacy of proposed sanitary sewer lines to serve all future upstream development.

RESOLUTION EXHIBIT C

TOWN COUNCIL'S FINDINGS OF FACT

The Town Council accepts the findings of fact as presented in Exhibit A unless specified below:

The Town Council made the following additional findings:

X No additional findings

RESOLUTION EXHIBIT D

ADDITIONAL CONDITIONS OF APPROVAL

The Town Council added the following conditions in order to adequately make and accept the Findings of Fact:

X No additional conditions of approval

Office of the Mayor
P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us
Email: dick.sears@hollyspringsnc.us

TOWN OF HOLLY SPRINGS

DEVELOPMENT PETITION

DPM Appendix #A.04
Supplement 18
March 2022

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

Petition Type:

☑ **Major Subdivision** (check all that apply)
- ☑ Residential ☐ Non-residential
- ☑ New ☐ Major Amendment* ☐ Minor Amendment*

☐ **Development Plan** (check all that apply)
- ☐ Residential ☐ Non-residential
- ☐ New ☐ Major Amendment* ☐ Minor Amendment*

☐ **Special Use Permit**
- ☐ New

** Specify purpose of amendment on Certificate of Plan Revisions*

For DS Use only
Project # _____
Fees Paid: $ _____
Date Received:

☐ Initial ☐Revised ☐ Final

Project Information:

Project Name: Elliott Farm
If this project is part of a previously approved plan, please specify:
PUD/Master Plan/Subdivision 22-REZ-07 Elliott Farm Shopping Center/Lot# _____
Project Location: 2908 and 2836 Piney Grove Wilbon Road, Holly Springs, NC 27526-2113
Use street address. If none, use the closest intersection
☑ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN: 0646469015; 0646654881 Real Estate ID: 002655; 0063790
Project Acreage (rounded to nearest tenth): 149.9 Partial Parcel: ☐ No ☐ Yes (additional fee)
Current Zoning: Rural Residential - RR Proposed Use (see UDO Table 3.2.A): Single Family Residential (Attached and Detached
Open Space *[See UDO Section 7.06(F)(4)]*: ☐ Dedication ☐ Fee-in-lieu ☑ Combination ☐ N/A
Waivers Requested: ☑ No ☐ Yes- Specify UDO Section Number(s): _____
If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet
Sketch Plan Review (Pre-Submittal) Meeting Date: 11/16/2023
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 Contact Information: (complete each contact in its entirety- please print or type)

Project Applicant/Contact
(check one) ☐ Owner ☐ Owner's Agent ☑ Design Professional ☐ Developer ☐ Other _____
Name Katie Witt, PE Company Kimley-Horn
Mailing Address 300 South Main Street, Suite 212
City Holly Springs State NC Zip 27540
Telephone # (984) 275-3559 E-Mail Katie.Witt@Kimley-Horn.com
How would you like to receive staff review comments? ☑ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☑ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip _____
Telephone # ( ) _____ E-Mail _____
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Developer

Name James Woofter Company Toll Brothers INC
Mailing Address 900 Perimeter Park Drive, Suite B3
City Morrisville State NC Zip 27650
Telephone # (703) 930-3069 E-Mail JWoofter@tollbrothers.com
How would you like to receive staff review comments? ☑ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☑ E-Mail ☐ US Mail- Certified

Architect

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

Landscape Architect

Name Company Kimley-Horn
Mailing Address 300 South Main Street, Suite 212
City Holly Springs State NC Zip 27540
Telephone # (984) 275-3559 E-Mail Katie.Witt@Kimley-Horn.com
How would you like to receive staff review comments? ☑ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☑ E-Mail ☐ US Mail- Certified

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

Name Velamuri, Ganapathi Kodumagulla, Mrinalini S Company
Mailing Address 2908 Piney Grove Wilbon Rd
City Holly Springs State NC Zip 27526
Telephone # ( ) Alternate Telephone # ( )
Fax # ( ) E-Mail
How would you like to receive staff review comments? ☐ Fax ☐ E-Mail ☑ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☐ E-Mail ☑ US Mail- Certified

Property Owner - *Required*

Name Augustus G III Elliott, Grace-Marie Elliott Company
Mailing Address 300 Kite Dr
City Fuquay Varina State NC Zip 27526
Telephone # ( ) E-Mail
How would you like to receive staff review comments? ☐ E-Mail ☑ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☑ US Mail- Certified

Certificate of Submittal Completion

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

Signature: Katie Witt Date: 11/22/2023

UDO Section 11.11.D: Review Criteria. For Type 5 - Quasi-judicial Actions, the decision-making body shall consider the following review criteria in determining whether to approve, approve with conditions, or deny a Major Subdivision. These criteria shall be used to evaluate whether the proposal will cause significant adverse impacts on adjacent properties.

CRITERION 1: The land uses and development intensity of the proposed Project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein.

The property was recently rezoned to the Neighborhood Residential Conditional District. The Neighborhood Residential District "is established to protect, promote, and maintain the development of detached and attached dwellings on different lot sizes that vary enough to provide a range of home choices in the same neighborhood and to provide for limited public and institutional uses that are compatible with a medium density residential neighborhood. These districts are expected to be compact in form and utilize a connected street and open space network and a variety of lot and house sizes within the block." *See* UDO Section 2.1.1. The Elliott Farm major subdivision plan includes a mix of home choices in the same neighborhood, including detached and attached dwellings. The proposed 2.17 dwelling units per acre is consistent with a medium density residential neighborhood. The proposed layout is compact and centrally located on the property in order to preserve the forested areas along the perimeter of the site. The property is divided into three pods with a requirement for different lot types to be included in each pod in order for a variety of lot types and house sizes on the same block. Sidewalks are provided on both sides of all streets and a walking trail is provided throughout the property to further connect the network of pocket parks and activated open spaces. Finally, the proposed major subdivision plan is consistent with the master plan approved with the 2023 rezoning of the property. Therefore, the proposed development will not have significant adverse impacts on adjacent properties and is consistent with the character of the Neighborhood Residential zoning district.

CRITERION 2: The proposed Project provides for the preservation, improvement, and/or enhancement of Open Spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu.

The UDO requires a total of 30% of the property to be open space, which amounts to 44.8 acres of this property, including 20% tree preservation (29.9 acres), 5% recreational area (7.5 acres), and 5% flexible area (7.5 acres). The Elliott Farm major subdivision plan exceeds these requirements, providing a total of 52.2 acres of open space, including 34 acres of tree preservation, 7.7 acres of recreational area, and 10.5 acres of flexible area. The majority of the tree preservation area is along the perimeter of the property, which will provide substantial buffering between Elliott Farm and the adjacent residential property. The recreational area includes a main amenity area with a clubhouse, swimming pool, and outdoor courts. Several other recreational areas are spread across the property and programmed with a variety of elements such as shade structures, community gardens, walking trails, seating areas, and pollinator gardens. The flexible area includes existing environmental features that will be preserved, including three ponds. In addition, a fee-in-lieu of dedicating public park space shall be provided. Therefore, the proposed development provides for the preservation, improvement, and enhancement of open space.

CRITERION 3: The proposed layout of Streets, Lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties.

To the extent possible, the Elliott Farm major subdivision plan is designed around the natural topography of the property and the majority of disturbance is largely located on existing open field areas of the property. There is an existing stream and three ponds on the property, which will be preserved and appropriately buffered. The major subdivision application includes plans to construct the necessary public and private infrastructure to serve the project. This includes a substantial investment by the applicant to extend public sanitary sewer service to the property as well as construction of a pump station on the property. The existing water main at Duncan Cook Road will be extended to the property and a stub for future extension north along Piney Grove Wilbon Road and west to Duncan Cook Road will be provided. Therefore, the project can be economically served by the Town with public services and facilitates the use and future development of adjacent properties within the Town's corporate limits.

CRITERION 4: The proposed Building or site design enhances the public realm, maximize natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.

This area of the Town is mostly developed with low density residential uses and agricultural uses that complement the existing natural features. The Elliott Farm major subdivision plan is designed to reflect these characteristics. The residential density is lower than what is envisioned by the Town's Comprehensive Plan for this property in order to accomplish this. The existing stream and three ponds on the property will be preserved and appropriately buffered, and the site improvements are mostly limited to existing open field areas. The majority of the existing wooded areas are to be preserved, which will enhance the public realm for the future residents and maintain the viewshed of adjacent property owners. The public realm will also be enhanced by the amenity areas provided throughout the project and the commitment to quality architecture and building materials. Sidewalks are provided on both sides of all streets, a public side path is provided along Piney Grove Wilbon Road, and the project's amenities and natural features are connected by walking trails. Therefore, the site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.

CRITERION 5: The design of the Project furthers the goals and policies of the Comprehensive Plan.

The property was rezoned in September 2023 to the Neighborhood Residential Conditional zoning district, and the proposed major subdivision plan is consistent with the master plan approved with the rezoning. At the time the September 2023 rezoning was approved, the Town Council determined that the proposed conditional district is consistent with the Town of Holly Springs Comprehensive Plan because it will allow the development of a mix of housing options within a walkable, connected neighborhood that includes a central gathering space and pocket parks dispersed throughout the community.

The design of the project furthers the goals and policies of the Comprehensive Plan by proposing a project that is consistent with the Future Land Use Map (the "FLUM"). The FLUM designates

the property as a Mixed Residential Neighborhood. As described in the Town's Comprehensive Plan, a Mixed Residential Neighborhood includes several housing types – single dwelling detached, single dwelling attached, and multi-dwelling – that provide a range of home choices (densities) in the same neighborhood. New Mixed Residential Neighborhoods should include a comprehensive and connected network of open space that provide gathering space; preserve large tree stands; and help manage stormwater run-off. These neighborhoods are organized around a neighborhood-scale park which can serve as a central gathering space, within a five-minute walk of all homes. Smaller open spaces like pocket parks and community gardens are distributed throughout the neighborhood, within a shorter walk of homes. Comprehensive Plan, p. 44. The Elliott Farm major subdivision plan is directly consistent with the Mixed Residential Neighborhood designation because it proposes a mix of residential dwelling types within the same neighborhood and community amenities spread throughout the project, which are all connected by a comprehensive network of sidewalks and walking trails.

TOWN OF HOLLY SPRINGS
DEVELOPMENT PETITION

NEIGHBORHOOD MEETING REPORT

DPM Appendix #A.01
Supplement 18
March 2022

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

☐ Neighborhood Meeting Date: 10/30/2023
Time: 6 - 7pm
Location: Holly Springs Cultural Center

For DS Use only
Project # _____
Date Received:

☐ Complete ☐ Incomplete

Notification of Owners:

1. The Petitioner or Petitioner's Agent shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the Petition, owner of land within a **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.

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

☐ Date of Notification Mailing: 10/20/2023

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 sheets

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:
No significant changes were made to the plans based on meeting. Most meeting questions were in regards to TIA approved with rezoning.

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
Katie Witt — 10/21/2023

Elliott Farm Major Subdivision – Neighborhood Meeting Report

On October 30, 2023 at 6:00 pm, the applicant team held a neighborhood meeting at the Holly Springs Cultural Center. Approximately 9 neighbors attended the meeting. After a presentation of the project, the applicant team answered questions about the project. The following in a summary of the questions and comments from the neighbors in attendance.

Summary of Questions and Comments:

1. The neighbors asked about the proposed pump station.

   Response: The team's engineer described that the pump station will be located in the northwest area of the neighborhood which is the sites low point and will be constructed during phase 1 of the project. The access to the pump station will be internal to the site.

2. Several questions were asked about the road widening and if there will be a traffic light at the entrance or at the Burt Road intersection. With the road widening they asked who the landscaping will be controlled and maintained by.

   Response: The development team's engineer clarified we will be widening the west side of the road to a T4-A cross section which will include two lanes, a sidewalk and landscaping. The landscaping will be maintained by the HOA on our side of the road. Currently, there is no plan for the east side of the road to be widened. Our approved TIA does not include a traffic light, but financial contributions towards the Burt Road signal will be made as stated in the Developers Agreement.

3. Multiple questions were asked about how the age restriction requirement will work and how it will impact housing prices. Additionally, a couple of questions were asked about how resale of homes would work and renting out the homes in terms of age restriction.

   Response: The developer explained that currently there is no set sales price on the homes, but they will be from 1,400 SF to 2,900 SF. There will be a 55 and over age restriction with the neighborhood required to have 80% of owners 55 and over and the other 20% not aged restricted. The reason it is 80% and not 100% age restricted is to help resale value and diversity. The HOA will be required to enforce the age restricted percentage and make sure the margin is maintained.

4. Question about the trails provided on site.

   Response: The development team explicates that all trails on site will be public.

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

   Response: The development team's 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 the how the additional traffic impacts will be mitigated. The traffic study was reviewed and the road improvements to mitigate this traffic have been approved by the Town of Holly Springs and NCDOT through the rezoning process.

6. Question about the barns on the property.

   Response: These barns were surveyed and are not deemed historical, so they will be removed from the site.

7. Question about the environmental features on site and how we will be impacting them.

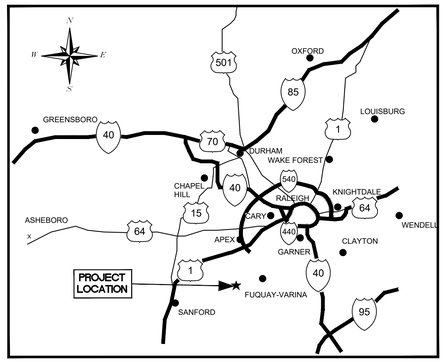
   Response: The environmental features have been delineated and sent to USACE. The impacts will remain under 0.5 acre maximum and will be permitted separately.

8. A couple questions about construction.

   Response: The developer explained construction will be done in phases and typically a project of this sizes takes 2 to 3 years performing both onsite and offsite improvements. During construction there will be a traffic control plan and every resident will be able to get to their home.

Address	Owner	REID	PIN	Mailing Address 1	Mailing Address 2	Mailing Address 3
5913 BURT RD	LAKIN, MARIAN ANTOINETTE S	127624	646547420	5913 BURT RD	FUQUAY VARINA NC 27526-9652	
5921 BURT RD	WEAVER, WOODY ELVIN JR	127626	646545368	5921 BURT RD	FUQUAY VARINA NC 27526-9652	
5929 BURT RD	WARD, MATTHEW W WARD, BATHSHEBA R	127628	646543329	5929 BURT RD	FUQUAY VARINA NC 27526-9652	
6013 BURT RD	NORTON, BRADLEY A NORTON, TONYA D	127632	646448379	6013 BURT RD	FUQUAY VARINA NC 27526-9654	
3025 PINEY GROVE WILBON RD	PARNELL, RONALD W PARNELL, ROBIN T	136841	646643470	3025 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-7947	
7216 STARCHASE LN	HILLESLAND, JENNIFER L	173086	646258330	7216 STARCHASE LN	FUQUAY VARINA NC 27526-8256	
7132 STARCHASE LN	MULLEN, PATRICK T MULLEN, SHARON L	173090	646258921	7132 STARCHASE LN	FUQUAY VARINA NC 27526-8254	
7112 STARCHASE LN	BUTTERFIELD, ALAN M BUTTERFIELD, NANCY HAYES	173092	646268329	7112 STARCHASE LN	FUQUAY VARINA NC 27526-8254	
7109 STARCHASE LN	SEXTON, VICTORIA R	173106	646361436	7109 STARCHASE LN	FUQUAY VARINA NC 27526-8255	
7009 STARCHASE LN	BOYKIN, TERESA C	173102	646372802	7009 STARCHASE LN	FUQUAY VARINA NC 27526-8253	
6008 BURT RD	DEAN, BILLY R DEAN, NANCY M	83937	646449716	6008 BURT RD	FUQUAY VARINA NC 27526-9653	
7204 STARCHASE LN	ERICKSON, MARIE E. ERICKSON, RICHARD	173088	646258640	7204 STARCHASE LN	FUQUAY VARINA NC 27526-8256	
2724 PINEY GROVE WILBON RD	COOK, DURWARD W COOK, PEGGIE B	14574	646672431	5820 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900	
2716 KNIGHTWOOD RD	BERRY, CLIFFORD K	111468	646765743	2716 KNIGHTWOOD RD	FUQUAY VARINA NC 27526-9615	
5908 BURT RD	ARTHUR, MICHAEL G ARTHUR, DONNA L	83927	646548688	5908 BURT RD	FUQUAY VARINA NC 27526-9651	
5916 BURT RD	HOLLEMAN, MARJORIE CUTTS	83929	646546639	5916 BURT RD	FUQUAY VARINA NC 27526-9651	
5924 BURT RD	HOLLEMAN, MARJORIE CUTTS	83931	646544791	5916 BURT RD	FUQUAY VARINA NC 27526-9651	
5928 BURT RD	CONNOR, JAMES R CONNOR, GLENDA H	83932	646543781	5928 BURT RD	FUQUAY VARINA NC 27526-9651	
5936 BURT RD	KING, LARRY W KING, PATRICIA W	83934	646541781	5936 BURT RD	FUQUAY VARINA NC 27526-9651	
6104 BURT RD	MORGAN, JONATHAN D SR MORGAN, SHERRY R	83946	646349851	6104 BURT RD	FUQUAY VARINA NC 27526-9655	
7004 STARCHASE LN	MCGREGOR, ROBERT J MCGREGOR, PATRICIA L	173098	646278879	7004 STARCHASE LN	FUQUAY VARINA NC 27526-8252	
7105 STARCHASE LN	WILLIAMS, LARRY ALAN WILLIAMS, MARYANN S	173105	646361841	7105 STARCHASE LN	FUQUAY VARINA NC 27526-8255	
7129 STARCHASE LN	MEADOWS, BRENDA SEWELL	173109	646361013	7133 STARCHASE LN	FUQUAY VARINA NC 27526-8255	
7133 STARCHASE LN	MEADOWS, BRENDA S	173110	646351911	7133 STARCHASE LN	FUQUAY VARINA NC 27526-8255	
7201 STARCHASE LN	JONES, WILLIE M JR JONES, SHERTONEY E	173111	646351738	7201 STARCHASE LN	FUQUAY VARINA NC 27526-8257	
5941 BURT RD	GIRARDOT, DEREK S GIRARDOT, LYNDSAY B	127631	646540430	5941 BURT RD	FUQUAY VARINA NC 27526-9652	
616 LOMBARDY RD	PATTERSON, MICHAEL B PATTERSON, MEGAN B	128781	646760060	616 LOMBARDY RD	FUQUAY VARINA NC 27526-9619	
6000 BURT RD	STEWART, JERRY R STEWART, GWENDOLYN D	83935	646540774	6000 BURT RD	FUQUAY VARINA NC 27526-9653	
7117 STARCHASE LN	JONES, ROBIN JONES, NEIL WAYNE	173107	646361330	7117 STARCHASE LN	FUQUAY VARINA NC 27526-8255	
2825 PINEY GROVE WILBON RD	FORD, STEPHEN R	128780	646668074	2825 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8289	
2805 PINEY GROVE WILBON RD	GARNER, LARRY F GARNER, PEGGY J	111445	646761739	2805 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8289	
2917 PINEY GROVE WILBON RD	HAMMONDS, COLBY	426748	646659378	PO BOX 1015	HOLLY SPRINGS NC 27540-1015	
2909 PINEY GROVE WILBON RD	WORDEN, PAUL M WORDEN, DEBORAH L	71682	646656688	2909 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8127	
6100 MIMS RD	ILA J BAREFOOT FARMS INC	4202	646339736	543 STONE CREEK RD	FOUR OAKS NC 27524-8824	
3028 PINEY GROVE WILBON RD	GARCIA, FRANCISCO F	85177	646640264	3028 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-7946	
7205 STARCHASE LN	DEAN, DIANE CRABTREE	173112	646353613	7205 STARCHASE LN	FUQUAY VARINA NC 27526-8257	
7213 STARCHASE LN	STREIB, NELSON R STREIB, ELLEN W	173113	646353401	7213 STARCHASE LN	FUQUAY VARINA NC 27526-8257	
3005 PINEY GROVE WILBON RD	BARTON, NICK D BARTON, JAIMEY N	67830	646643844	3005 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8129	
3000 HOLLTREE CT	HOWARD, MICHAEL	227841	646646461	3000 HOLLTREE CT	FUQUAY VARINA NC 27526-7120	
5909 BURT RD	HOWARD, MARK ALLAN JR	103709	646548481	5909 BURT RD	FUQUAY VARINA NC 27526-9652	
2929 PINEY GROVE WILBON RD	TURNER, JIMMY RAY TURNER, RACHEL B	6070	646655033	2929 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8127	
2809 PINEY GROVE WILBON RD	SCHNEIDER, DEBRA A	128776	646760672	2809 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8289	
2817 PINEY GROVE WILBON RD	BAUCOM, MICHAEL C BAUCOM, JENNIFER Q	128778	646669383	2817 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8289	
2821 PINEY GROVE WILBON RD	BRITTON, JEFFREY	128779	646669129	PO BOX 1553	FUQUAY VARINA NC 27526-1553	
604 LOMBARDY RD	HOLT, GARY E HOLT, BARBARA L	128784	646762437	604 LOMBARDY RD	FUQUAY VARINA NC 27526-9619	
3017 PINEY GROVE WILBON RD	HARRIS, JACQUELINE BAIN	227845	646644782	3017 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-7947	
6140 BURT RD	MCLAURIN, PHILLIP B MCLAURIN, TERESA W	164161	646347784	6140 BURT RD	FUQUAY VARINA NC 27526-9655	
612 LOMBARDY RD	MAIDON, SHERRY L	128782	646761116	612 LOMBARDY RD	FUQUAY VARINA NC 27526-9619	
2804 KNIGHTWOOD RD	EL BAROUDI, AHMED M	111462	646773070	2804 KNIGHTWOOD RD	FUQUAY VARINA NC 27526-9616	
7205 STARLIGHT CIR	KEITH, JEFFREY S KEITH, DARLENE S	197116	646347983	7205 STARLIGHT CIR	FUQUAY VARINA NC 27526-8294	
5904 O C HESTER RD	HOTCHKISS, TIMOTHY J HOTCHKISS, ROXANNE E	92152	646549129	5904 O C HESTER RD	HOLLY SPRINGS NC 27540-8130	
6144 BURT RD	MCLAURIN, BRAD WESLEY MCLAURIN, MELISSA STEPHENSON	197113	646344788	6144 BURT RD	FUQUAY VARINA NC 27526-7313	
6012 BURT RD	GARNER, JEAN UNDERWOOD	423552	646447787	6012 BURT RD	FUQUAY VARINA NC 27526-9653	
6028 BURT RD	MCLAURIN, LARRY ALLEN MCLAURIN, BRENDA S	83941	646444850	6028 BURT RD	FUQUAY VARINA NC 27526-9653	

2836 PINEY GROVE WILBON RD	ELLIOTT, AUGUSTUS G III GRACE-MARIE ELLIOTT GILCHRIST IRREVCBLE TRUST	20655	646469015	MELICK B ELLIOTT	300 KITE DR FUQUAY VARINA NC 27526-2113
6208 BURT RD	HELDEBRANT, GORDON P	173114	646340895	6208 BURT RD	FUQUAY VARINA NC 27526-9657
7012 STARCHASE LN	SAINZ, GLENDA JO BROWN SAINZ, MANUEL BENITO	173097	646278695	7012 STARCHASE LN	FUQUAY VARINA NC 27526-8252
7017 STARCHASE LN	KNUDSEN, THOMAS B KNUDSEN, CYNTHIA S	173103	646371482	7204 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5864
2801 PINEY GROVE WILBON RD	POWELL, CHRISTINE M POWELL, LARUE M	111448	646760992	1804 PHELPS WEST RD	FUQUAY VARINA NC 27526-9623
5900 BURT RD	GLASS, BRETT A GLASS, GRACE L	83925	646641607	5900 BURT RD	FUQUAY VARINA NC 27526-9651
608 LOMBARDY RD	HORTON, MICHAEL	128783	646761372	608 LOMBARDY RD	FUQUAY VARINA NC 27526-9619
2717 PINEY GROVE WILBON RD	CHRISTI, JOSEPH M	105612	646773262	2717 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8288
621 LOMBARDY RD	PIERCE, JONATHAN MARLOWE, ASHLEY	128789	646753950	621 LOMBARDY RD	FUQUAY VARINA NC 27526-9619
3024 PINEY GROVE WILBON RD	BARRETT, ROBERT BARRETT, SANDRA	85176	646640453	3024 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-7946
2800 KNIGHTWOOD RD	SALINAS, MARIA AUXILIADORA GUILL JARAMILLO, ALEJANDRO CAMACHO	111465	646764855	2800 KNIGHTWOOD RD	FUQUAY VARINA NC 27526-9616
5933 BURT RD	SNEED, HERBERT SNEED, BETTY	127629	646542328	5933 BURT RD	FUQUAY VARINA NC 27526-9652
5937 BURT RD	WOLTZ, JESSICA H	127630	646541329	5937 BURT RD	FUQUAY VARINA NC 27526-9652
7032 STARCHASE LN	KLEPPE, DUANE N KLEPPE, STACEY ANN	173095	646268935	7032 STARCHASE LN	FUQUAY VARINA NC 27526-8252
2705 FLEMING RD	PARROTT, AMANDA PENNINGTON	3470	646750724	2705 FLEMING RD	FUQUAY VARINA NC 27526-7969
6009 BURT RD	VEASEY, CHRISTOPHER SCOTT VEASEY, JEANNA B	127635	646540067	969 JUDD RD	FUQUAY VARINA NC 27526
5932 BURT RD	PRACTICAL PROPERTIES LLC	83933	646542782	116 W ACADEMY ST	FUQUAY VARINA NC 27526-2103
7124 STARCHASE LN	TESKE, TIFFANY DUKE, CONOR	173091	646268125	7124 STARCHASE LN	FUQUAY VARINA NC 27526-8254
5904 BURT RD	EICHELBERGER, TYLER J PRESNELL, JACQUELINE	83926	646549686	5904 BURT RD	FUQUAY VARINA NC 27526-9651
5925 BURT RD	VELEZ, DAVID III VELEZ, HAILEY	127627	646544329	5925 BURT RD	FUQUAY VARINA NC 27526-9652
7201 STARLIGHT CIR	VONUNRUH, BRANDON ALEXANDER SCHAUVILLER, CORALIE NATHALIE	197115	646356185	7201 STARLIGHT CIR	FUQUAY VARINA NC 27526-8294
3033 PINEY GROVE WILBON RD	HINGE, JOSEPH C HINGE, JODIE L	122592	646644168	3033 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-7947
2901 PINEY GROVE WILBON RD	WORDEN, PAUL MICHAEL WORDEN, DEBORAH LYNNE	24281	646658822	2901 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8127
7005 STARCHASE LN	CURTIS, BARBARA CURTIS, DOMINIC CHRISTOPHER	173101	646372918	7005 STARCHASE LN	FUQUAY VARINA NC 27526-8253
7200 STARLIGHT CIR	MICHAEL A KAMMER SR AND CAROL A KAMMER LIVING TRUS SPLINTER, MARTIN	197114	646353096	1522 S WILTON RD	TACOMA WA 98465-1033
2813 PINEY GROVE WILBON RD	SHEEHAN, CONNOR T	128777	646760428	2813 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8289
5912 BURT RD	ACOSTA, JAYSON ACOSTA, LORIN JANAE	83928	646547689	5912 BURT RD	FUQUAY VARINA NC 27526-9651
2908 PINEY GROVE WILBON RD	VELAMURI, GANAPATHI KODUMAGULLA, MRINALINI SUJALA	63790	646654881	2908 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8126
7200 STARCHASE LN	ROSLER, ANDREW THOMAS	173089	646258736	7200 STARCHASE LN	FUQUAY VARINA NC 27526-8256
600 LOMBARDY RD	DRAKE, DEREK DRAKE, EUNICE	111513	646762685	600 LOMBARDY RD	FUQUAY VARINA NC 27526-9619
6017 BURT RD	GALATI, JOSEPH ANTHONY GALATI, JUANA ERIKA	127633	646447378	6017 BURT RD	FUQUAY VARINA NC 27526-9654
5700 STONE CRYSTAL DR	ANANIA, THOMAS J CULVER, KIMBERLY K	227855	646647883	5700 STONE CRYSTAL DR	FUQUAY VARINA NC 27526-7994
7121 STARCHASE LN	BURGESS, JAMES RICHARD JR	173108	646361125	7121 STARCHASE LN	FUQUAY VARINA NC 27526-8255
2808 KNIGHTWOOD RD	GOURLEY, PAULA WILLIAMS	162677	646772028	2808 KNIGHTWOOD RD	FUQUAY VARINA NC 27526-9616
5800 DUNCAN COOK RD	COOK, DURWOOD W COOK, PEGGY B	14601	646379993	5820 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900
2925 PINEY GROVE WILBON RD	HAMMONDS, COLBY	414455	646659273	PO BOX 1015	HOLLY SPRINGS NC 27540-1015
3001 HOLLTREE CT	EUCKER, BRADY C EUCKER, ASHLEY G	227840	646647610	3001 HOLLTREE CT	FUQUAY VARINA NC 27526-7120
3021 PINEY GROVE WILBON RD	FLORES, ALMA ROCI GALLARDO	227844	646643567	3021 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-7947
7212 STARCHASE LN	SAVINO, DANIEL I. GONZALEZ, PAULA MARIE	173087	646258445	7212 STARCHASE LN	FUQUAY VARINA NC 27526-8256
7024 STARCHASE LN	TUNSTALL, WARREN THADDEUS JR LESHER, RETHA CAROL	173096	646278267	7024 STARCHASE LN	FUQUAY VARINA NC 27526-8252
7100 STARCHASE LN	CLEWIS, MARY CLEWIS, KENNETH SCOTT	173094	646268737	7100 STARCHASE LN	FUQUAY VARINA NC 27526-8254
7108 STARCHASE LN	PECORELLA, LINDA FOUTZ, PENNY PECORELLA	173093	646268539	7108 STARCHASE LN	FUQUAY VARINA NC 27526-8254



PROJECT LOCATION
NTS

NOTES

1. WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUALIFY FOR NATIONWIDE PERMIT.
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
3. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
4. OPEN SPACE AND AMENITY AREAS WILL BE MAINTAINED BY HOA.
5. THE APPROVED CONDITIONAL DISTRICT REZONING PLAN SET AND DESIGN MANUAL ARE THE SOURCE FOR THE PROJECT STANDARDS.
   5.1. PROJECT NUMBER 22-REZ-07 APPROVED ON 09/19/2023.

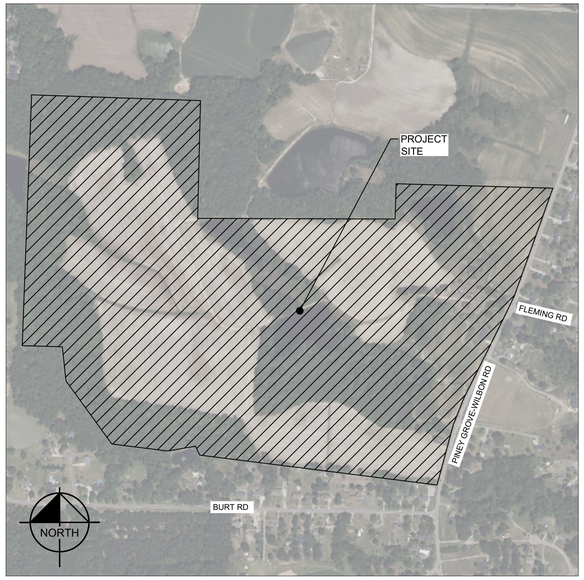
SITE DATA TABLE

PARCEL NUMBER:	0646469015, 0646654881
PARCEL ACREAGE:	148.42 ACRES, 0.69 ACRES
TOTAL ACREAGE	149.11 ACRES
CURRENT ZONING:	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD)
CURRENT LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL (ATTACHED AND DETACHED)
FUTURE LAND USE MAP DESIGNATION:	MIXED RESIDENTIAL NEIGHBORHOOD
MAXIMUM HEIGHT:	PRIMARY STRUCTURE(S) = 35' ACCESSORY STRUCTURE(S) = 25'
NUMBER OF UNITS:	312
MAXIMUM DENSITY:	2.17
PROPOSED DENSITY:	2.09
REQUIRED ATTACHED UNITS:	10% / 32 UNITS
PROVIDED ATTACHED UNITS:	15% / 48 UNITS
AVERAGE LOT SIZE:	DUPLEX LOTS 40' MIN WIDTH = 5,000 SF 44' x 125'-150' LOTS = 5,500 SF 50' x 125'-150' LOTS = 6,250 SF 60' x 125'-150' LOTS = 7,500 SF *LOT SIZES PROVIDED ARE AVERAGE AND WILL VARY*
MINIMUM LOT WIDTH AT SETBACK LINE:	26'
REQUIRED SETBACKS:	REFER TO DESIGN MANUAL
REQUIRED BUFFERYARDS:	5' TYPE "A" BUFFER
REQUIRED OPEN SPACE	FLEXIBLE AREA = 5% (7.5 ACRES) RECREATIONAL AREA = 5% (7.5 ACRES) TREE PRESERVATION = 20% (29.9 ACRES) TOTAL = 30% (44.8 ACRES)
PROVIDED OPEN SPACE	*FLEXIBLE AREA = ±0.0 ACRES RECREATIONAL AREA = ±9.0 ACRES TREE PRESERVATION = ±41.3 ACRES TOTAL = ±50.3 ACRES *FLEXIBLE SPACE HAS BEEN SHOWN AS TREE PRESERVATION AREA AND INCLUDES EXISTING AND PROPOSED PONDS/WATERWAYS
MINIMUM LOT WIDTH AT SETBACK LINE	DETACHED DWELLINGS = 26' ATTACHED DWELLINGS = 18' OTHER BUILDINGS/USES = 60'
MINIMUM LOT FRONTAGE AT THE ROW	ALL BUILDINGS = 18'
MINIMUM FRONTAGE OF THE ROW FOR A DRIVEWAY	DETACHED DWELLINGS = 44' ATTACHED DWELLINGS = 40'
THOROUGHFARE SETBACK	25'
PRIMARY BUILDING SETBACKS	MINIMUM FRONT SETBACK = 5' MAXIMUM FRONT SETBACK = 20' MINIMUM SIDE SETBACK CORNER = 5' MINIMUM SIDE SETBACK INTERIOR = 5' MINIMUM REAR SETBACK = 20' MINIMUM REAR SETBACK FROM ALLEY CENTERLINE = 15'
ACCESSORY BUILDING SETBACK	ACCESSORY STRUCTURE(S) LESS THA N 144 SF = 3' ACCESSORY STRUCTURE(S) GREATER THAN OR EQUAL TO 144 SF = 5' MINIMUM SETBACK FROM ALLEY ROW GREATER THAN OR EQUAL TO 144 SF = 5 OR 20+
MINIMUM DRIVEWAY LENGTH	25'

SEWER FLOW

UNIT TYPE	NUMBER OF DWELLING UNITS	UNIT FLOW	AVERAGE DAILY FLOW
SINGLE FAMILY RESIDENTIAL	264 UNITS	255 GPD/UNIT	67,320 GPD
MULTI-FAMILY RESIDENTIAL	48 UNITS	360 GDP/UNIT	17,280 GPD

MAJOR SUBDIVISION PLANS FOR
ELLIOTT FARM RESIDENTIAL
2836 PINEY GROVE WILBON RD.
HOLLY SPRINGS, NC 27526-2113
PINS: 0646469015, 0646654881
23-MAS-02 / PLDMP202300302



VICINITY MAP
SCALE: 1" = 500'

PROJECT OWNER AND CONSULTANT INFORMATION

DEVELOPER
TOLL BROTHERS, INC.
JAMES WOOFTER
900 PERIMETER PARK DRIVE, SUITE B3
MORRISVILLE, NC 27650
PHONE: 703-930-3069

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

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

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

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

OWNER
VELAMURI, GANAPATHI KODUMAGULLA, MRINALINI SUJALA
2908 PINEY GROVE WILBON ROAD
HOLLY SPRINGS NC 27540-8126

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN
C2.2	SITE PLAN
C2.3	SITE PLAN
C2.4	SITE PLAN
C2.5	OFFSITE IMRPOVEMENTS
C3.0	OVERALL UTILITY PLAN
C3.1	UTILITY PLAN
C3.2	UTILITY PLAN
C3.3	UTILITY PLAN
C3.4	UTILITY PLAN
C3.5	DUNCAN COOK ROAD CONNECTION
C4.0	OVERALL GRADING AND DRAINAGE PLAN
C4.1	GRADING AND DRAINAGE PLAN
C4.2	GRADING AND DRAINAGE PLAN
C4.3	GRADING AND DRAINAGE PLAN
C4.4	GRADING AND DRAINAGE PLAN
C5.0	SITE DETAILS
C5.1	SITE DETAILS
C5.2	SITE DETAILS
L1.0	OPEN SPACE & PRESERVATION PLAN
L2.0	OVERALL LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN PHASE 1
L2.2	LANDSCAPE PLAN PHASE 2
L2.3	LANDSCAPE PLAN PHASE 4
L2.4	LANDSCAPE PLAN PHASE 3
L3.0	LANDSCAPE DETAILS
EX1.0	BUILDING & LANDSCAPE EXHIBIT
EX2.0	BUILDING & LANDSCAPE EXHIBIT
A1.0	DUPLEX ELEVATIONS
A1.1	DUPLEX ELEVATIONS
A1.2	DUPLEX ELEVATIONS
U0.0	OVERALL FORCE MAIN PLAN
U1.0	PUMP STATION SITE PLAN
U1.1	FORCE MAIN PLAN AND PROFILE 10+00 TO 22+50
U1.2	FORCE MAIN PLAN AND PROFILE 22+50 to 32+50
U1.3	FORCE MAIN PLAN AND PROFILE 32+50 TO 43+50
U1.4	FORCE MAIN PLAN AND PROFILE 43+50 TO 53+50
U1.5	FORCE MAIN PLAN AND PROFILE 53+50 TO 64+50
U1.6	FORCE MAIN PLAN AND PROFILE 64+50 TO 74+00
U1.7	FORCE MAIN PLAN AND PROFILE 74+00 TO 84+50
U1.8	FORCE MAIN PLAN AND PROFILE 84+50 TO 95+00
U1.9	FORCE MAIN PLAN AND PROFILE 95+00 TO 106+50
U1.10	FORCE MAIN PLAN AND PROFILE 106+50 TO 118+00
U1.11	FORCE MAIN PLAN AND PROFILE 118+00 TO 129+50
U1.12	FORCE MAIN PLAN AND PROFILE 129+50 TO 141+50
U1.13	FORCE MAIN PLAN AND PROFILE 141+50 TO 152+50
U1.14	FORCE MAIN PLAN AND PROFILE ROUSE1
U1.15	FORCE MAIN PLAN AND PROFILE ROUSE2
U1.16	FORCE MAIN PLAN AND PROFILE ROUSE3
U1.17	FORCE MAIN PLAN AND PROFILE ROUSE4
U1.18	FORCE MAIN PLAN AND PROFILE ROUSE5
U1.19	FORCE MAIN PLAN AND PROFILE ROUSE56
U1.20	FORCE MAIN PLAN AND PROFILE ROUSE7
U0.0A	FORCE MAIN PLAN AND PROFILE 141+00 TO 155+00 ALTERNATE ROUTING
U1.13A	FORCE MAIN PLAN AND PROFILE 141+00 TO 155+00 ALTERNATE ROUTING
U1.14A	FORCE MAIN PLAN AND PROFILE 155+00 TO 167+00 ALTERNATE ROUTING
U1.15A	FORCE MAIN PLAN AND PROFILE 167+00 TO 178+50 ALTERNATE ROUTING
U1.16A	FORCE MAIN PLAN AND PROFILE 178+50 TO 190+50 ALTERNATE ROUTING
U1.17A	FORCE MAIN PLAN AND PROFILE 190+50 TO 201+50 ALTERNATE ROUTING
U1.18A	FORCE MAIN PLAN AND PROFILE 201+50 TO 205+65 ALTERNATE ROUTING

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

COVER SHEET

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
NC.
HOLLY SPRINGS

SHEET NUMBER
C0.0

Plotted By:Witt, Katie Sheet Set:ELLIOTT FARM Layout:C0.0 COVER SHEET June 06, 2024 05:14:42pm K:\RAL_LDEV\012826054_ElliottFarm\09_CAD Files\Major Subdivision Plansheets\C0.0 - COVER SHEET.dwg
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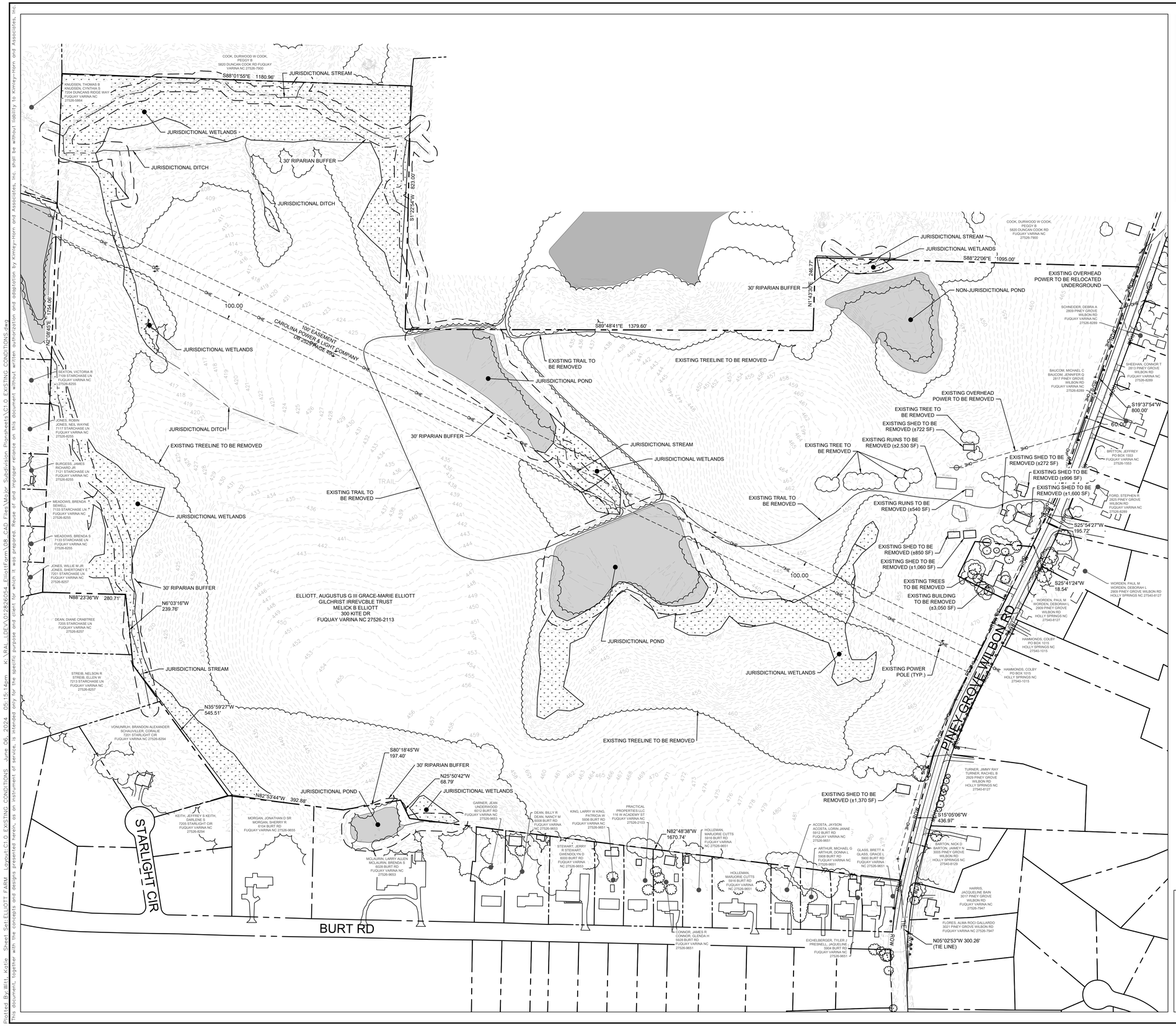

EXISTING CONDITIONS LEGEND

- PROPERTY LINE
- JURISDICTIONAL STREAM
- JURISDICTIONAL DITCH LINE
- EXISTING TOPOGRAPHY (805)
- 30' RIPARIAN BUFFER
- OVERHEAD UTILITY EASEMENT
- TREELINE
- DEMOLISH SITE ITEM
- DEMOLISH SITE ITEM/ TREE TO BE REMOVED
- JURISDICTIONAL WETLANDS
- JURISDICTIONAL PONDS

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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##-0102

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

EXISTING CONDITIONS

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C1.0

Plotted By: Witt, Katie Sheet Set: ELLIOTT FARM Layout: C1.0 EXISTING CONDITIONS June 06, 2024 05:15:14pm K:\RAL_LDEV\012826054_Elliott\Form\08-CAD Files\Major Subdivision Plansheets\C1.0 EXISTING CONDITIONS.dwg
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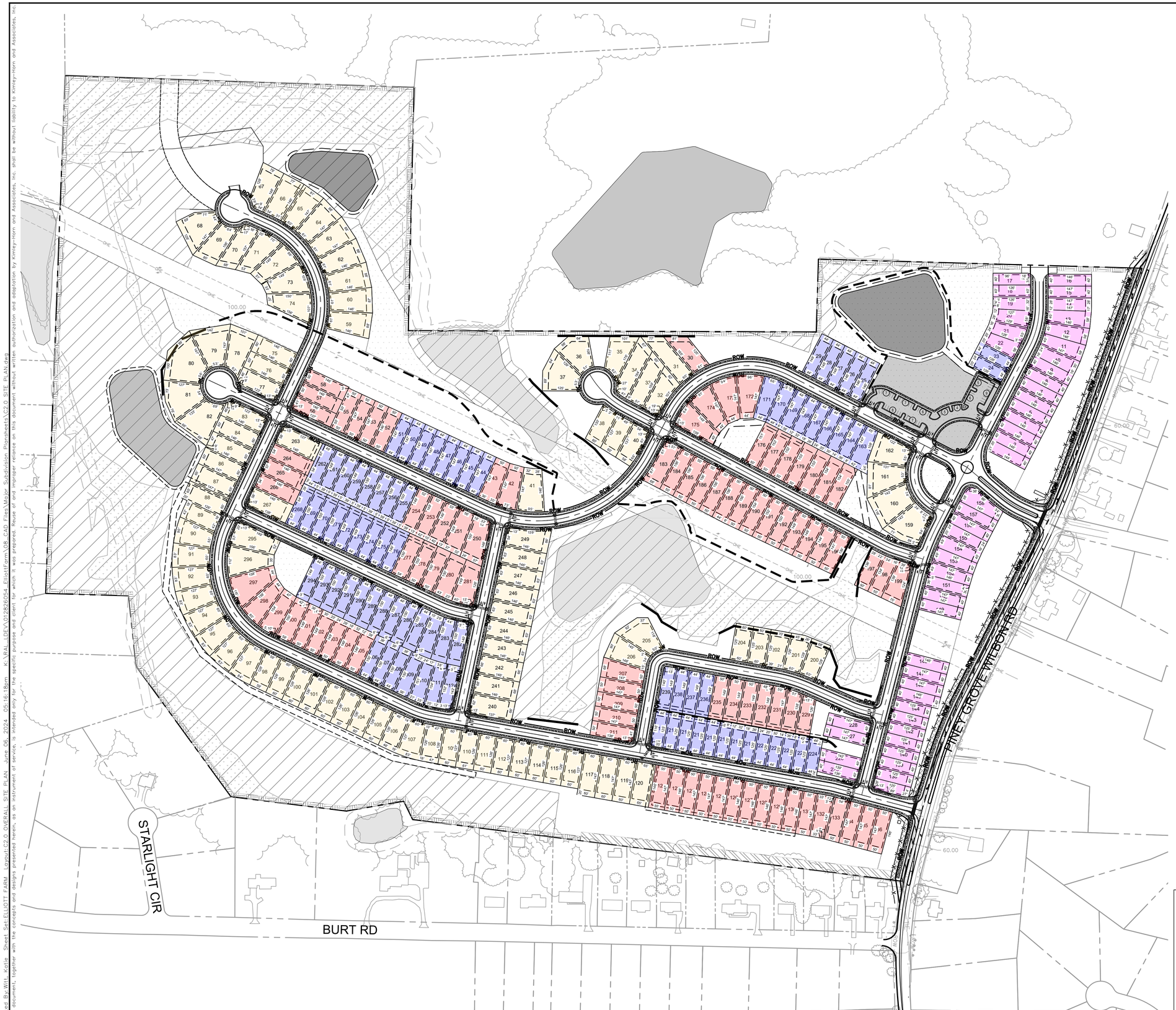

SITE LEGEND

- PROPERTY LINE
- STANDARD CURB AND GUTTER
- ROW — RIGHT OF WAY
- SETBACK
- WALKING TRAIL
- FENCE
- 40' WIDE DUPLEX LOTS
- 44' X 125'-150' LOTS
- 50' X 125'-150' LOTS
- 60' X 125'-150' LOTS
- CONCRETE SIDEWALK
- TREE SAVE AREA
- JURISDICTIONAL WETLANDS
- JURISDICTIONAL PONDS
- ACTIVE RECREATION AREA
- FLEXIBLE AREA
- RETAINING WALL

SITE DATA TABLE

PARCEL NUMBER:	0646469015, 0646654881
PARCEL ACREAGE:	148.42 ACRES, 0.69 ACRES
TOTAL ACREAGE	149.11 ACRES
CURRENT ZONING:	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD)
CURRENT LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL (ATTACHED AND DETACHED)
FUTURE LAND USE MAP DESIGNATION:	MIXED RESIDENTIAL NEIGHBORHOOD
MAXIMUM HEIGHT:	PRIMARY STRUCTURE(S) = 35' ACCESSORY STRUCTURE(S) = 25'
NUMBER OF UNITS:	312
MAXIMUM DENSITY:	2.17
PROPOSED DENSITY:	2.09
REQUIRED ATTACHED UNITS:	10% / 32 UNITS
PROVIDED ATTACHED UNITS:	15% / 48 UNITS
AVERAGE LOT SIZE:	DUPLEX LOTS 40' MIN WIDTH = 5,000 SF 44' x 125'-150' LOTS = 5,500 SF 50' x 125'-150' LOTS = 6,250 SF 60' x 125'-150' LOTS = 7,500 SF "LOT SIZES PROVIDED ARE AVERAGE AND WILL VARY"
MINIMUM LOT WIDTH AT SETBACK LINE:	26'
REQUIRED SETBACKS:	REFER TO DESIGN MANUAL
REQUIRED BUFFERYARDS:	5' TYPE "A" BUFFER
REQUIRED OPEN SPACE	FLEXIBLE AREA = 5% (7.5 ACRES) RECREATIONAL AREA = 5% (7.5 ACRES) TREE PRESERVATION = 20% (29.9 ACRES) TOTAL = 30% (44.8 ACRES)
PROVIDED OPEN SPACE	*FLEXIBLE AREA = ±0.0 ACRES RECREATIONAL AREA = ±9.0 ACRES TREE PRESERVATION = ±41.3 ACRES TOTAL = ±50.3 ACRES *FLEXIBLE SPACE HAS BEEN SHOWN AS TREE PRESERVATION AREA AND INCLUDES EXISTING AND PROPOSED PONDS/WATERWAYS
MINIMUM LOT WIDTH AT SETBACK LINE	DETACHED DWELLINGS = 26' ATTACHED DWELLINGS = 18' OTHER BUILDINGS/USES = 60'
MINIMUM LOT FRONTAGE AT THE ROW	ALL BUILDINGS = 18'
MINIMUM FRONTAGE OF THE ROW FOR A DRIVEWAY	DETACHED DWELLINGS = 44' ATTACHED DWELLINGS = 40'
THOROUGHFARE SETBACK	25'
PRIMARY BUILDING SETBACKS	MINIMUM FRONT SETBACK = 5' MAXIMUM FRONT SETBACK = 20' MINIMUM SIDE SETBACK CORNER = 5' MINIMUM SIDE SETBACK INTERIOR = 5' MINIMUM REAR SETBACK = 20' MINIMUM REAR SETBACK FROM ALLEY CENTERLINE = 15'
ACCESSORY BUILDING SETBACK	ACCESSORY STRUCTURE(S) LESS THA N 144 SF = 3' ACCESSORY STRUCTURE(S) GREATER THAN OR EQUAL TO 144 SF = 5' MINIMUM SETBACK FROM ALLEY ROW GREATER THAN OR EQUAL TO 144 SF = 5 OR 20+
MINIMUM DRIVEWAY LENGTH	25'

NOTE:
1. THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEETING ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINE IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.
2. ALL SIGHT DISTANCE TRIANGLES INTERNAL TO THE SITE HAVE HORIZONTAL DIMENSIONS OF 10'x70'. VERTICAL DESIGN WILL BE PROVIDED DURING CONSTRUCTION DRAWINGS.

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

OVERALL SITE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS, NC

SHEET NUMBER
C2.0

Plotted By: Will Kotte Sheet Set: ELLIOTT FARM Layout: C2.0 OVERALL SITE PLAN June 06, 2024 05:16:18pm K:\RAL_LDF\012826054_ElliottFarm\VB_CAD Files\
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SITE LEGEND

- PROPERTY LINE
- STANDARD CURB AND GUTTER
- ROW — RIGHT OF WAY
- SETBACK
- WALKING TRAIL
- X — FENCE
- 40' WIDE DUPLEX LOTS
- 44' X 125'-150' LOTS
- 50' X 125'-150' LOTS
- 60' X 125'-150' LOTS
- CONCRETE SIDEWALK
- TREE SAVE AREA
- JURISDICTIONAL WETLANDS
- JURISDICTIONAL PONDS

- ACTIVE RECREATION AREA
- FLEXIBLE AREA
- RETAINING WALL

NOTE:
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2. ALL SIGHT DISTANCE TRIANGLES HAVE HORIZONTAL DIMENSIONS OF 10'x70'. VERTICAL DESIGN WILL BE PROVIDED DURING CONSTRUCTION DRAWINGS.

30' RIPARIAN BUFFER
JURISDICTIONAL STREAM
JURISDICTIONAL WETLANDS
PROPERTY LIMITS
PERIMETER BUFFER (TYP.)
WALKING TRAIL
SCM 3
PRIVATE AMENITY SPACE TO BE PERMITTED SEPARATELY
RETAINING WALL (TYP.)
10' STORMWATER ACCESS EASEMENT
AMENITY SPACE PARKING LOT PRIVATE
PUBLIC STREET A
PUBLIC STREET B
PUBLIC STREET C
READING NOOK
20' STORMWATER EASEMENT
MAIL KIOSK
DECORATIVE CROSSWALKS
FIRE PIT WITH WALKWAY
POND OVERLOOK WITH BENCHES
JURISDICTIONAL POND
APPROXIMATE LOCATION OF DECORATIVE FENCE. PRELIMINARY DETAIL PROVIDED ON SHEET C5.2
PRELIMINARY ENTRANCE SIGN LOCATION (TO BE PERMITTED SEPARATELY)
100' EASEMENT CAROLINA POWER & LIGHT COMPANY DB 2525 PAGE 490
PINEY GROVE WILBON RD
MATCHLINE SEE SHEET C2.2
MATCHLINE SEE SHEET C2.3
MATCHLINE SEE SHEET C2.4

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

SITE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C2.1

Posted By:Will, Katie Sheet Set:ELLIOTT FARM Layout:C2.1 SITE PLAN June 06, 2024 05:16:52pm K:\RAL_LDEV\012826054_Elliott Farm\V8-CAD Files\Major Subdivision Plansheets\V2.0 SITE PLAN.dwg
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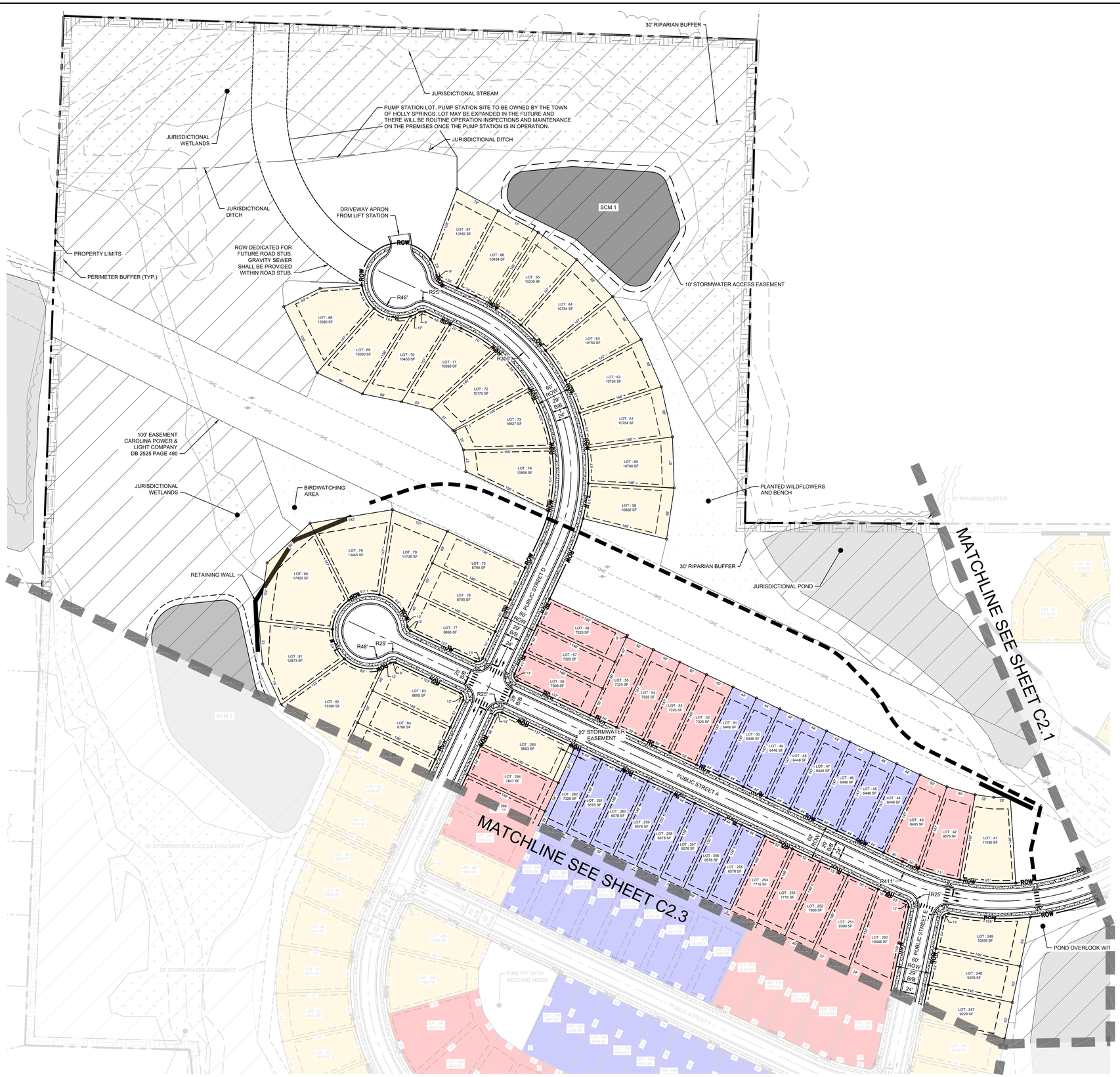

SITE LEGEND

- PROPERTY LINE
- STANDARD CURB AND GUTTER
- RIGHT OF WAY
- SETBACK
- WALKING TRAIL
- FENCE
- 40' WIDE DUPLEX LOTS
- 44' X 125'-150' LOTS
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- 60' X 125'-150' LOTS
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NOTE:
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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

SITE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS, NC

SHEET NUMBER
C2.2

Plotted By:Witt, Katie Sheet Set:ELLIOTT FARM Layout:C2.2 SITE PLAN June 06, 2024 05:17:31pm K:\RAL_LDE\V012826054_Elliot\Form\VB CAD Files\Major Subdivision Plansheets\C2.0 SITE PLAN.dwg
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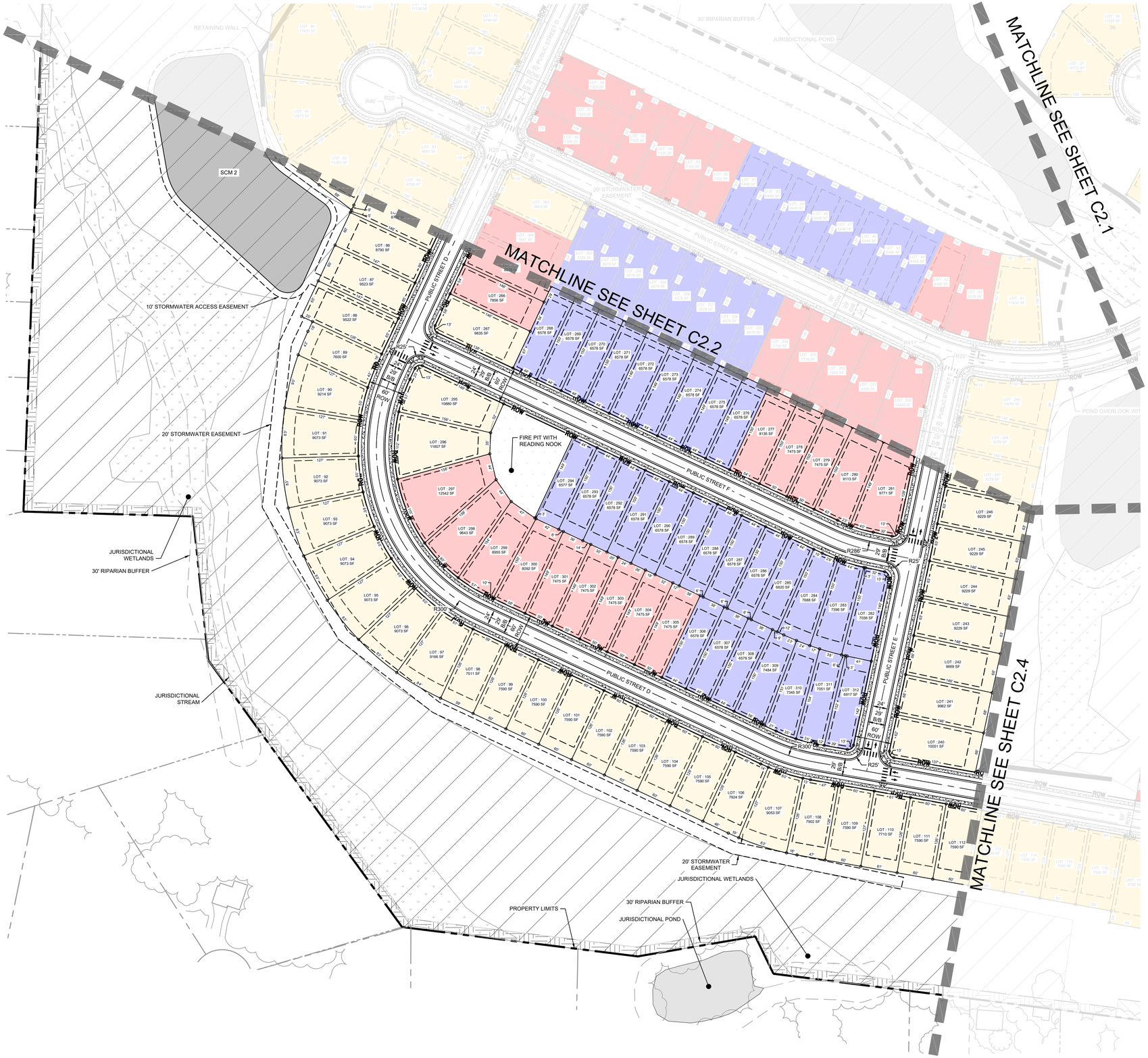

SITE LEGEND

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- SETBACK
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- X — FENCE
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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

SITE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C2.3

Plotted By: Will, Katie Sheet Set: ELLIOTT FARM Layout: C2.3 SITE PLAN June 06, 2024 05:18:21pm K:\RAL_LDEV\01\026054_Elliott Farm\08_CAD Files\Major Subdivision Plansheets\C2.0 SITE PLAN.dwg
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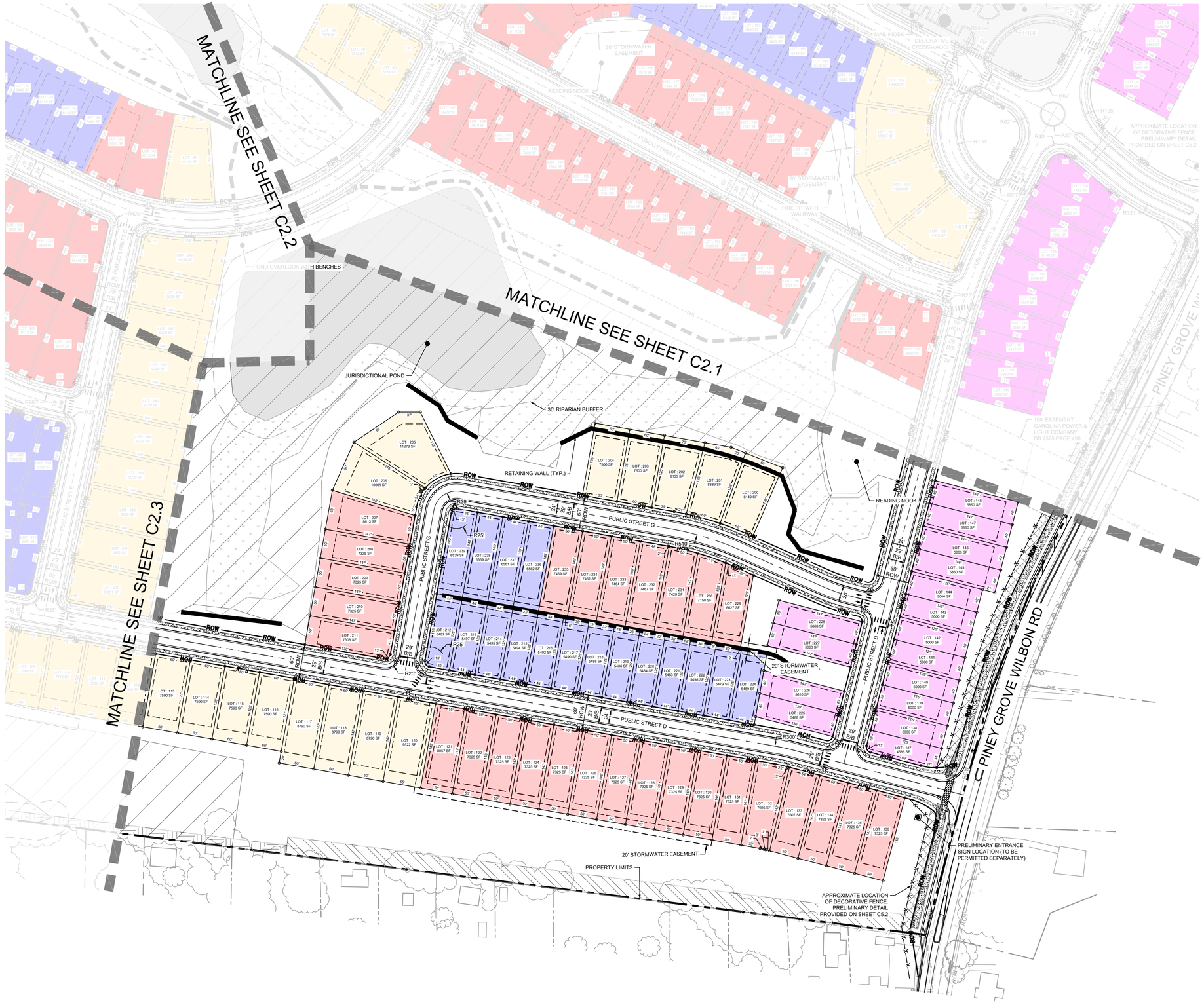

SITE LEGEND

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- SETBACK
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- X — FENCE
- 40' WIDE DUPLEX LOTS
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NORTH

GRAPHIC SCALE IN FEET
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STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

SITE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS, NC

SHEET NUMBER
C2.4

Plotted By: Will, Katie Sheet Set: ELLIOTT FARM Layout: C2.4 SITE PLAN June 06, 2024 05:18:55pm K:\RAL_LDEV\012826054_Elliott Farm\VDB_CAD Files\Major Subdivision Plansheets\C2.0 SITE PLAN.dwg
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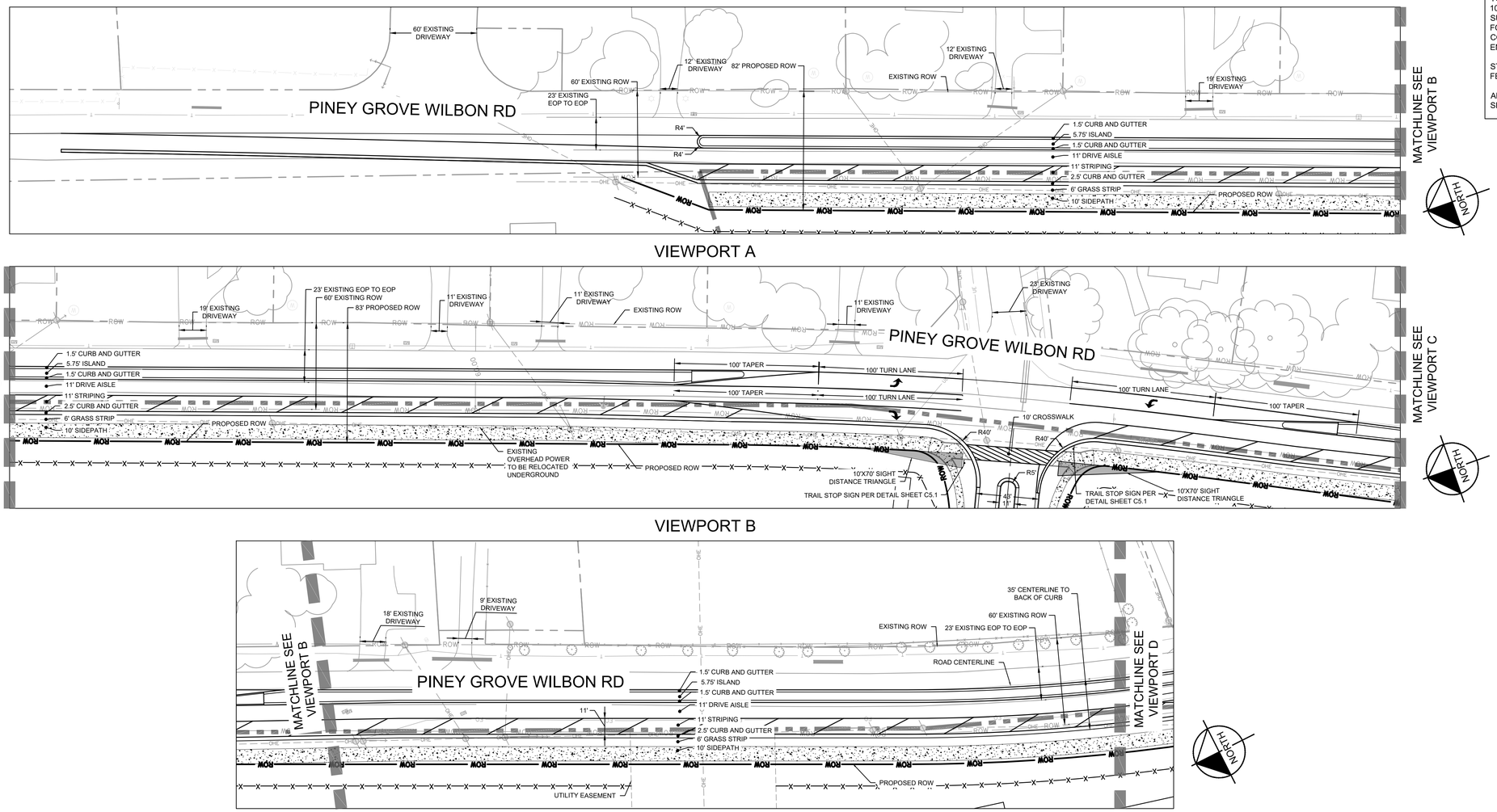
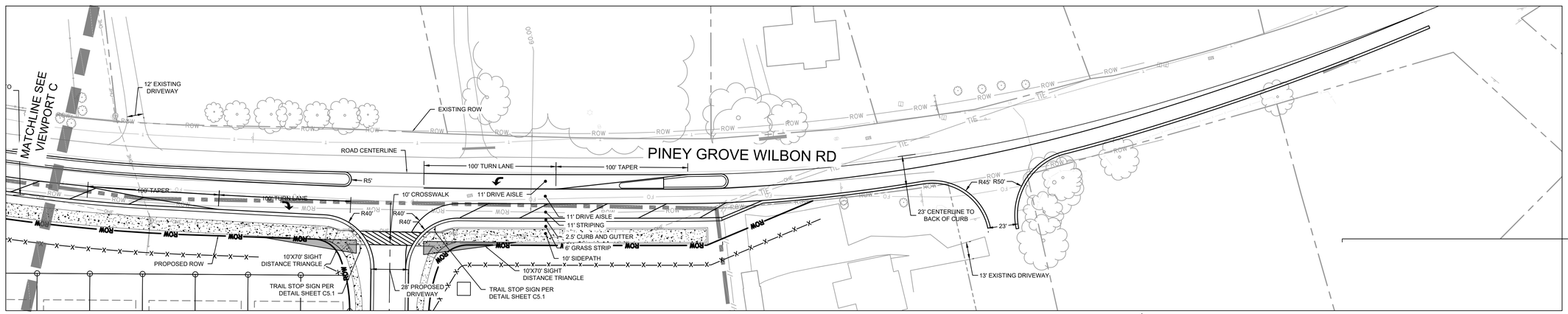


VIEWPORT A

VIEWPORT B

VIEWPORT C



VIEWPORT D

GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
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WWW.KIMLEY-HORN.COM

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

OFFSITE IMRPOVEMENTS

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS, NC

SHEET NUMBER
C2.5

Posted By:Will, Katie Sheet Set:ELLIOTT FARM Layout:C2.5 OFFSITE IMPROVEMENTS June 06, 2024 05:19:17pm K:\RAL_LGE\012826054_Elliott\Farm\06_CAD Files\Major Subdivision Plansheets\C2.0 SITE PLAN.dwg
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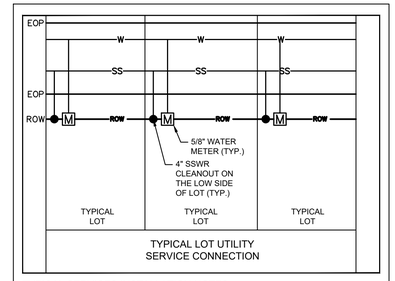
UTILITY LEGEND

- PROPERTY LINE
- ROW — RIGHT OF WAY
- STANDARD CURB AND GUTTER
- W — WATER LINE
- FM — FORCE MAIN
- SS — SANITARY SEWER LINE
- LIGHT POLE
- WATER METER
- GATE VALVE
- POINT OF CONNECTION
- PIPE TEE/BENDS
- REDUCER
- FIRE HYDRANT (FH)
- SANITARY SEWER CLEANOUT (SSCO)
- SANITARY SEWER MANHOLE (SSMH)

NOTES:
1. ALL PROPOSED POWER LINES SHALL BE PLACED UNDERGROUND.
2. ALL RELOCATED POWER LINES SHALL BE PLACED UNDERGROUND.
3. ALL UTILITY CLEARANCES SHALL BE PROVIDED IN ACCORDANCE TO SECTION 6.05 OF TOWN OF HOLLY SPRINGS ENGINEERING DESIGN MANUAL.



TYPICAL SERVICES INSTALLATION NOTES:
1. THE TYPICAL SERVICES SHOWN ABOVE REPRESENT THE MINIMUM STANDARDS REQUIRED. THE ACTUAL INSTALLATION MUST BE CONSISTENT WITH THE LOCATION SHOWN ON THE UTILITY PLAN SHEETS.

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

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CHECKED BY KLW

OVERALL UTILITY PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C3.0

Plotted By: Will Kotis Sheet Set: ELLIOTT FARM Layout: C3.0 OVERALL UTILITY PLAN June 06, 2024 05:20:06pm K:\RAL_LDEV\012826054_ElliottFarm\CAD Files\Major Subdivision Plansheets\C3.0 UTILITY PLAN.dwg
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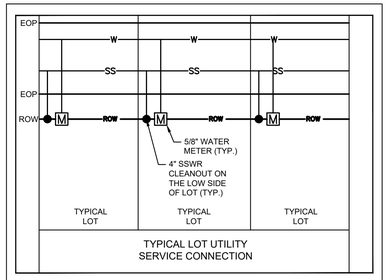
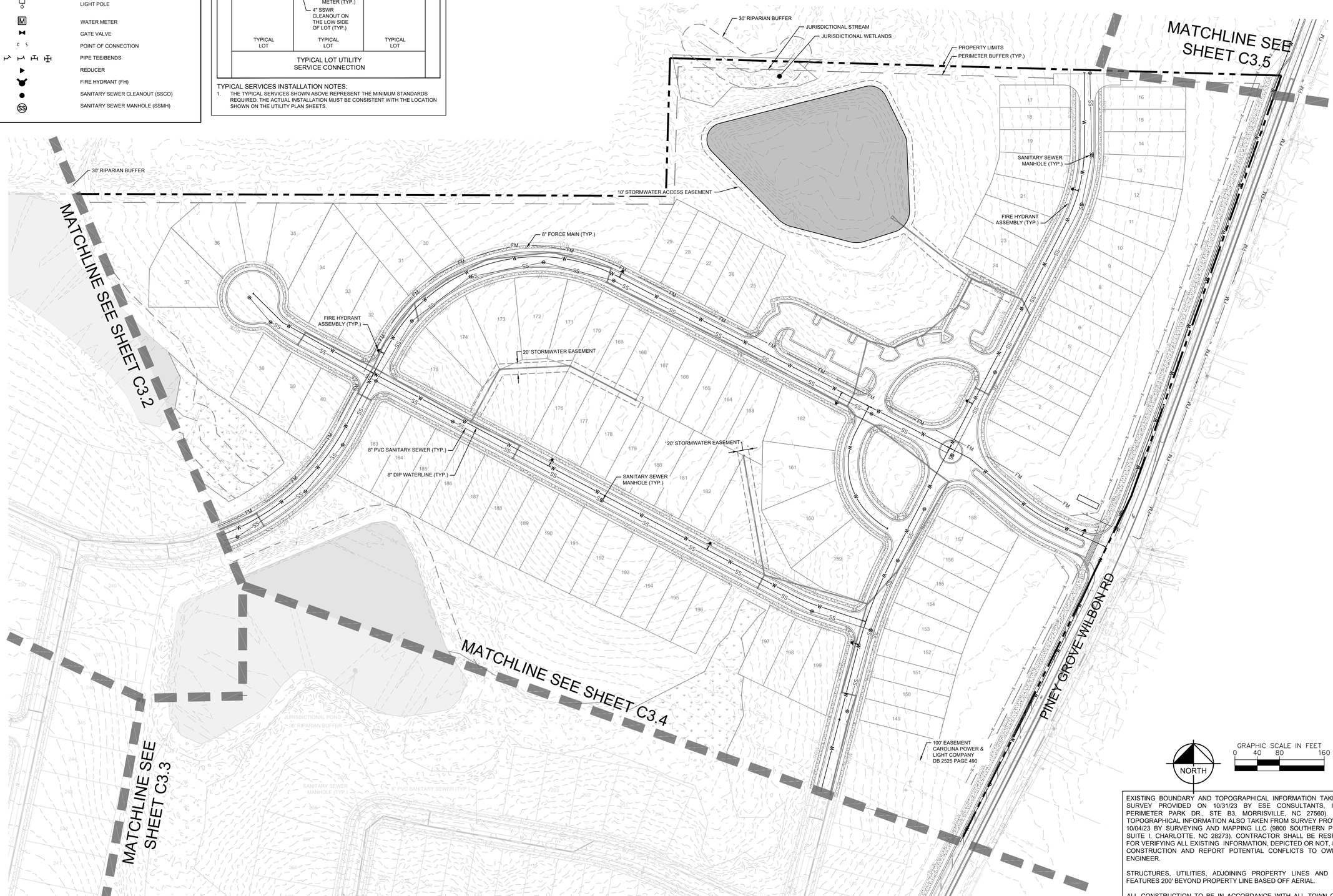
UTILITY LEGEND

- PROPERTY LINE
- ROW — RIGHT OF WAY
- STANDARD CURB AND GUTTER
- W — WATER LINE
- FM — FORCE MAIN
- SS — SANITARY SEWER LINE
- LIGHT POLE
- M — WATER METER
- GATE VALVE
- POINT OF CONNECTION
- PIPE TEE/BENDS
- REDUCER
- FIRE HYDRANT (FH)
- SANITARY SEWER CLEANOUT (SSCO)
- SS — SANITARY SEWER MANHOLE (SSMH)



TYPICAL SERVICES INSTALLATION NOTES:

1. THE TYPICAL SERVICES SHOWN ABOVE REPRESENT THE MINIMUM STANDARDS REQUIRED. THE ACTUAL INSTALLATION MUST BE CONSISTENT WITH THE LOCATION SHOWN ON THE UTILITY PLAN SHEETS.



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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WWW.KIMLEY-HORN.COM

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

UTILITY PLAN

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C3.1

Plotted By: Will Kotte Sheet Set: ELLIOTT FARM Layout: C3.1 UTILITY PLAN June 06, 2024 05:20:21pm K:\RAL_LDE\V\012826054_Elliot\Farm\06_CAD Files\Major Subdivision Plansheets\C3.0 UTILITY PLAN.dwg
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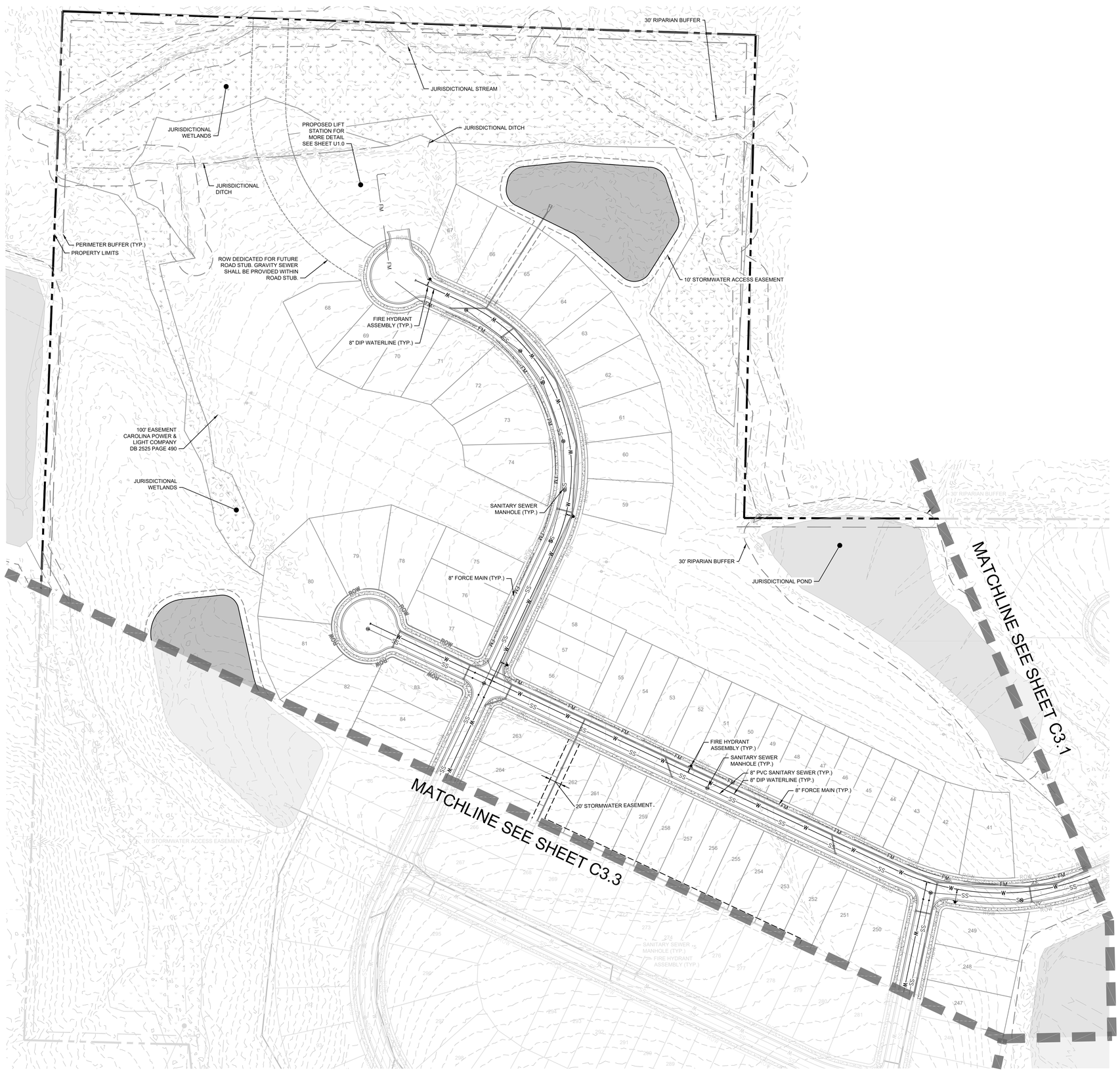

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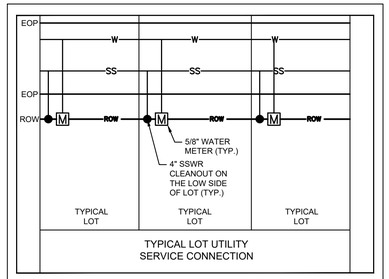

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NORTH

GRAPHIC SCALE IN FEET
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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

UTILITY PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
C3.2

Plotted By:Will Kotle Sheet Set:ELLIOTT FARM Layout:C3.3 UTILITY PLAN June 06, 2024 05:21:08pm K:\RAL_LOE\Y\012826054_ElliottFarm\06_CAD Files\Major Subdivision Flipsheets\C3.0 UTILITY PLAN.dwg
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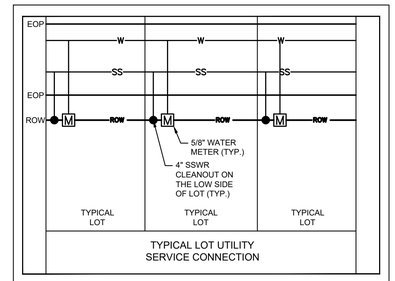

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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

UTILITY PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C3.3

Plotted By:Witt, Katie Sheet Set:ELLIOTT FARM Layout:C3.4 UTILITY PLAN June 06, 2024 05:21:27pm K:\RAL_LDEV\012826054_Elliott Farm\08_CAD Files\Major Subdivision Plansheets\C3.0 UTILITY PLAN.dwg
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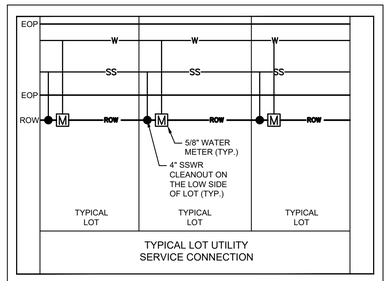

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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT	012826054
DATE	11/22/2023
SCALE	AS SHOWN
DESIGNED BY	JMC
DRAWN BY	JMC
CHECKED BY	KLW

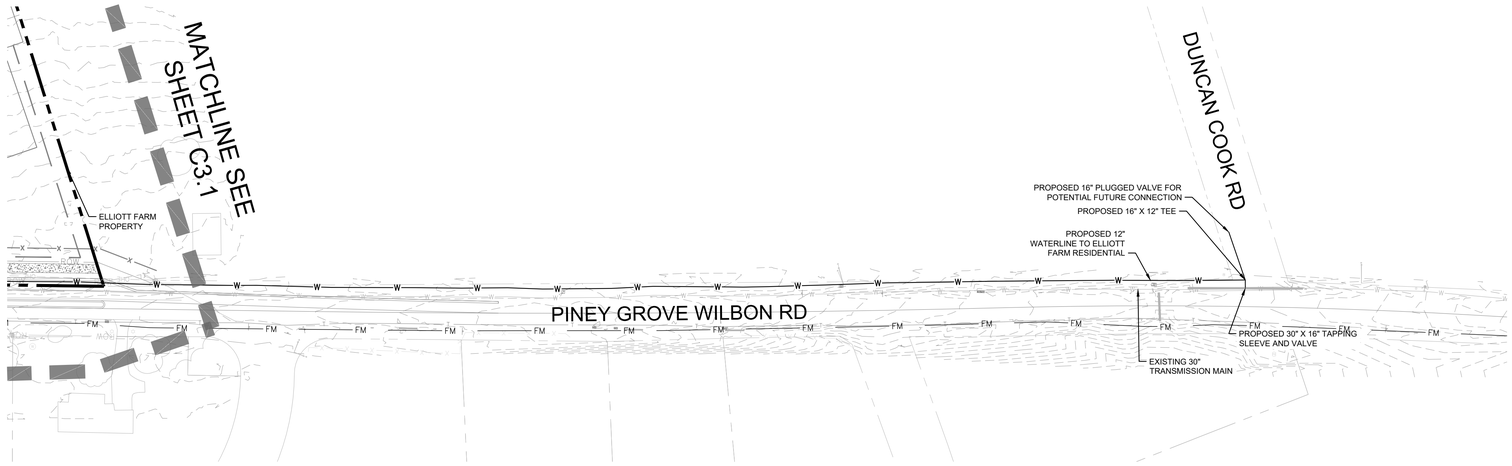
UTILITY PLAN

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS, NC

SHEET NUMBER
C3.4



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DUNCAN COOK ROAD CONNECTION

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C3.5

Plotted By:Will Katie Sheet Set:ELLIOTT FARM Layout:C3.5 DUNCAN COOK ROAD CONNECTION June 06, 2024 05:21:34pm K:\RAL_LDEV\012826054_Elliottfarm\08_CAD Files\Major Subdivision Plansheets\C3.0 UTILITY PLAN.dwg
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GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- STORM DRAIN (≥ 15 INCH)
- 805 EXISTING CONTOUR
- 805 PROPOSED CONTOUR
- CATCH BASIN (CB)
- MANHOLE (SDMH)
- FLARED END SECTION (FES)
- CONCRETE HEADWALL (HW)
- RIP-RAP APRON
- FLOW ARROW

STARLIGHT CIR

BURT RD

PINEY GROVE WILBON RD

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

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KHA PROJECT
012826054
DATE
11/22/2023
SCALE AS SHOWN
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CHECKED BY KLW

OVERALL GRADING AND DRAINAGE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C4.0

GRADING AND DRAINAGE LEGEND

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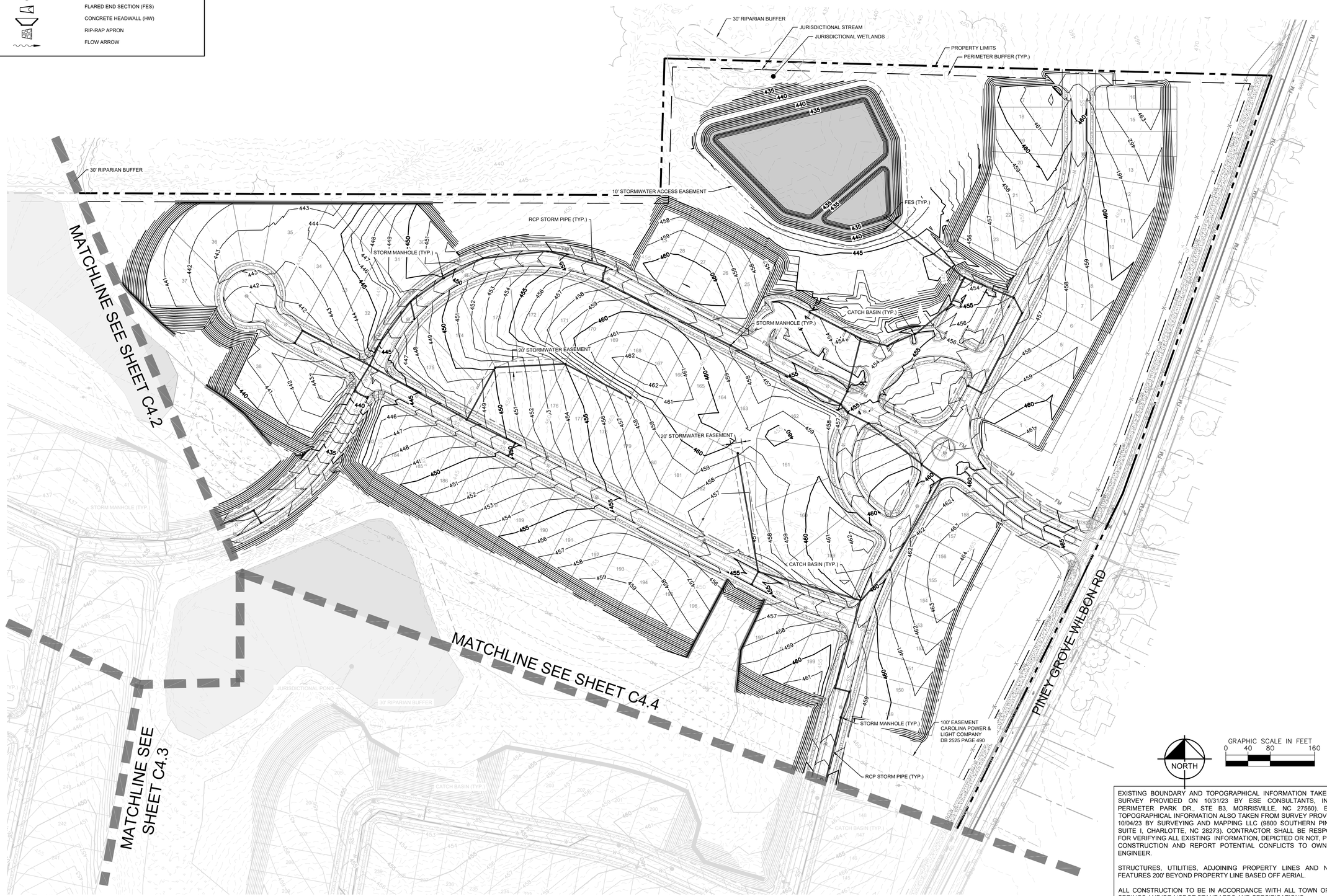

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CHECKED BY KLW

GRADING AND DRAINAGE PLAN

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C4.1

Plotted By:Will Kotis Sheet Set:ELLIOTT FARM Layout:C4.1 GRADING AND DRAINAGE PLAN June 06, 2024 05:22:43pm K:\RAL_DFW\012826054_Elliott\Form\CB_CAD Files\Major Subdivision Plansheets\C4.0 GRADING AND DRAINAGE PLAN.dwg
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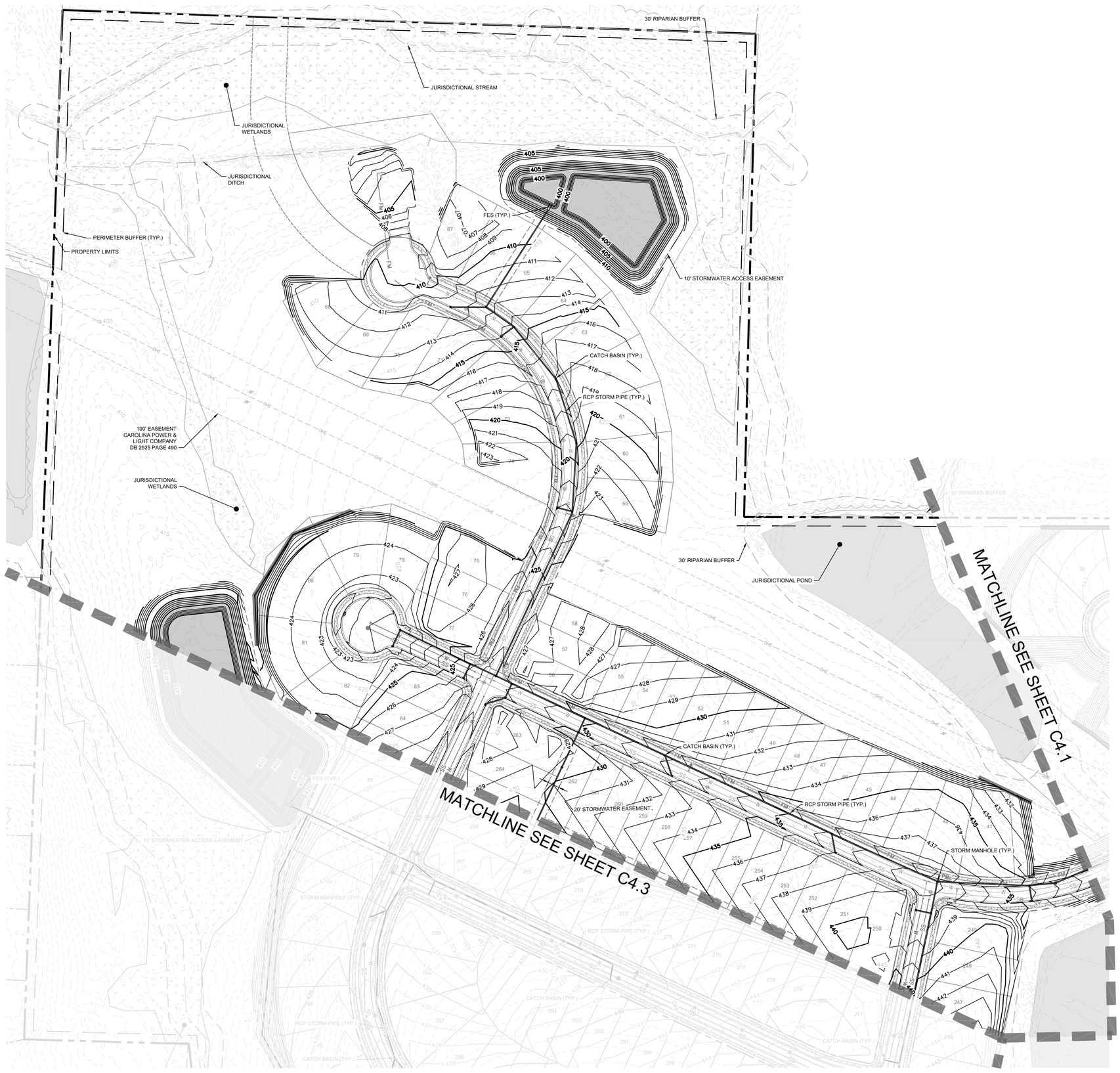

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1	PER TOWN COMMENTS	02/09/2024	JMC

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PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

GRADING AND DRAINAGE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS, NC

SHEET NUMBER
C4.2

Plotted By:Will Kotis Sheet Set:ELLIOTT FARM Layout:C4.2 GRADING AND DRAINAGE PLAN June 06, 2024 05:23:09pm K:\RAL_LDEV\012826054 Elliott Farm\CD_CAD Files\Major Subdivision Plansheets\C4.0 GRADING AND DRAINAGE PLAN.dwg
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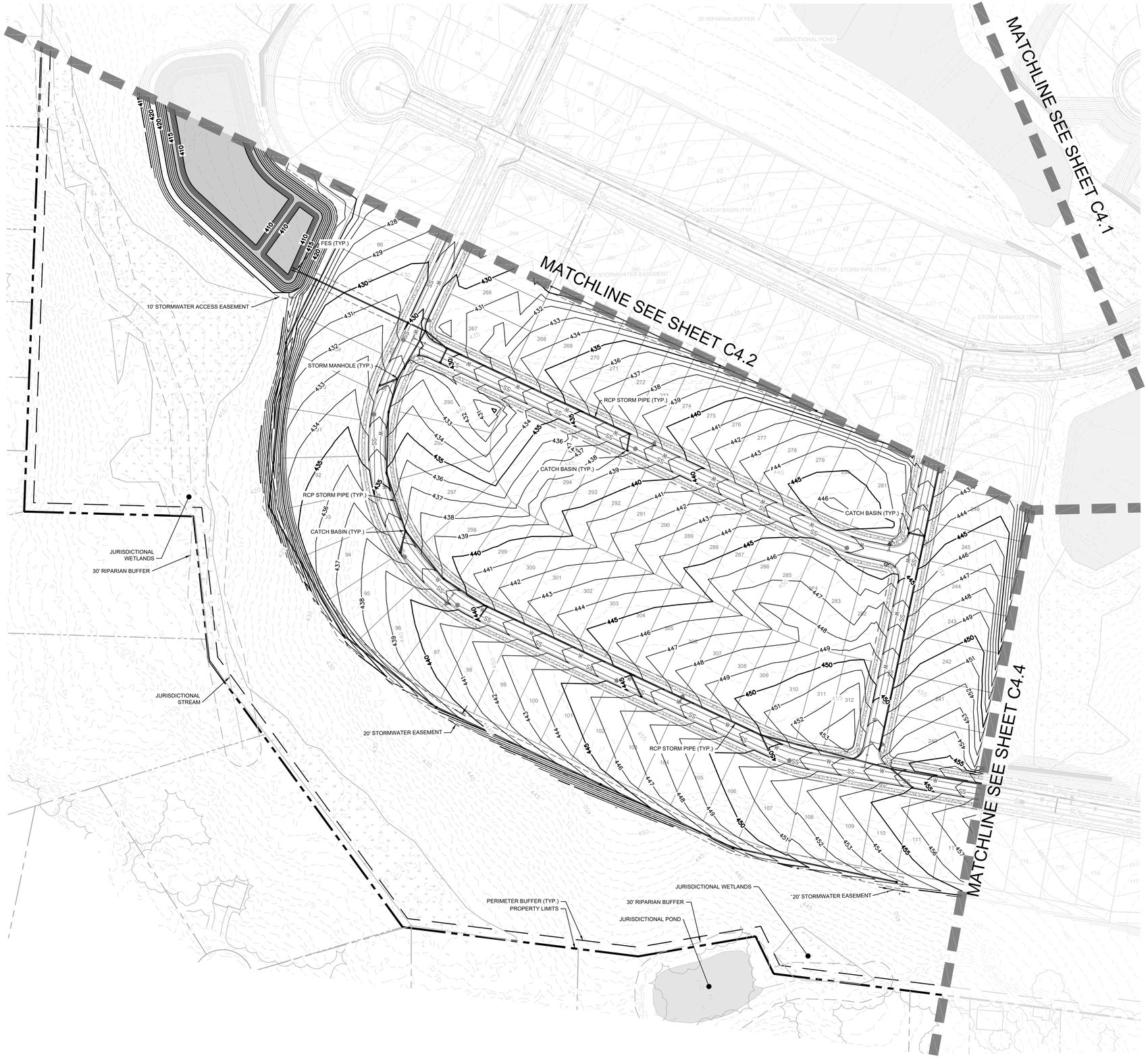

GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- STORM DRAIN (≥ 15 INCH)
- 805 EXISTING CONTOUR
- 805 PROPOSED CONTOUR
- CATCH BASIN (CB)
- MANHOLE (SDMH)
- FLARED END SECTION (FES)
- CONCRETE HEADWALL (HW)
- RIP-RAP APRON
- FLOW ARROW

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

GRADING AND DRAINAGE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
C4.3

Plotted By:Will Kotis Sheet Set:ELLIOTT FARM Layout:C4.3 GRADING AND DRAINAGE PLAN June 06, 2024 09:23:42pm K:\RAL_DEV\012826054_Elliott Farm\DB_CAD Files\Major Subdivision Plansheets\C4.0 GRADING AND DRAINAGE PLAN.dwg
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Posted By:Wilt, Katie Sheet Set:ELLIOTT FARM Layout:C4.4 GRADING AND DRAINAGE PLAN June 06, 2024 05:24:14pm K:\RAL_LIEV\01282605\4_Elliott\Farm\08-CAD Files\Major Subdivision Plansheets\C4.0 GRADING AND DRAINAGE PLAN.dwg
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GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- STORM DRAIN (≥ 15 INCH)
- 805 EXISTING CONTOUR
- 805 PROPOSED CONTOUR
- CATCH BASIN (CB)
- MANHOLE (SDMH)
- FLARED END SECTION (FES)
- CONCRETE HEADWALL (HW)
- RIP-RAP APRON
- FLOW ARROW

MATCHLINE SEE SHEET C4.2

MATCHLINE SEE SHEET C4.1

MATCHLINE SEE SHEET C4.3

JURISDICTIONAL POND

30' RIPARIAN BUFFER

CATCH BASIN (TYP.)

STORM MANHOLE (TYP.)

RCP STORM PIPE (TYP.)

20' STORMWATER EASEMENT

100' EASEMENT CAROLINA POWER & LIGHT COMPANY DB 2525 PAGE 486

PROPERTY LIMITS

PINEY GROVE WILSON RD

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
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1	PER TOWN COMMENTS	02/09/2024	JMC

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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

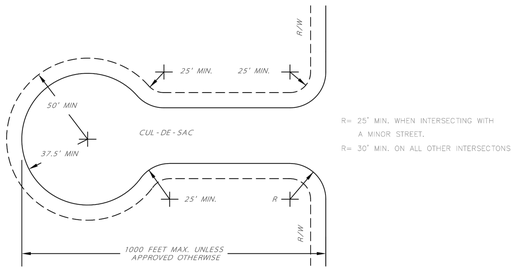
GRADING AND DRAINAGE PLAN

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C4.4



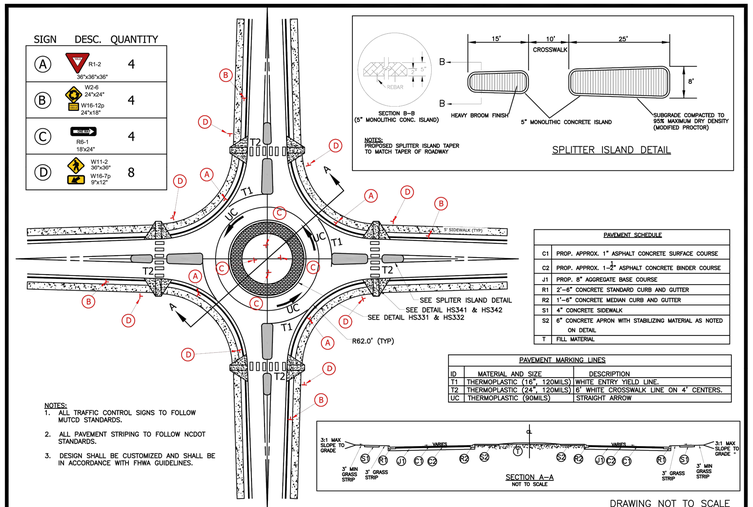
R= 25' MIN. WHEN INTERSECTING WITH A MINOR STREET.
R= 30' MIN. ON ALL OTHER INTERSECTONS

DRAWING NOT TO SCALE

CUL-DE-SAC DIMENSIONS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS312	
DATE	REVISIONS
2/18/10	



NOTES:
PROPOSED SPLITTER ISLAND TAPER TO MATCH TAPER OF ROADWAY

SPLITTER ISLAND DETAIL

PAVEMENT SCHEDULE	
C1	PROP. APPROX. 1" ASPHALT CONCRETE SURFACE COURSE
C2	PROP. APPROX. 1-½" ASPHALT CONCRETE BINDER COURSE
J1	PROP. 8" AGGREGATE BASE COURSE
R1	2'-6" CONCRETE STANDARD CURB AND GUTTER
R2	1'-6" CONCRETE MEDIAN CURB AND GUTTER
S1	4" CONCRETE SIDEWALK
S2	6" CONCRETE APRON WITH STABILIZING MATERIAL AS NOTED ON DETAIL
T	FILL MATERIAL

PAVEMENT MARKING LINES		
ID	MATERIAL AND SIZE	DESCRIPTION
T1	THERMOPLASTIC (16", 120MILS)	WHITE ENTRY YIELD LINE
T2	THERMOPLASTIC (24", 120MILS)	8" WHITE CROSSWALK LINE ON 4" CENTERS
UC	THERMOPLASTIC (60MILS)	STRAIGHT ARROW

NOTES:
1. ALL TRAFFIC CONTROL SIGNS TO FOLLOW MUTCD STANDARDS.
2. ALL PAVEMENT STRIPING TO FOLLOW NCDOT STANDARDS.
3. DESIGN SHALL BE CUSTOMIZED AND SHALL BE IN ACCORDANCE WITH FHWA GUIDELINES.

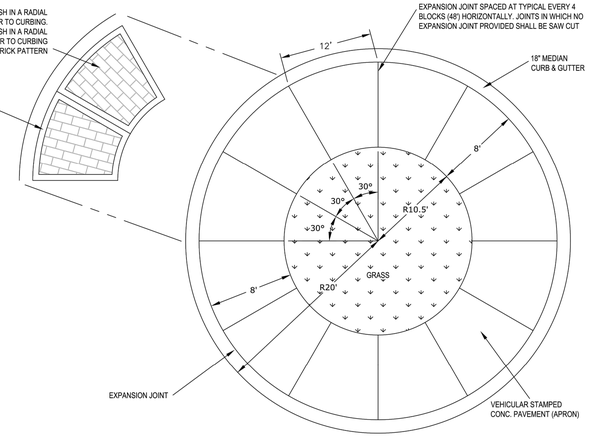
SECTION A-A
NOT TO SCALE

DRAWING NOT TO SCALE

TYPICAL ROUNDABOUT DETAIL

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS313	
DATE	REVISIONS
8/18/19	



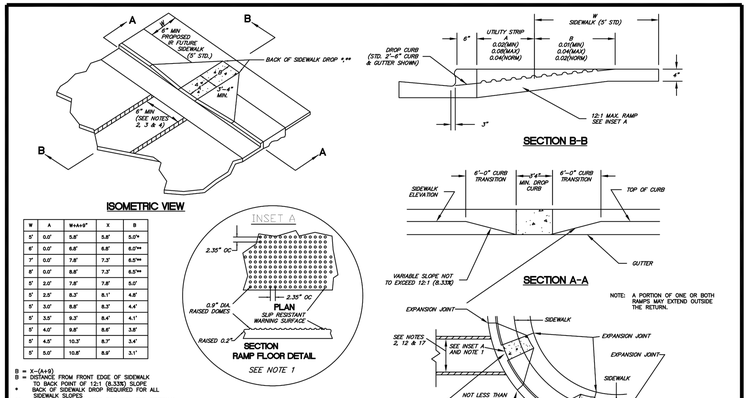
NOTE:
1. DIMENSIONS OF ROUND-ABOUTS VARY PER DESIGN STANDARD.
2. STAMPED CONCRETE SHOULD BE BRICK PATTERN AND RED BRICK COLOR.

DRAWING NOT TO SCALE

ROUNDABOUT HARDSCAPE DETAIL

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS314	
DATE	REVISIONS
12/19/23	



W	A	W+4+5*	X	B
5'	0.0'	5.8'	5.8'	5.0'+
6'	0.0'	6.8'	6.8'	6.0'+
7'	0.0'	7.8'	7.3'	6.5'+
8'	0.0'	8.8'	7.3'	6.5'+
5'	2.0'	7.8'	7.8'	5.0'
5'	2.5'	8.3'	8.1'	4.8'
5'	3.0'	8.8'	8.3'	4.4'
5'	3.5'	9.3'	8.4'	4.1'
5'	4.0'	9.8'	8.6'	3.8'
5'	4.5'	10.3'	8.7'	3.4'
5'	5.0'	10.8'	8.9'	3.1'

B = X-(4+5)
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE
* BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES
** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04

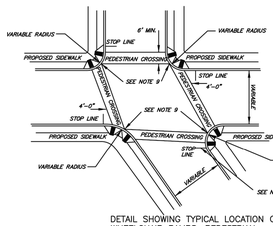
NOTES:
1. THE WALKING SURFACE SHALL BE SLOPE RESISTANT. DETECTABLE WARNING DOMES SHALL COVER THE FULL WIDTH AND DEPTH OF THE RAMP FLOOR. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9", A HEIGHT OF 0.2" AND CENTER-TO-CENTER SPACING OF NOMINAL 2.35". THE RAMP SHALL BE BLACK IN COLOR.
2. CROSSWALK WIDTHS AND CONFIGURATION VARY; MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. THE INSIDE PEDESTRIAN CROSSWALK LINES SHALL BE SET NO CLOSER IN THE INTERSECTION THAN WOULD BE ESTABLISHED BY BISECTING THE INTERSECTION RADII. (SEE NOTE 14)
4. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

DRAWING NOT TO SCALE

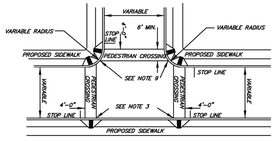
STANDARD WHEELCHAIR RAMP

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS331	
DATE	REVISIONS
2/8/10	



DETAIL SHOWING TYPICAL LOCATION OF WHEELCHAIR RAMPS, PEDESTRIAN CROSSWALKS AND STOP BARS



DETAIL SHOWING TYPICAL LOCATION OF WHEELCHAIR RAMPS, PEDESTRIAN CROSSWALKS AND STOP BARS FOR TEE INTERSECTION

NOTES:
1. THE WALKING SURFACE SHALL BE SLOPE RESISTANT. DETECTABLE WARNING DOMES SHALL COVER THE FULL WIDTH AND DEPTH OF THE RAMP FLOOR. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9", A HEIGHT OF 0.2" AND CENTER-TO-CENTER SPACING OF NOMINAL 2.35". THE RAMP SHALL BE BLACK IN COLOR.
2. CROSSWALK WIDTHS AND CONFIGURATION VARY; MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. NORTH CAROLINA GENERAL STATUE 136-44.44 REQUIRES THAT ALL STREET CURBS BEING CONSTRUCTED OR RECONSTRUCTED FOR MAINTENANCE PROCEDURES, TRAFFIC OPERATIONS REPAIRS, CORRECTION OF UTILITIES OR ALTERED FOR ANY REASON AFTER SEPTEMBER 1, 1973 SHALL PROVIDE WHEEL CHAIR RAMPS FOR THE PHYSICALLY HANDICAPPED AT ALL INTERSECTIONS WHERE BOTH CURB AND GUTTER AND SIDEWALKS ARE PROVIDED AND AT OTHER POINTS OF PEDESTRIAN FLOW.
IN ADDITION SECTION 228 OF THE 1973 FEDERAL AND HIGHWAY SAFETY ACT REQUIRES PROVISION OF CURB RAMPS FOR THE HANDICAPPED AT INTERSECTION AFTER JULY 1, 1976 WHETHER A SIDEWALK IS PROPOSED INITIALLY OR IS PLANNED FOR FUTURE DATE.
THE AMERICANS WITH DISABILITY ACT (ADA) OF 1990 EXTENDS TO INDIVIDUALS WITH DISABILITIES, COMPREHENSIVE CIVIL RIGHTS PROTECTIONS SIMILAR TO THOSE PROVIDED TO PERSONS ON THE BASIS OF RACE, SEX, NATIONAL ORIGIN AND RELIGION UNDER THE CIVIL RIGHTS ACT OF 1964. THESE CURB RAMPS HAVE BEEN DESIGNED TO COMPLY WITH TITLE 111 OF THE ADA, BECOMING EFFECTIVE ON JANUARY 26, 1992
4. WHEELCHAIR RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. THE LOCATION OF THE RAMPS MAY BE ADJUSTED BY THE ENGINEER WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS ETC. AFFECT PLACEMENT. AT ALL LOCATIONS, NOT LESS THAN 2 FEET OF FULL HEIGHT CURB SHALL BE PLACED BETWEEN THE RAMPS.
5. NO SLOPE ON THE WHEELCHAIR RAMP SHALL EXCEED 1"/1' (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
6. IN NO CASE SHALL THE WIDTH OF THE WHEELCHAIR RAMP BE LESS THAN 40" (3'-4"). HOWEVER, WIDTH MAY EXCEED 40".
7. USE CLASS "B" CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NON-SKID TYPE SURFACE.
8. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE WHEELCHAIR RAMP JOINS THE CURB.
9. THE INSIDE PEDESTRIAN CROSSWALK LINES SHALL BE SET NO CLOSER IN THE INTERSECTION THAN WOULD BE ESTABLISHED BY BISECTING THE INTERSECTION RADII. (SEE NOTE 14)
10. THE CURB CUT AND THE PEDESTRIAN CROSSWALK LINES SHALL BE COORDINATED SO THAT THE BEGINNING OF THE WHEELCHAIR RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
11. THE MINIMUM WIDTH OF THE PEDESTRIAN CROSSWALK SHALL BE 6 FEET. A CROSSWALK WIDTH OF 10' OR GREATER IS DESIRABLE.
12. STOP LINES, NORMALLY PERPENDICULAR TO THE LANE LINES, SHALL BE USED WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL STOP SIGN OR OTHER LEGAL REQUIREMENT. AN UNUSUAL APPROACH SKEW MAY REQUIRE THE PLACEMENT OF THE STOP LINE TO BE PARALLEL TO THE INTERSECTING ROADWAY.
13. PARKING SHALL BE ELIMINATED A MINIMUM OF 20 FEET BACK OF PEDESTRIAN CROSSWALK.
14. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

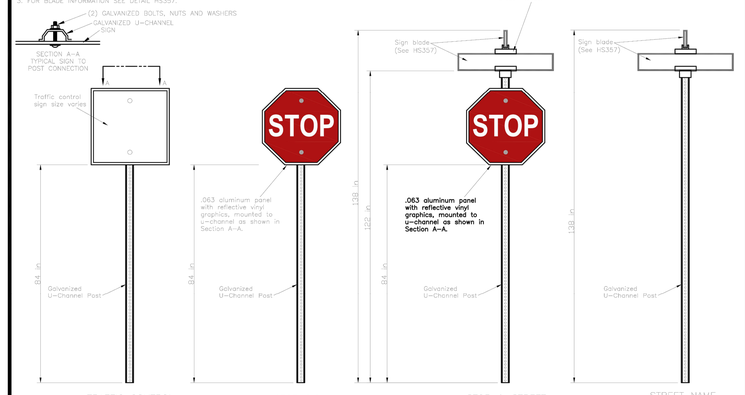
DRAWING NOT TO SCALE

STANDARD WHEELCHAIR RAMP

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS332	
DATE	REVISIONS
2/8/10	

NOTES:
1. 42" MINIMUM BURY DEPTH FOR SIGN TYPES WITH THIS DETAIL, PER NCDOT STANDARDS.
2. IF MORE THAN ONE SIGN IS TO BE MOUNTED ON A POST THE BOTTOM EDGE OF THE LOWER SIGN MUST BE AT LEAST 72" FROM THE GROUND.
3. FOR BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.



DRAWING NOT TO SCALE

STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR LOCAL, COLLECTOR AND MINOR THOROUGHFARES

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS359	
DATE	REVISIONS
4/18/21	

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

SITE DETAILS

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C5.0

Plotted By: Witt, Katie Sheet Set: ELLIOTT FARM Layout: C5.0 SITE DETAILS June 06, 2024 05:24:28pm K:\RAL_LDEV\07\012826054_Elliott Farm\08_CAD Files\Major Subdivision Plansheets\C5.1 SITE DETAILS.dwg
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Plotted By: Will Katie Sheet Set: ELLIOTT FARM Layout: C5.1 SITE DETAILS June 06, 2024 05:24:34pm K:\RAL_LDEV\012826054_Elliottfarm\06_CAD Files\Major Subdivision Plansheets\C5.1 SITE DETAILS.dwg
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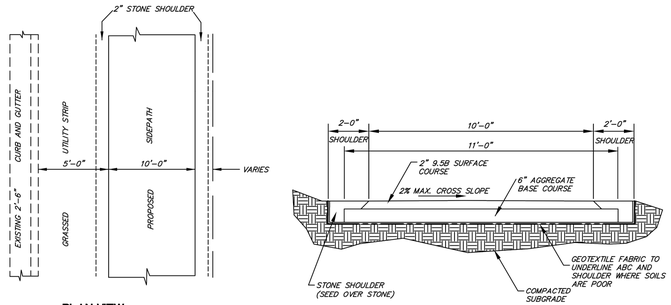
NOTES:

1. ASPHALT SIDEPATH CONSTRUCTION TO MEET TOWN STANDARD DETAIL HS340



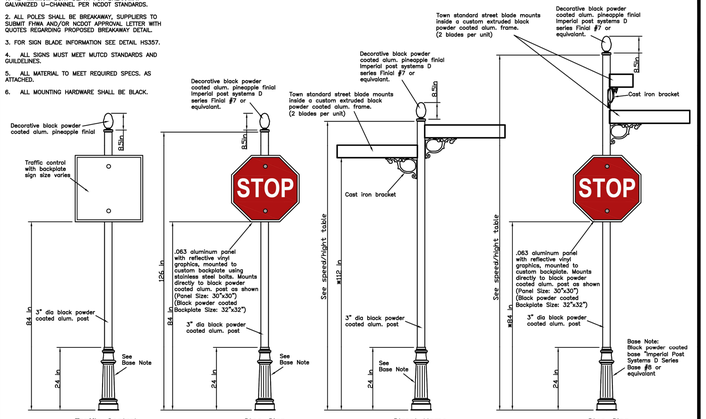
PLAN VIEW

TYPICAL SECTION

DRAWING NOT TO SCALE

ASPHALT SIDEPATH	STANDARD DETAIL NUMBER: HS379
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 3/1/21 — REVISIONS

NOTES:
1. 42" MINIMUM BURY DEPTH FOR BREAKAWAY GALVANIZED U-CHANNEL PER NCDOT STANDARDS.
2. ALL POLES SHALL BE BREAKAWAY, SUPPLIERS TO SUBMIT FHWA AND/OR NCDOT APPROVAL LETTER WITH QUOTES REGARDING PROPOSED BREAKAWAY DETAIL.
3. FOR SIGN BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.
5. ALL MATERIAL TO MEET REQUIRED SPECS. AS ATTACHED.
6. ALL MOUNTING HARDWARE SHALL BE BLACK.



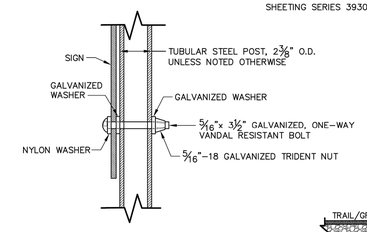
*Height varies depending on speed of road. See detail HS357 for blade sizes.

	w/Traffic Control	Blade only
– Local Road – 25 mph	162"	150"
– Speed Limit – 25–40 mph	170"	158"
– Speed Limit – 40+mph (or multi-lanes cross-section)	182"	182"

DRAWING NOT TO SCALE

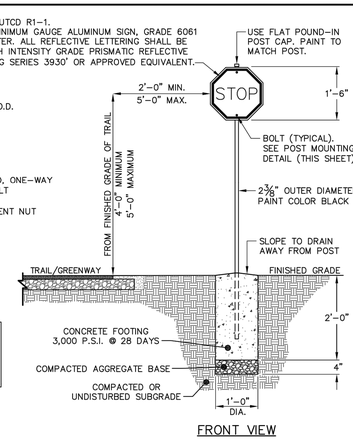
UPGRADED TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS	STANDARD DETAIL NUMBER: HS361
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 4/5/18 — REVISIONS

SIGN: MUTCD R1-1.
0.125 MINIMUM GAUGE ALUMINUM SIGN, GRADE 6061 OR BETTER. ALL REFLECTIVE LETTERING SHALL BE 3M HIGH INTENSITY GRADE PRISMATIC REFLECTIVE SHEETING SERIES 3930 OR APPROVED EQUIVALENT.



POST MOUNTING DETAIL

NOTES:
1. ALL VISIBLE WELDS TO BE CONTINUOUS AND GROUND TO PROVIDE A SMOOTH SURFACE.
3. SIGN SHALL MEET CURRENT **MUTCD** REQUIREMENTS FOR COLOR AND REFLECTION.

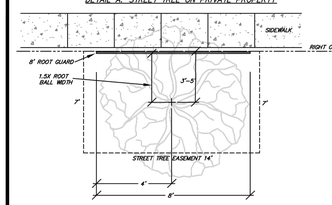


FRONT VIEW

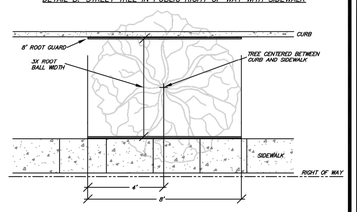
DRAWING NOT TO SCALE

STANDARD TRAIL STOP SIGN	STANDARD DETAIL NUMBER: HS382
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 6/23/20 — REVISIONS

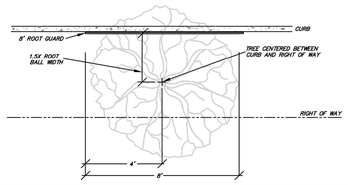
DETAIL A: STREET TREE ON PRIVATE PROPERTY



DETAIL B: STREET TREE IN PUBLIC RIGHT OF WAY WITH SIDEWALK



DETAIL C: STREET TREE IN PUBLIC RIGHT OF WAY WITHOUT SIDEWALK



NOTE: PLACE ROOT GUARD AT EDGE OF CURB OR SIDEWALK.

DRAWING NOT TO SCALE

STANDARD ROOT GUARD INSTALLATION	STANDARD DETAIL NUMBER: HS816
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 7/27/18 — REVISIONS

UB 24–2 Specifications
24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Assembled in 2' long modules to create varying sizes of cylinders for surrounding root balls (Surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the trees (Linear planting style).

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24–2 as manufactured by Deep Root Partners, LP. 81 Langton St. #4 San Francisco, LA (800–458–7668), or approved equal. The barrier shall be Black, Injection Molded Panels, of 0.085" (2.16mm) wall thickness in modules 24" (61cm) long by 24" (61 cm) deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

Not less than 4 Molded Integral Vertical Root Deflecting Ribs of at least 0.085" (2.16mm) thickness protruding 1/2" (12.7mm) at 90° from interior of the barrier panel, spaced 6" (15.24cm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.085" (2.16mm) thickness, 3/8" (9.53mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs.(See detail "A")

A minimum of 9 Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, the 2" (50.8mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53mm) from the panel. The nine ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

An integrated Zipper Joining System providing for instant, assembly by sliding one panel into another. (See Detail "C")

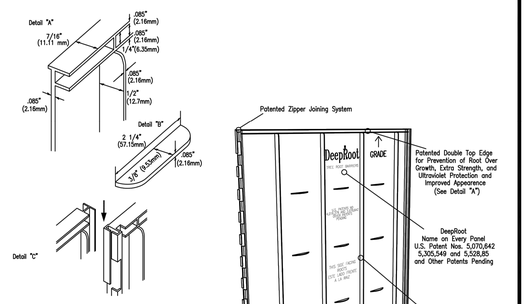
2.The basic properties of the material shall be:

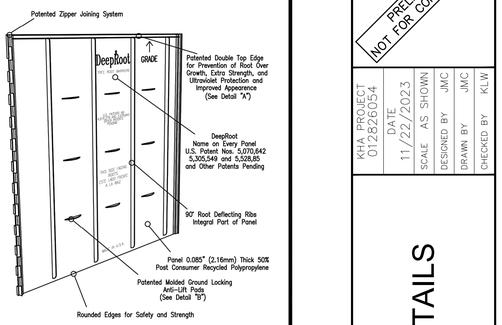
Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield – Wall	D638	2,354 PSI
Tensile strength @ yield – Hinge	D638	2,846 PSI
Yield Elongation – Wall	D638	7.44%
Yield Elongation – Hinge	D638	7.01%
Flexural Modulus	D790B	119,825 PSI
Notched Izod Impact – Wall	D256A	3.84 (ft-lbs)
Rockwell Hardness r. scale – Wall	D785A	84.4

B. Construction and Installation

1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing inwards to the root ball and the double top edge shall be 1/2" (12.7mm) above grade. Each of the required number of panels shall be connected to form a circle around the root ball or joined in a linear fashion and placed along the adjacent hardscape.

2. Excavation and soil preparation shall conform to the Drawings





DRAWING NOT TO SCALE

STANDARD ROOT GUARD	STANDARD DETAIL NUMBER: HS817
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE — REVISIONS

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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

PRELIMINARY NOT FOR CONSTRUCTION

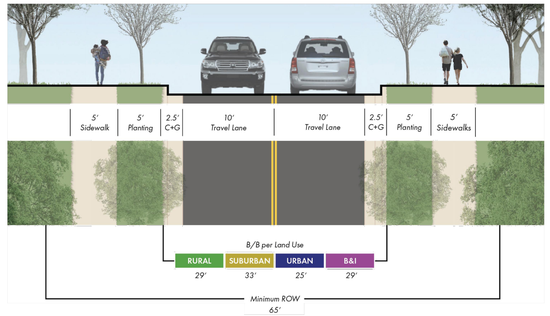
KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

SITE DETAILS

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
C5.1

LC-2A Minimum

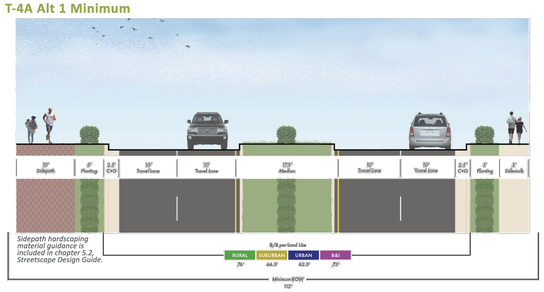


L-2A			Land Use Character Area			
Design Elements	**Element Included**	**Minimum Dimension**	**Rural**	**Suburban**	**Urban**	**Business & Industrial**
Right-of-Way *(ROW)*	Yes	65'	60'	65'	63'	58'
Back of Curb to Back of Curb *(B/B)*	Yes	25'	29'	33'	25'	29'
Travel Lanes	2 Lanes	10'	12'	14'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	No	-	-	-	-	-
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	Varies	-	-	Informal Parking	-	-
Sidepath	0-1 Side*	10'	10'	10'	10'	10'
Sidewalk	1-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	Sharrow / Wide Outside Lane*			Included in Travel Lanes		

Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
**Reference recommendations table in Appendix J for cross-section elements to be included for a given project.*

*THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.

T-4A Alt 1 Minimum



T-4A			Land Use Character Area			
Design Elements	**Element Included**	**Minimum Dimension**	**Rural**	**Suburban**	**Urban**	**Business & Industrial**
Right-of-Way *(ROW)*	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb *(B/B)*	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	Yes	17.5'	23'	17.5'	17.5'	20'
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	No	-	-	-	-	-
Sidepath	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-

Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.
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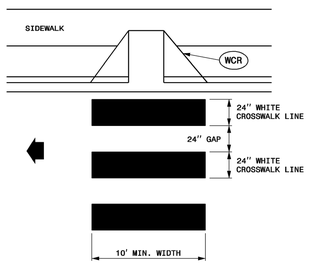
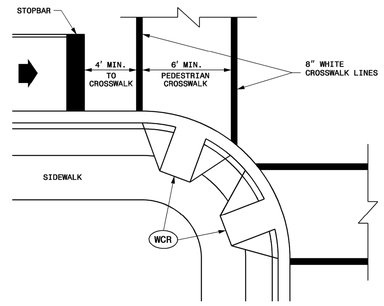
STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.
7-06

HI-VISIBILITY CROSSWALK



STANDARD CROSSWALK



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.
7-06

ENGLISH STANDARD DRAWING FOR
PAVEMENT MARKINGS
PEDESTRIAN CROSSWALKS

SHEET 1 OF 1
1205.07

GENERAL NOTES

1- THE MINIMUM WIDTH OF STANDARD CROSSWALKS IS 6 FEET. THE MINIMUM WIDTH OF HI-VISIBILITY CROSSWALKS IS 10 FEET.

2- CENTER CROSSWALKS TO THEIR CORRESPONDING WHEELCHAIR RAMPS, BUT DO NOT SET THEM WITHIN THE INTERSECTION AREA ESTABLISHED BY BISECTING THE INTERSECTION RADII.

3- PLACE STOP BARS A MINIMUM OF 4 FEET FROM NEAREST CROSSWALK LINE, BUT NOT WITHIN THE AREA OF A WHEELCHAIR RAMP. PLACE STOP BARS PARALLEL TO CROSSWALK LINES, BUT CAN BE PLACED PERPINDICULAR TO TRAVEL LANES.

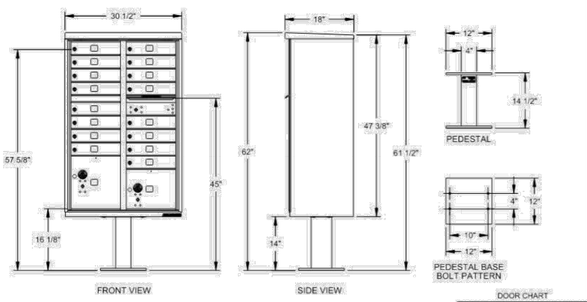
4- COORDINATE PLACEMENT OF CROSSWALKS IN ALL CASES WITH THE LOCATION OF WHEELCHAIR RAMPS. (SEE SIGNAL PLANS).

LEGEND
- DIRECTION OF TRAFFIC FLOW
- WCR WHEELCHAIR RAMP

ENGLISH STANDARD DRAWING FOR
PAVEMENT MARKINGS
PEDESTRIAN CROSSWALKS

SHEET 1 OF 1
1205.07

vital™ Cluster Box Unit - Type III



NOTES:
1. This unit is approved for USPS and private applications.
2. Decorative mailbox accessories sold separately and are USPS Approved products.
3. Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
4. Florence 'F' series CBU is Officially Licensed by USPS: License# CDSEQ-08-B-0012

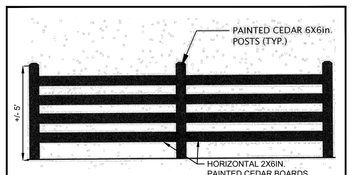
DOOR CHART

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
1 TENANT	5-3/8"x12-1/2"x16"
10 PARCEL	15-1/4"x12-1/2"x16"
12 PARCEL	13-1/4"x12-1/2"x16"
OUTGOING SLOT	3-1/4"x11-3/4"

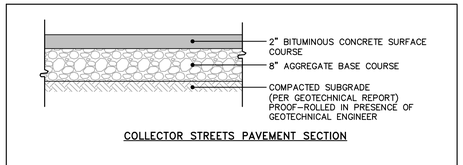
PRODUCT#: vital™ CLUSTER BOX UNIT (OR APPROVED SUBSTITUTE)
AF FLORENCE manufacturing company
5935 Corporate Drive • Manhattan, KS 66503
www.florencemailboxes.com • (800) 275-1747
A GIBRALTAR INDUSTRIES COMPANY

ORDER#	REV#
1570-16	A
SCALE	LAST REV DATE
NONE	9/26/2012
DRAWING NUMBER	DRAWN BY
1570-16CS	AFD

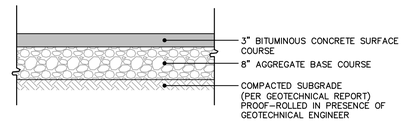
FINAL MAIL KIOSK DESIGN TO BE PROVIDED WITH CONSTRUCTION DRAWINGS



PRELIMINARY FENCE DETAIL



COLLECTOR STREETS PAVEMENT SECTION



ARTERIAL STREETS PAVEMENT SECTION

NOTES
1. MINIMUM DIMENSIONS SUBJECT TO CHANGE PENDING ENGINEERED SOIL REPORT AND SOIL CONDITIONS.
2. CONTRACTOR SHALL PROVIDE PAVEMENT TESTING FOR STREETS IN ACCORDANCE WITH NCDOT STANDARDS.

ASPHALT PAVEMENT SECTIONS
N.T.S. KHA DETAIL NO: 02.101.R02 (01)

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

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1	PER TOWN COMMENTS	02/09/2024	JMC

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

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

SITE DETAILS

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C5.2

Plotted By: Whit Kotte Sheet Set: ELLIOTT FARM Layout: C5.2 SITE DETAILS June 06, 2024 05:24:39pm K:\RAL_LDE\V012826054_ElliottFarm\VD_CAD Files\Major Subdivision Plansheets\C5.1 SITE DETAILS.dwg
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OPEN SPACE LEGEND

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

SITE DATA TABLE

PARCEL NUMBER:	0646469015, 0646654881
PARCEL ACREAGE:	148.42 ACRES, 0.69 ACRES
TOTAL ACREAGE	149.11 ACRES
CURRENT ZONING:	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD)
CURRENT LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL (ATTACHED AND DETACHED)
FUTURE LAND USE MAP DESIGNATION:	MIXED RESIDENTIAL NEIGHBORHOOD
MAXIMUM HEIGHT:	PRIMARY STRUCTURE(S) = 35' ACCESSORY STRUCTURE(S) = 25'
NUMBER OF UNITS:	312
MAXIMUM DENSITY:	2.17
PROPOSED DENSITY:	2.09
REQUIRED ATTACHED UNITS:	10% / 32 UNITS
PROVIDED ATTACHED UNITS:	15% / 48 UNITS
AVERAGE LOT SIZE:	DUPLEX LOTS 40' MIN WIDTH = 5,000 SF 44' x 125'-150' LOTS = 5,500 SF 50' x 125'-150' LOTS = 6,250 SF 60' x 125'-150' LOTS = 7,500 SF *LOT SIZES PROVIDED ARE AVERAGE AND WILL VARY*
MINIMUM LOT WIDTH AT SETBACK LINE:	26'
REQUIRED SETBACKS:	REFER TO DESIGN MANUAL
REQUIRED BUFFERYARDS:	5' TYPE "A" BUFFER
REQUIRED OPEN SPACE	FLEXIBLE AREA = 5% (7.5 ACRES) RECREATIONAL AREA = 5% (7.5 ACRES) TREE PRESERVATION = 20% (29.9 ACRES) TOTAL = 30% (44.8 ACRES)
PROVIDED OPEN SPACE	*FLEXIBLE AREA = ±0.0 ACRES RECREATIONAL AREA = ±9.0 ACRES TREE PRESERVATION = ±41.3 ACRES TOTAL = ±50.3 ACRES *FLEXIBLE SPACE HAS BEEN SHOWN AS TREE PRESERVATION AREA AND INCLUDES EXISTING AND PROPOSED PONDS/WATERWAYS
MINIMUM LOT WIDTH AT SETBACK LINE	DETACHED DWELLINGS = 26' ATTACHED DWELLINGS = 18' OTHER BUILDINGS/USES = 60'
MINIMUM LOT FRONTAGE AT THE ROW	ALL BUILDINGS = 18'
MINIMUM FRONTAGE OF THE ROW FOR A DRIVEWAY	DETACHED DWELLINGS = 44' ATTACHED DWELLINGS = 40'
THOROUGHFARE SETBACK	25'
PRIMARY BUILDING SETBACKS	MINIMUM FRONT SETBACK = 5' MAXIMUM FRONT SETBACK = 20' MINIMUM SIDE SETBACK CORNER = 5' MINIMUM SIDE SETBACK INTERIOR = 5' MINIMUM REAR SETBACK = 20' MINIMUM REAR SETBACK FROM ALLEY CENTERLINE = 15'
ACCESSORY BUILDING SETBACK	ACCESSORY STRUCTURE(S) LESS THA N 144 SF = 3' ACCESSORY STRUCTURE(S) GREATER THAN OR EQUAL TO 144 SF = 5' MINIMUM SETBACK FROM ALLEY ROW GREATER THAN OR EQUAL TO 144 SF = 5 OR 20+
MINIMUM DRIVEWAY LENGTH	25'

NOTES

1. WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUAUIFY FOR NATIONWIDE PERMIT.
2. OPEN SPACE AREAS ARE CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN.
3. LOCATION AND ROUTING OF WALKING TRAIL IS CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN.
4. OPEN SPACE AND AMENITY AREAS WILL BE MAINTAINED BY HOA.
5. AMENITY AREAS WILL BE ADA ACCESSIBLE AND FOLLOW ADA STANDARDS. ADDITIONAL DETAILS WILL BE PROVIDED WITH AMENITY AREA DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

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PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#F-0102

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

OPEN SPACE & PRESERVATION PLAN

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
L1.0

Plotted By: Will, Katie Sheet Set: ELLIOTT FARM Layout: L1.0 OPEN SPACE & PRESERVATION PLAN June 06, 2024 05:25:43pm K:\RAL_LDEV\012826054_Elliott Farm\06_CAD Files\Major Subdivision Plansheets\L1.0 OPEN SPACE & PRESERVATION PLAN.dwg
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PINEY GROVE WILBON ROAD PLANT SCHEDULE

Town of Holly Springs

LARGE DECIDUOUS	QUANTITY	% OF PLANTING	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
AB	31	48%	Acer buergerianum	Trident Maple	B&B	2.5" MIN.	
SMALL DECIDUOUS	**QUANTITY**	**% OF PLANTING**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**REMARKS**
LB	33	52%	Lagerstroemia indica 'Biloxi'	Biloxi Crape Myrtle	B&B	1.5" CAL. MIN.	SINGLE STEM
TOTAL:	*64*	*100%*					

LANDSCAPE REQUIREMENTS & CALCULATIONS - STREET TREES AND BUFFERS OVERALL

Town of Holly Springs UDO

AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	EASEMENTS	TOTAL QUANTITY REQUIRED				TOTAL QUANTITY PROVIDED	CODE SECTION
REQUIRED OPEN SPACE	30% OF TOTAL PROJECT SITE	SEE PLANS	**382,892 SF**	**N/A**	TOTAL = 30% (44.8 ACRES)				**44.8 ACRES**	*4.2*
STREET TREES	1 TREE PER 30 LF - 45 LF	Road A	**3,110 LF**	**100 LF**	*MAX.* *3,010*	*/30 LF*	101 TREES		**70 TREES**	*5.3.5*
					MIN.	*/45 LF*	67 TREES			
		Road B	**5,735 LF**	**120 LF**	*MAX.* *5,615*	*/30 LF*	188 TREES		**125 TREES**	
					MIN.	*/45 LF*	125 TREES			
		Road C	**2,424 LF**	**46 LF**	*MAX.* *2,378*	*/30 LF*	80 TREES		**63 TREES**	
					MIN.	*/45 LF*	53 TREES			
		Road D	**2,060 LF**	**20 LF**	*MAX.* *2,040*	*/30 LF*	69 TREES		**48 TREES**	
					MIN.	*/45 LF*	46 TREES			
		Road E	**7,563 LF**	**100 LF**	*MAX.* *7,463*	*/30 LF*	249 TREES		**194 TREES**	
					MIN.	*/45 LF*	166 TREES			
		Road F	**1,183 LF**	**0**	*MAX.* *1,183*	*/30 LF*	40 TREES		**30 TREES**	
					MIN.	*/45 LF*	27 TREES			
		Road G	**1,662 LF**	**0**	*MAX.* *1,662*	*/30 LF*	56 TREES		**37 TREES**	
					MIN.	*/45 LF*	37 TREES			
		TOTAL STREET TREES		*MAX. TREES*	*783 TREES*				**TOTAL PROVIDED**	**567 TREES**
				MIN. TREES	*521 TREES*					
		PINEY GROVE WILBON RD	**2,058 LF**	**100 LF**	*MAX.* *1,958*	*/30 LF*	66 TREES		**64 TREES**	
					MIN.	*/45 LF*	44 TREES			
		TOTAL TREES		*MAX. TREES*	*849 TREES*				**TOTAL PROVIDED**	**631 TREES**
				MIN. TREES	*521 TREES*					
BUFFER TYPE A	2 DECIDUOUS TREES PER 100 LF 5 SHRUBS PER 100 LF 5' BUFFER WIDTH	SEE PLANS	**8,501 LF**		*/100*	**2*	170 TREES		*REFER TO "TYPE A BUFFER YARD" TYPICAL 100LF SECTION L2.0*	*5.3.1*
						**5*	425 SHRUBS			
BUFFER TYPE A (MODIFIED)	3 DECIDUOUS TREES PER 100 LF 10 SHRUBS PER 100 LF 5' BUFFER WIDTH	SEE PLANS	**2,058 LF**		*/100*	**3*	62 TREES		*REFER TO "TYPE A (MODIFIED) BUFFER YARD" TYPICAL 100LF SECTION L2.0*	
						**10*	206 SHRUBS			
BUFFER TYPE B	3 DECIDUOUS TREES PER 100 LF 10 SHRUBS PER 100 LF 5' BUFFER WIDTH	SEE PLANS	**1,065 LF**		*/100*	**3*	32 TREES		*REFER TO "TYPE B BUFFER YARD" TYPICAL 100LF SECTION L2.0*	
						**10*	106 SHRUBS			
TOTAL BUFFER PLANTINGS				*TREES*	*264 TREES*					
				SHRUBS	*737 SHRUBS*					
TOTAL PLANTINGS				*TREES*	*895 TREES*					
				SHRUBS	*737 SHRUBS*					

BUFFER AND NATIVE VEGETATION SCHEDULE

TYPE A BUFFER YARD

TREES

NAME	QTY	%
ACER RUBRUM 'OCTOBER GLORY'/OCTOBER GLORY RED MAPLE	34	20%
ACER SACCHARUM/SUGAR MAPLE	34	20%
CARYA OVATA/SHAGBARK HICKORY	34	20%
QUERCUS ALBA/WHITE OAK	34	20%
QUERCUS PALUSTRIS/PIN OAK	34	20%
TOTAL	170	100%

SHRUBS

NAME	QTY	%
CLETHRA ALNIFOLIA/SUMMERSWEET	85	20%
ITEA VIRGINICA/VIRGINIA SWEETSPIRE	85	20%
KALMIA LATIFOLIA/MOUNTAIN LAUREL	85	20%
MYRICA CERIFERA 'SOUTH DWARF'/SOUTH DWARF WAX MYRTLE	85	20%
VIBURNUM DENTATUM 'BLUE MUFFIN'/BLUE MUFFIN ARROWWOOD VIBURNUM	85	20%
TOTAL	425	100%

TYPE B BUFFER YARD

TREES

NAME	QTY	%
ACER RUBRUM 'OCTOBER GLORY'/OCTOBER GLORY RED MAPLE	6	19%
ACER SACCHARUM/SUGAR MAPLE	7	22%
CARYA OVATA/SHAGBARK HICKORY	6	19%
QUERCUS ALBA/WHITE OAK	6	19%
QUERCUS PALUSTRIS/PIN OAK	7	22%
TOTAL	32	100%

SHRUBS

NAME	QTY	%
CLETHRA ALNIFOLIA/SUMMERSWEET	21	20%
ITEA VIRGINICA/VIRGINIA SWEETSPIRE	21	20%
KALMIA LATIFOLIA/MOUNTAIN LAUREL	21	20%
MYRICA CERIFERA 'SOUTH DWARF'/SOUTH DWARF WAX MYRTLE	22	21%
VIBURNUM DENTATUM 'BLUE MUFFIN'/BLUE MUFFIN ARROWWOOD VIBURNUM	21	20%
TOTAL	106	100%

TYPE A (MODIFIED) BUFFER YARD

TREES

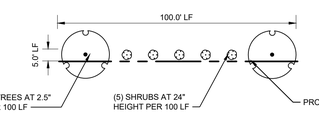
NAME	QTY	%
ACER RUBRUM 'OCTOBER GLORY'/OCTOBER GLORY RED MAPLE	14	23%
ACER SACCHARUM/SUGAR MAPLE	12	19%
CARYA OVATA/SHAGBARK HICKORY	12	19%
QUERCUS ALBA/WHITE OAK	12	19%
QUERCUS PALUSTRIS/PIN OAK	12	19%
TOTAL	62	100%

SHRUBS

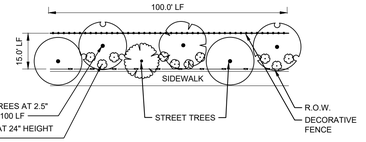
NAME	QTY	%
CLETHRA ALNIFOLIA/SUMMERSWEET	41	20%
ITEA VIRGINICA/VIRGINIA SWEETSPIRE	42	20%
KALMIA LATIFOLIA/MOUNTAIN LAUREL	41	20%
MYRICA CERIFERA 'SOUTH DWARF'/SOUTH DWARF WAX MYRTLE	41	20%
VIBURNUM DENTATUM 'BLUE MUFFIN'/BLUE MUFFIN ARROWWOOD VIBURNUM	41	20%
TOTAL	206	100%

NATIVE POLLINATOR PLANTING
AREA TO BE LANDSCAPED WITH NATIVE AND LOCALLY ADAPTED PLANTS, INCLUDING POLLINATOR SPECIES

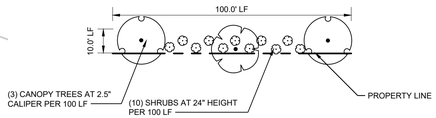
*** ALL TREES AND SHRUBS ARE TO BE PLACED WITH NO SINGLE SPECIES TO MAKE UP MORE THAN 25% OF BUFFER PLANTING**



TYPE A BUFFER YARD - TYPICAL 100 LF



TYPE A (MODIFIED) BUFFER YARD - TYPICAL 100 LF
"ALL TREES, BUFFER AND STREET, ARE TO BE SPACED EVENLY AND IN CADENCE WITH ONE ANOTHER"



TYPE B BUFFER YARD - TYPICAL 100 LF

NOTES

1. WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUALIFY FOR NATIONWIDE PERMIT
2. OPEN SPACE AREAS ARE CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN
3. ALL TREES LOCATED WITHIN A SITE DISTANCE TRIANGLE SHALL BE LIMBED UP AND MAINTAINED 8' MIN ABOVE FINISHED GRADE TO PROVIDE CLEAR SITE LINES.
4. THIS PLAN IS INTENDED FOR LANDSCAPE INSTALLATION REFERENCE ONLY. FOR SITE IMPROVEMENTS, SEE CIVIL SHEETS.
5. UTILITIES ON THIS SHEET ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
6. SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS.
7. EXISTING VEGETATION SHALL BE USED TO SATISFY THE TYPE A BUFFER REQUIREMENT WHENEVER POSSIBLE.
8. SEE SHEET C5.0 FOR PRELIMINARY OPEN SPACE & TREE PRESERVATION LOCATIONS AND CALCULATIONS
9. ALL STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE UDO. DEVIATION IN QUANTITY AND LOCATION DUE TO REQUIRED UTILITY SERVICES, LIGHTING, SIGHT TRIANGLES, OR ANY OTHER REQUIRED SITE ELEMENTS WILL BE DETERMINED AT SITE CONSTRUCTION DRAWING LEVEL AND WILL BE COORDINATED WITH PLANNING STAFF IN AN EFFORT TO MEET THE INTENT OF THE UDO.
10. ALL DETACHED RESIDENTIAL LOTS WILL INCLUDE 1 TREE PER 5,000 SF OF LOT AREA. TREES WILL BE SIZED ACCORDING TO TABLE 5.6-1 OF THE TOWN OF HOLLY SPRINGS UDO.
11. MINIMUM FOUNDATION LANDSCAPING SHALL BE PROVIDED FOR EACH HOME. DETAILS WILL BE PROVIDED DURING CONSTRUCTION DRAWINGS.
12. AN ALTERNATE LANDSCAPE PLAN WILL BE SUBMITTED WITH CONSTRUCTION DRAWINGS FOR STREET TREES ADJACENT TO FORCE MAIN

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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



NO.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY AMJ
DRAWN BY AMJ
CHECKED BY ECM

OVERALL LANDSCAPE PLAN

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
L2.0

Plotted By: Will Kotis Sheet Set: ELLIOTT FARM Layouts: L2.0 OVERALL LANDSCAPE PLAN June 06, 2024 05:26:16pm K:\RAL_LDEV\012826054_ElliottFarm\08_CAD Files\Major Subdivision Plansheets\L2.0 LANDSCAPE PLAN PHASE 2.dwg
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PLANT SCHEDULE - PHASE 1

Town of Holly Springs

LARGE DECIDUOUS	QUANTITY	% OF PLANTING	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
CC	38	**19%**	Carpinus caroliniana	American Hornbeam	B&B	2.5" MIN.	
CF	24	**12%**	Cornus florida	Flowering Dogwood	B&B	2.5" MIN.	
LP	37	**19%**	Lagerstroemia indica 'Powhatan'	Powhatan Crape Myrtle	B&B	2.5" MIN.	SINGLE STEM
NS	21	**11%**	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	B&B	2.5" MIN.	
QE	38	**19%**	Quercus phellos 'QPSTA'	Hightower® Willow Oak	B&B	2.5" MIN.	
UP	37	**19%**	Ulmus parvifolia	Lacebark Elm	B&B	2.5" MIN.	
TOTAL:	*195*	*100%*					

ROADS - PHASE 1

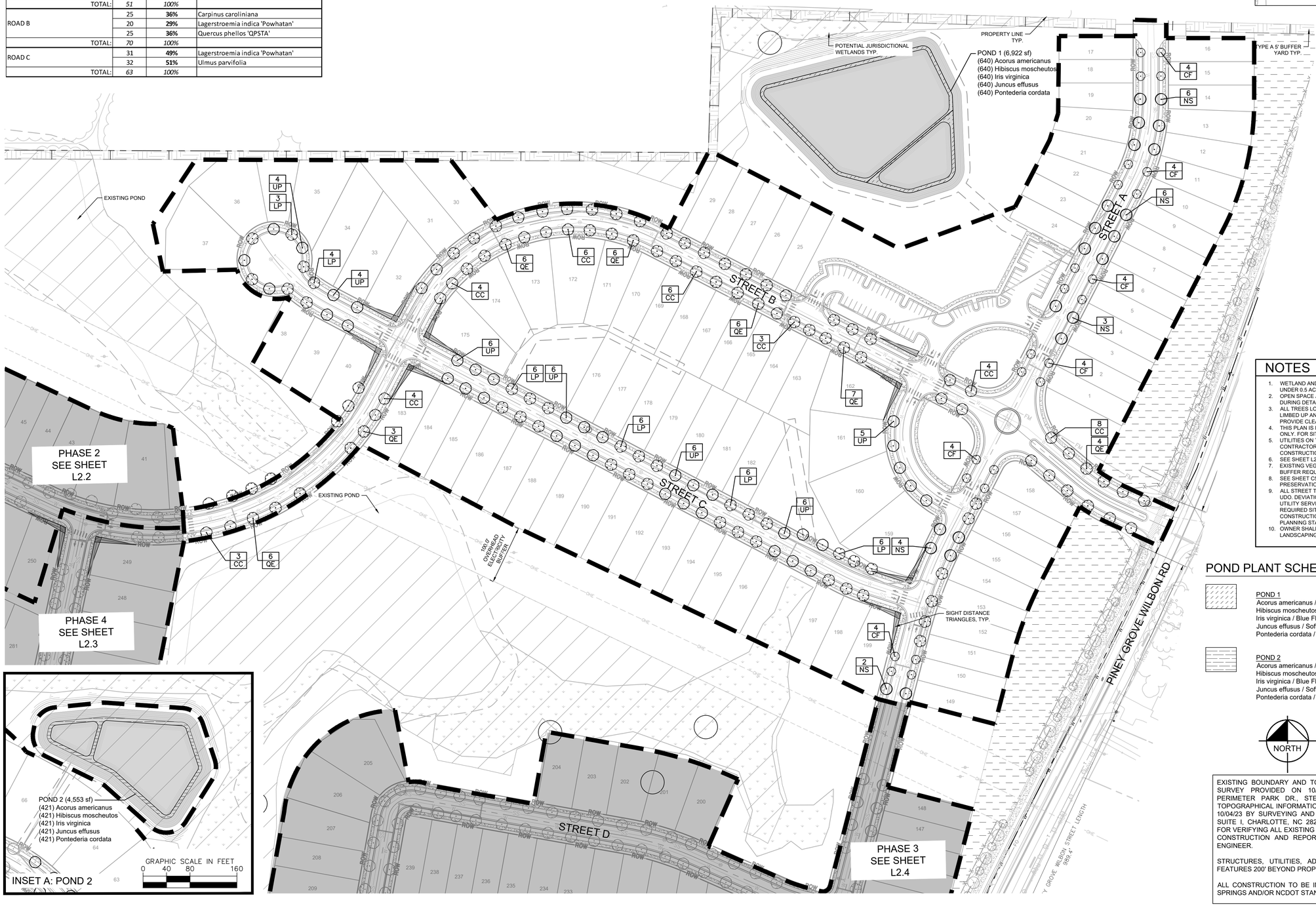
ROAD A	24	**47%**	Cornus florida
	6	**12%**	Lagerstroemia indica 'Powhatan'
	21	**41%**	Nyssa sylvatica 'Wildfire'
TOTAL:	*51*	*100%*	
ROAD B	25	**36%**	Carpinus caroliniana
	20	**29%**	Lagerstroemia indica 'Powhatan'
	25	**36%**	Quercus phellos 'QPSTA'
TOTAL:	*70*	*100%*	
ROAD C	31	**49%**	Lagerstroemia indica 'Powhatan'
	32	**51%**	Ulmus parvifolia
TOTAL:	*63*	*100%*	

LANDSCAPE REQUIREMENTS & CALCULATIONS - PHASE 1

Town of Holly Springs UDO

AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	EASEMENTS/UTILITIES	TOTAL QUANTITY REQUIRED				TOTAL QUANTITY PROVIDED	CODE SECTION
STREET TREES	1 TREE PER 30 LF - 45 LF	Road A	**2,004 LF**	**LF**	*MAX.*	*2,004*	*/30 LF*	67 TREES	**51 TREES**	*5.3.5*
					MIN.		*/45 LF*	45 TREES		
		Road B	**3,369 LF**	**120 LF**	*MAX.*	*3,249*	*/30 LF*	109 TREES	**70 TREES**	
					MIN.		*/45 LF*	72 TREES		
		Road C	**2,424 LF**	**46 LF**	*MAX.*	*2,378*	*/30 LF*	80 TREES	**63 TREES**	
					MIN.		*/45 LF*	53 TREES		
		TOTAL		*MAX. TREES*	*256 TREES*		**TOTAL PROVIDED**		**184 TREES**	
				MIN. TREES	*170 TREES*					

NOTE: TREES PLACED ELSEWHERE ALONG ROAD B.





KEY MAP
SCALE: 1" = 1000'

NOTES

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

POND PLANT SCHEDULE - PHASE 1

POND 1		6,818 sf	
	Acorus americanus / Sweet Flag	630	#1 Cont., 18" O.C.
	Hibiscus moscheutos / Rose Mallow	630	#1 Cont., 18" O.C.
	Iris virginica / Blue Flag Iris	630	#1 Cont., 18" O.C.
	Juncus effusus / Soft Rush	630	#1 Cont., 18" O.C.
	Pontederia cordata / Pickerel Weed	630	#1 Cont., 18" O.C.
POND 2		4,553 sf	
	Acorus americanus / Sweet Flag	421	#1 Cont., 18" O.C.
	Hibiscus moscheutos / Rose Mallow	421	#1 Cont., 18" O.C.
	Iris virginica / Blue Flag Iris	421	#1 Cont., 18" O.C.
	Juncus effusus / Soft Rush	421	#1 Cont., 18" O.C.
	Pontederia cordata / Pickerel Weed	421	#1 Cont., 18" O.C.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
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##-0102

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY AMJ
DRAWN BY AMJ
CHECKED BY EGM

LANDSCAPE PLAN PHASE 1

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS, NC

SHEET NUMBER
L2.1

Plotted By: Will Kotis Sheet Set: ELLIOTT FARM Layout: L2.1 LANDSCAPE PLAN — PHASE 1 June 06, 2024 - 05:26:41pm K:\RAL_LDEV\012826054_ElliottFarm\08_CAD Files\Major Subdivision Plansheets\L2.2 LANDSCAPE PLAN PHASE 2.dwg
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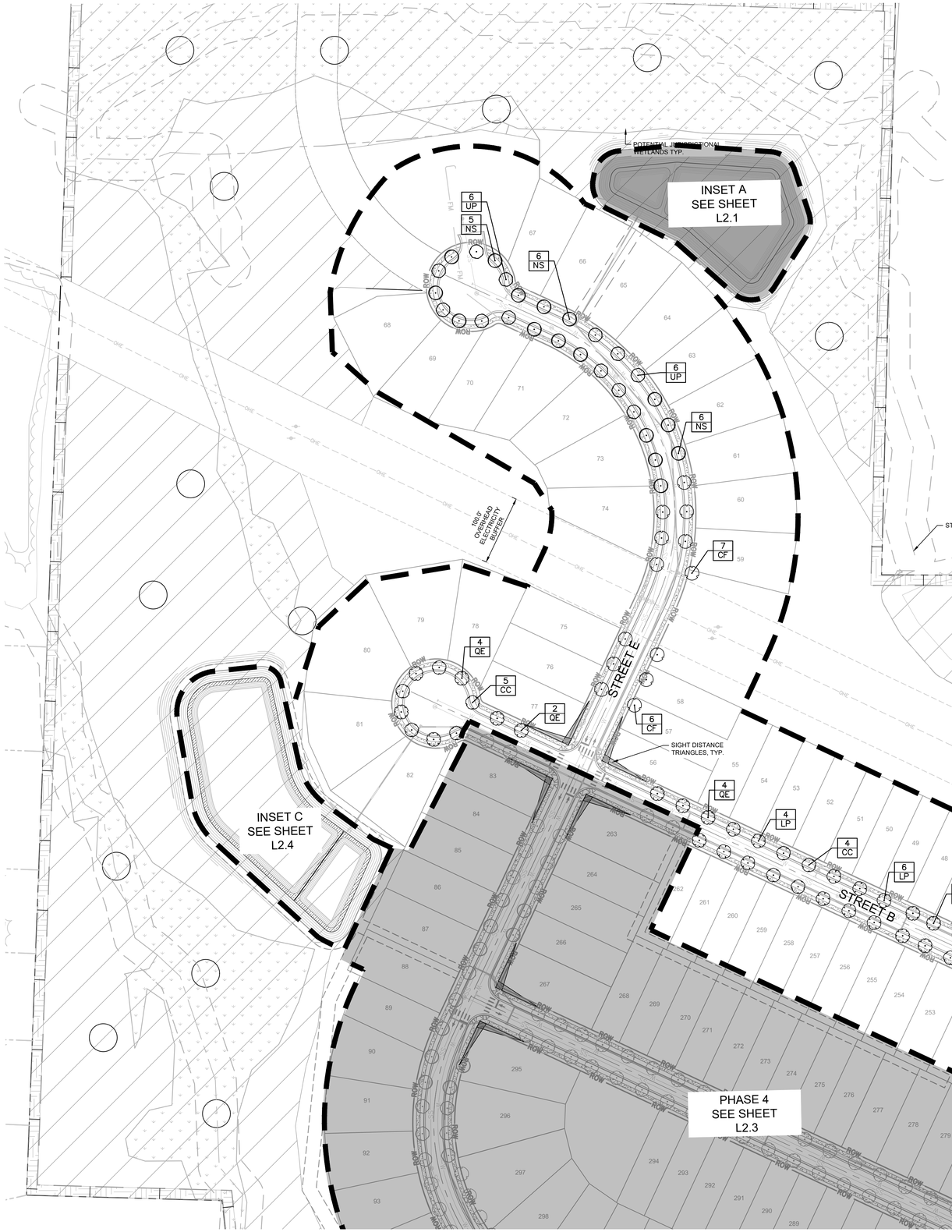



KEY MAP
SCALE: 1" = 1000'

LANDSCAPE REQUIREMENTS & CALCULATIONS - PHASE 2
Town of Holly Springs UDO

AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	EASEMENTS/UTILITIES	TOTAL QUANTITY REQUIRED			TOTAL QUANTITY PROVIDED	CODE SECTION
STREET TREES	1 TREE PER 30 LF - 45 LF	Road B	1,957 LF	0	MAX. 1,957	/30 LF	65 TREES	48 TREES	5.3.5
					MIN.	/45 LF	44 TREES		
		Road E	1,597 LF	100 LF	MAX. 1,497	/30 LF	50 TREES	41 TREES	
					MIN.	/45 LF	34 TREES		
		TOTAL		MAX. TREES	115 TREES		TOTAL PROVIDED	89 TREES	
				MIN. TREES	78 TREES				

PLANT SCHEDULE - PHASE 2
Town of Holly Springs

LARGE DECIDUOUS	QUANTITY	% OF PLANTING	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
CC	16	18%	Carpinus caroliniana	American Hornbeam	B&B	2.5" MIN.	
CF	13	15%	Cornus florida	Flowering Dogwood	B&B	2.5" MIN.	
LP	18	20%	Lagerstroemia indica 'Powhatan'	Powhatan Crape Myrtle	B&B	2.5" MIN.	SINGLE STEM
NS	16	18%	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	B&B	2.5" MIN.	
QE	14	16%	Quercus phellos 'QPSTA'	Hightower® Willow Oak	B&B	2.5" MIN.	
UP	12	13%	Ulmus parvifolia	Lacebark Elm	B&B	2.5" MIN.	
TOTAL:	89	100%					

ROADS - PHASE 2

ROAD B	16	33%	Carpinus caroliniana
	18	38%	Lagerstroemia indica 'Powhatan'
	14	29%	Quercus phellos 'QPSTA'
TOTAL:	48	100%	
ROAD E	13	32%	Cornus florida
	16	39%	Nyssa sylvatica 'Wildfire'
	12	29%	Ulmus parvifolia
TOTAL:	41	100%	

NOTES

1. WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUALIFY FOR NATIONWIDE PERMIT
2. OPEN SPACE AREAS ARE CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN
3. ALL TREES LOCATED WITHIN A SITE DISTANCE TRIANGLE SHALL BE LIMBED UP AND MAINTAINED 8' MIN ABOVE FINISHED GRADE TO PROVIDE CLEAR SITE LINES.
4. THIS PLAN IS INTENDED FOR LANDSCAPE INSTALLATION REFERENCE ONLY. FOR SITE IMPROVEMENTS, SEE CIVIL SHEETS.
5. UTILITIES ON THIS SHEET ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
6. SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS.
7. EXISTING VEGETATION SHALL BE USED TO SATISFY THE TYPE A BUFFER REQUIREMENT WHENEVER POSSIBLE.
8. SEE SHEET C5.0 FOR PRELIMINARY OPEN SPACE & TREE PRESERVATION LOCATIONS AND CALCULATIONS
9. ALL STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE UDO. DEVIATION IN QUANTITY AND LOCATION DUE TO REQUIRED UTILITY SERVICES, LIGHTING, SIGHT TRIANGLES, OR ANY OTHER REQUIRED SITE ELEMENTS WILL BE DETERMINED AT SITE CONSTRUCTION DRAWING LEVEL AND WILL BE COORDINATED WITH PLANNING STAFF IN AN EFFORT TO MEET THE INTENT OF THE UDO.
10. ALL DETACHED RESIDENTIAL LOTS WILL INCLUDE 1 TREE PER 5,000 SF OF LOT AREA. TREES WILL BE SIZED ACCORDING TO TABLE 5.6-1
11. MINIMUM FOUNDATION LANDSCAPING SHALL BE PROVIDED FOR EACH HOME. DETAILS WILL BE PROVIDED DURING CONSTRUCTION DRAWINGS.

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY AMJ
DRAWN BY AMJ
CHECKED BY EGM

LANDSCAPE PLAN PHASE 2

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
L2.2

Plotted By:Witt, Katie Sheet Set:ELLIOTT FARM Layout:L2.2 LANDSCAPE PLAN PHASE 2 June 06, 2024 05:27:08pm K:\RAL_LDEV\012826054_Elliott\Form\DB_CAD Files\Major Subdivision Plansheets\L2.2 LANDSCAPE PLAN PHASE 2.dwg
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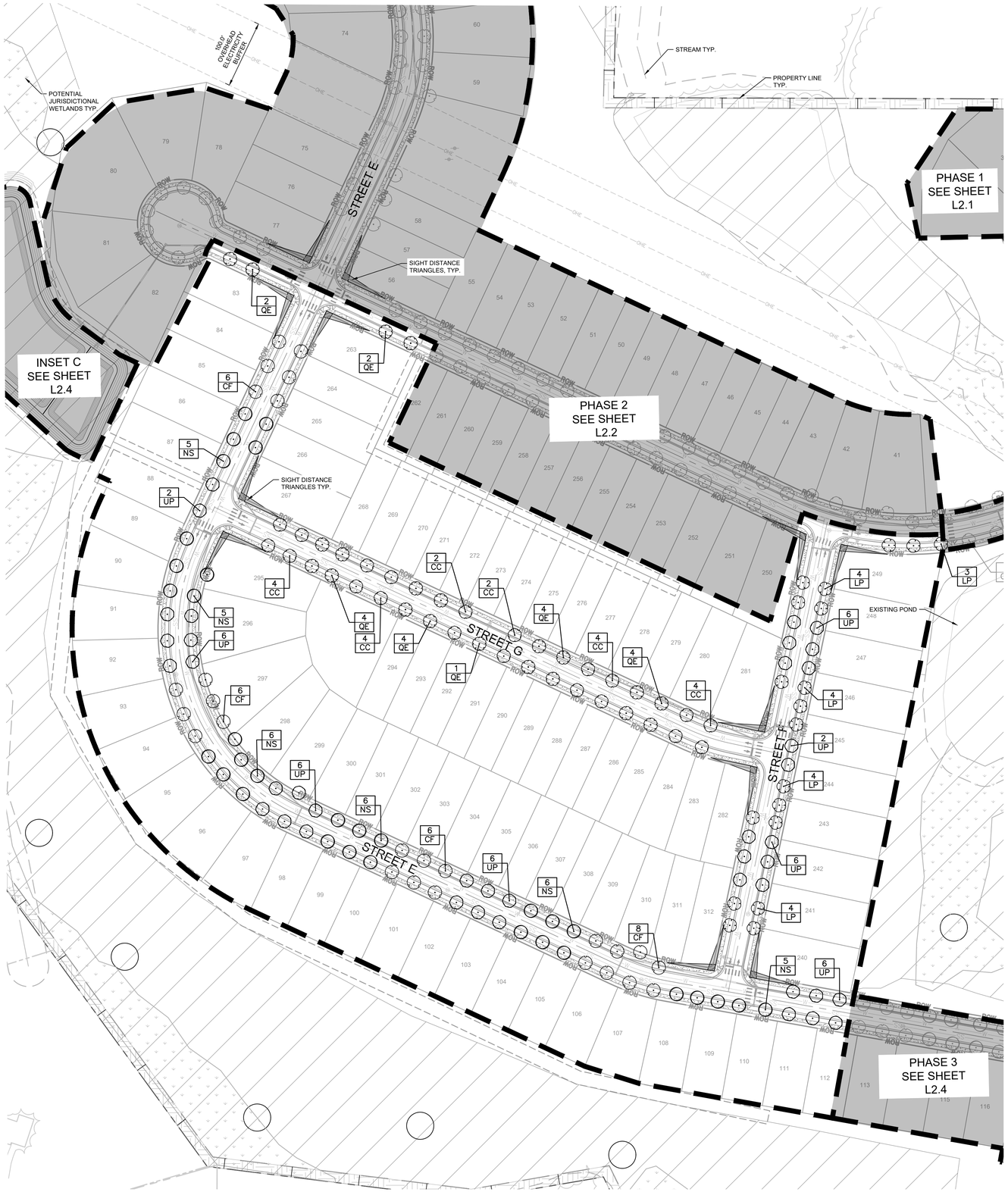



KEY MAP
SCALE: 1" = 1000'

PLANT SCHEDULE - PHASE 4
Town of Holly Springs

LARGE DECIDUOUS	QUANTITY	% OF PLANTING	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
CC	20	13%	Carpinus caroliniana	American Hornbeam	B&B	2.5" MIN.	
CF	26	16%	Cornus florida	Flowering Dogwood	B&B	2.5" MIN.	
LP	19	12%	Lagerstroemia indica 'Powhatan'	Powhatan Crape Myrtle	B&B	2.5" MIN.	SINGLE STEM
NS	33	21%	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	B&B	2.5" MIN.	
QE	21	13%	Quercus phellos 'QPSTA'	Hightower® Willow Oak	B&B	2.5" MIN.	
UP	40	25%	Ulmus parvifolia	Lacebark Elm	B&B	2.5" MIN.	
TOTAL:	*159*	*100%*					

ROADS - PHASE 4			
ROAD B	3	43%	Lagerstroemia indica 'Powhatan'
	4	57%	Quercus phellos 'QPSTA'
TOTAL:	*7*	*100%*	
ROAD E	26	30%	Cornus florida
	34	40%	Nyssa sylvatica 'Wildfire'
	26	30%	Ulmus parvifolia
TOTAL:	*86*	*100%*	
ROAD F	16	53%	Lagerstroemia indica 'Powhatan'
	14	47%	Ulmus parvifolia
TOTAL:	*30*	*100%*	
ROAD G	20	54%	Carpinus caroliniana
	17	46%	Quercus phellos 'QPSTA'
TOTAL:	*37*	*100%*	

LANDSCAPE REQUIREMENTS & CALCULATIONS - PHASE 4
Town of Holly Springs UDO

AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	EASEMENTS/UTILITIES	TOTAL QUANTITY REQUIRED				TOTAL QUANTITY PROVIDED	CODE SECTION
STREET TREES	1 TREE PER 30 LF - 45 LF	Road B	409 LF	0	MAX.	409	/30 LF	14 TREES	7 TREES	5.3.5
					MIN.		/45 LF	10 TREES		
		Road E	3,303 LF	0	MAX.	3,303	/30 LF	111 TREES	86 TREES	
					MIN.		/45 LF	74 TREES		
		Road F	1,183 LF	0	MAX.	1,183	/30 LF	40 TREES	30 TREES	
					MIN.		/45 LF	27 TREES		
		Road G	1,662 LF	0	MAX.	1,662	/30 LF	56 TREES	37 TREES	
					MIN.		/45 LF	37 TREES		
		TOTAL		MAX. TREES	221 TREES			TOTAL PROVIDED	160 TREES	
				MIN. TREES	148 TREES					

NOTES

1. WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUALIFY FOR NATIONWIDE PERMIT
2. OPEN SPACE AREAS ARE CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN
3. ALL TREES LOCATED WITHIN A SITE DISTANCE TRIANGLE SHALL BE LIMBED UP AND MAINTAINED 8' MIN ABOVE FINISHED GRADE TO PROVIDE CLEAR SITE LINES.
4. THIS PLAN IS INTENDED FOR LANDSCAPE INSTALLATION REFERENCE ONLY. FOR SITE IMPROVEMENTS, SEE CIVIL SHEETS.
5. UTILITIES ON THIS SHEET ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
6. SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS
7. EXISTING VEGETATION SHALL BE USED TO SATISFY THE TYPE A BUFFER REQUIREMENT WHENEVER POSSIBLE.
8. SEE SHEET C5.0 FOR PRELIMINARY OPEN SPACE & TREE PRESERVATION LOCATIONS AND CALCULATIONS
9. ALL STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE UDO. DEVIATION IN QUANTITY AND LOCATION DUE TO REQUIRED UTILITY SERVICES, LIGHTING, SIGHT TRIANGLES, OR ANY OTHER REQUIRED SITE ELEMENTS WILL BE DETERMINED AT SITE CONSTRUCTION DRAWING LEVEL AND WILL BE COORDINATED WITH PLANNING STAFF IN AN EFFORT TO MEET THE INTENT OF THE UDO.
10. ALL DETACHED RESIDENTIAL LOTS WILL INCLUDE 1 TREE PER 5,000 SF OF LOT AREA. TREES WILL BE SIZED ACCORDING TO TABLE 5.6-1.
11. MINIMUM FOUNDATION LANDSCAPING SHALL BE PROVIDED FOR EACH HOME. DETAILS WILL BE PROVIDED DURING CONSTRUCTION DRAWINGS.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

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4	PER TOWN COMMENTS	05/17/2024	JMC
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KHA PROJECT 012826054
DATE 11/22/2023
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DESIGNED BY AMJ
DRAWN BY AMJ
CHECKED BY ECM

LANDSCAPE PLAN PHASE 4

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
L2.3

Plotted By: Will Kotis Sheet Set: ELLIOTT FARM Layout: L2.3 LANDSCAPE PLAN — PHASE 4 June 06, 2024 05:27:31pm K:\RAL_LOF\012826054_Elliott Farm\06-CAD Files\Major Subdivision Plansheets\V2.2 LANDSCAPE PLAN PHASE 2.dwg
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LANDSCAPE REQUIREMENTS & CALCULATIONS - PHASE 3

Town of Holly Springs UDO

AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	EASEMENTS/UTILITIES	TOTAL QUANTITY REQUIRED			TOTAL QUANTITY PROVIDED	CODE SECTION
STREET TREES	1 TREE PER 30 LF - 45 LF	Road A	1,136 LF	100 LF	MAX. / MIN.	1,036	/30 LF 35 TREES / /45 LF 24 TREES	19 TREES	5.3.5
		Road D	2,060 LF	20 LF	MAX. / MIN.	2,040	/30 LF 69 TREES / /45 LF 46 TREES	48 TREES	
		Road E	2,663 LF	0	MAX. / MIN.	2,663	/30 LF 89 TREES / /45 LF 60 TREES	67 TREES	
		TOTAL		MAX. TREES / MIN. TREES	193 TREES / 130 TREES		TOTAL PROVIDED	134 TREES	

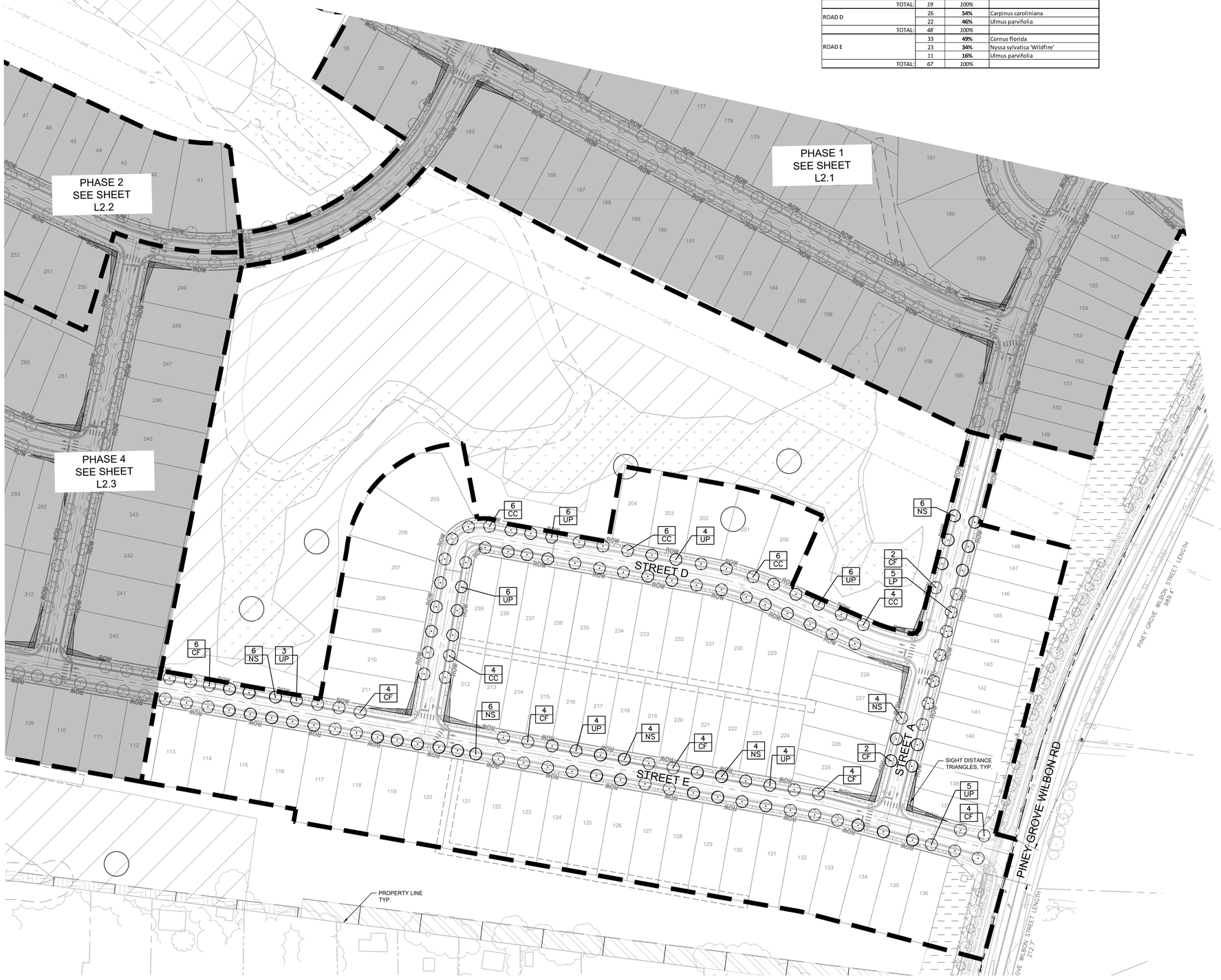
NOTE: TREES PLACED ELSEWHERE ALONG ROAD A.

PLANT SCHEDULE - PHASE 3

Town of Holly Springs

LARGE DECIDUOUS	QUANTITY	% OF PLANTING	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
CC	26	20%	Carpinus caroliniana	American Hornbeam	B&B	2.5" MIN.	
CF	33	25%	Cornus florida	Flowering Dogwood	B&B	2.5" MIN.	
LP	5	4%	Lagerstroemia indica 'Powhatan'	Powhatan Crape Myrtle	B&B	2.5" MIN.	SINGLE STEM
NS	33	25%	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	B&B	2.5" MIN.	
UP	33	25%	Ulmus parvifolia	Lacebark Elm	B&B	2.5" MIN.	
TOTAL:	130	100%					

ROADS - PHASE 3			
ROAD A	4	21%	Cornus florida
	5	26%	Lagerstroemia indica 'Powhatan'
	10	53%	Nyssa sylvatica 'Wildfire'
TOTAL:	19	100%	
ROAD D	26	54%	Carpinus caroliniana
	22	46%	Ulmus parvifolia
TOTAL:	48	100%	
ROAD E	33	49%	Cornus florida
	23	34%	Nyssa sylvatica 'Wildfire'
	11	16%	Ulmus parvifolia
TOTAL:	67	100%	





KEY MAP
SCALE: 1" = 1000'

NOTES

1. WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUALIFY FOR NATIONWIDE PERMIT
2. OPEN SPACE AREAS ARE CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN
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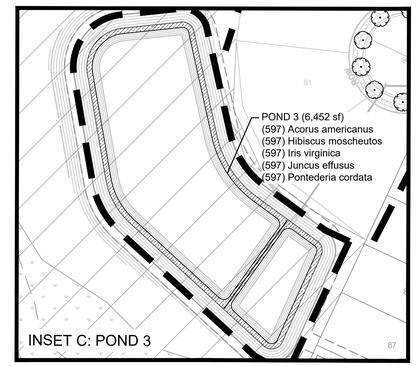
10. ALL DETACHED RESIDENTIAL LOTS WILL INCLUDE 1 TREE PER 5,000 SF OF LOT AREA. TREES WILL BE SIZED ACCORDING TO TABLE 5.6-1.
11. MINIMUM FOUNDATION LANDSCAPING SHALL BE PROVIDED FOR EACH HOME. DETAILS WILL BE PROVIDED DURING CONSTRUCTION DRAWINGS.

POND PLANT SCHEDULE - PHASE 3

POND 3	6,452 sf	
Acorus americanus / Sweet Flag	597	#1 Cont., 18" O.C.
Hibiscus moscheutos / Rose Mallow	597	#1 Cont., 18" O.C.
Iris virginica / Blue Flag Iris	597	#1 Cont., 18" O.C.
Juncus effusus / Soft Rush	597	#1 Cont., 18" O.C.
Pontederia cordata / Pickerel Weed	597	#1 Cont., 18" O.C.



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY AMJ
DRAWN BY AMJ
CHECKED BY ECM

LANDSCAPE PLAN PHASE 3

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
L2.4

Plotted By:Will Kotte Sheet Set:ELLIOTT FARM Layout:L2.4 LANDSCAPE PLAN - PHASE 3 June 06, 2024 05:27:53pm K:\RAL_LDEV\012826054_Elliott Farm\CB-CAD Files\Major Subdivision Plansheets\L2.2 LANDSCAPE PLAN PHASE 2.dwg
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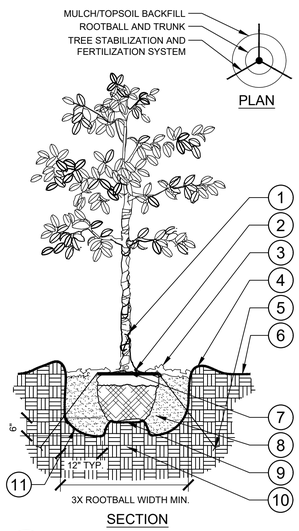


1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5.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

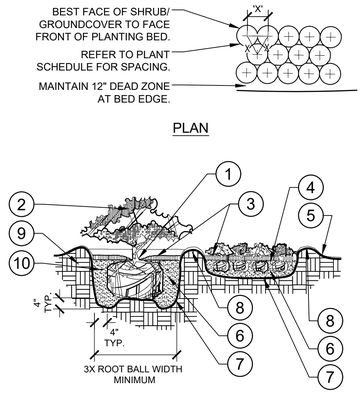
NOTES:

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

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

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

1 L2.0 TREE PLANTING
SECTION / PLAN NTS



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

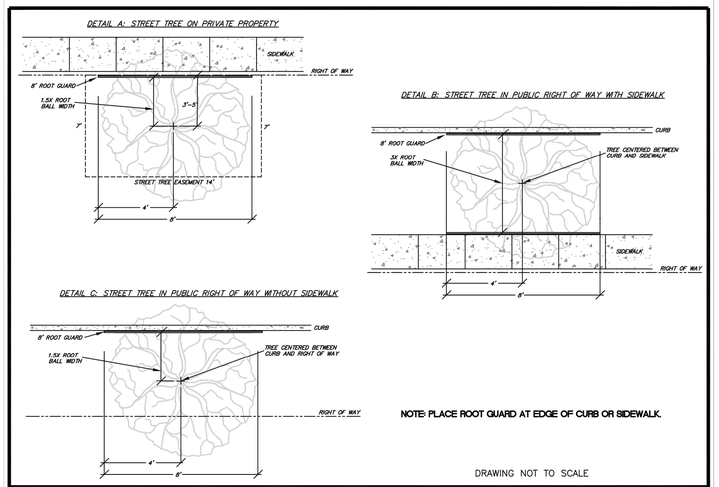
NOTES:

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

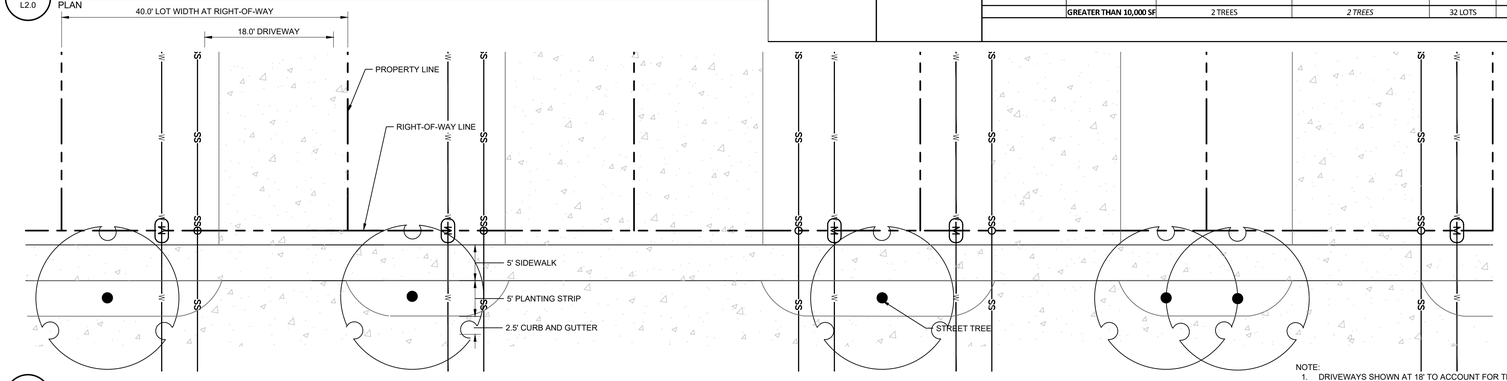
B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

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

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



3 L2.0 STANDARD TOOT GUARD INSTALLATION
PLAN



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

4 L2.0 LOT WIDTH EXHIBIT
PLAN

ROADS OVERALL

ROAD A	28	40%	Cornus florida
	11	16%	Lagerstroemia indica 'Powhatan'
	31	44%	Nyssa sylvatica 'Wildfire'
TOTAL:	*70*	*100%*	
ROAD B	41	33%	Carpinus caroliniana
	41	33%	Lagerstroemia indica 'Powhatan'
	43	34%	Quercus phellos 'QPSTA'
TOTAL:	*125*	*100%*	
ROAD C	31	49%	Lagerstroemia indica 'Powhatan'
	32	51%	Ulmus parvifolia
TOTAL:	63	100%	
ROAD D	26	54%	Carpinus caroliniana
	22	46%	Ulmus parvifolia
TOTAL:	*48*	*100%*	
ROAD E	72	37%	Cornus florida
	73	38%	Nyssa sylvatica 'Wildfire'
	49	25%	Ulmus parvifolia
TOTAL:	*194*	*100%*	
ROAD F	16	53%	Lagerstroemia indica 'Powhatan'
	14	47%	Ulmus parvifolia
TOTAL:	*30*	*100%*	
ROAD G	20	54%	Carpinus caroliniana
	17	46%	Quercus phellos 'QPSTA'
TOTAL:	*37*	*100%*	

OVERALL PLANT SCHEDULE

Town of Holly Springs

LARGE DECIDUOUS	QUANTITY	% OF PLANTING	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
AB	31	3%	Acer buergerianum	Trident Maple	B&B	2.5" MIN.	
AR	54	5%	Acer rubrum 'October Glory'	October Glory Red Maple	B&B	2.5" MIN.	
AS	53	5%	Acer saccharum	Sugar Maple	B&B	2.5" MIN.	
CC	87	9%	Carpinus caroliniana	American Hornbeam	B&B	2.5" MIN.	
CF	100	10%	Cornus florida	Flowering Dogwood	B&B	2.5" MIN.	
CO	52	5%	Carya ovata	Shagbark Hickory	B&B	2.5" MIN.	
LP	99	10%	Lagerstroemia indica 'Powhatan'	Powhatan Crape Myrtle	B&B	2.5" MIN.	SINGLE STEM
NS	168	17%	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	B&B	2.5" MIN.	
MG	66	7%	Magnolia grandiflora	Southern Magnolia	B&B	2.5" MIN.	
QA	66	7%	Quercus alba	White Oak	B&B	2.5" MIN.	
QE	60	6%	Quercus phellos 'QPSTA'	Hightower® Willow Oak	B&B	2.5" MIN.	
QR	64	6%	Quercus rubra	Red Oak	B&B	2.5" MIN.	
QU	53	5%	Quercus pallustris	Pin Oak	B&B	2.5" MIN.	
TC	65	7%	Tilia cordata	Little Leaf Linden	B&B	2.5" MIN.	
UP	117	12%	Ulmus parvifolia	Lacebark Elm	B&B	2.5" MIN.	
SMALL DECIDUOUS	**QUANTITY**	**% OF PLANTING**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**REMARKS**
LB	33	3%	Lagerstroemia indica 'Biloxi'	Biloxi Crape Myrtle	B&B	1.5" CAL. MIN.	SINGLE STEM
TOTAL:	*997*	*100%*					
SHRUBS	**QUANTITY**	**% OF PLANTING**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**HT**	**REMARKS**
CA	147	50%	Clethra alnifolia	Summersweet	CONT	24" HT. MIN.	
KL	147	50%	Kalmia latifolia	Mountain Laurel	CONT	24" HT. MIN.	
IV	148	50%	Itea virginica	Virginia Sweetspire	CONT	24" HT. MIN.	
MC	148	50%	Myrics cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	CONT	24" HT. MIN.	
VD	147	50%	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	CONT	24" HT. MIN.	
TOTAL:	*295*	*100%*					

NOTE: THIS CHART ONLY INCLUDES STREET TREES, BUFFER PLANTINGS, AND LOT TREES; FOUNDATION PLANTINGS ARE TO BE DETERMINED AFTER PLOT CHOICES.

LANDSCAPE REQUIREMENTS & CALCULATIONS - LOT TREES

Town of Holly Springs UDO

AREA TO BE LANDSCAPED	CODE REQUIREMENT	LOT TYPE	AREA (SF)	TOTAL QUANTITY REQUIRED PER LOT	TOTAL QUANTITY PROVIDED PER LOT	NUMBER OF LOTS	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
LOT TREES	1 TREE PER 5,000 SF	40' X 150' LOT	6,000 SF	1 TREES	*1 TREES*	24 LOTS	24 TREES	24 TREES	5.2.2 - F
		44' X 150' LOT	6,600 SF	1 TREES	*1 TREES*	78 LOTS	78 TREES	78 TREES	
		50' X 150' LOT	7,500 SF	1 TREES	*1 TREES*	83 LOTS	83 TREES	93 TREES	
			GREATER THAN 10,000 SF	2 TREES	*2 TREES*	5 LOTS	10 TREES		
		60' X 150' LOT	9,000 SF	1 TREES	*1 TREES*	66 LOTS	66 TREES	130 TREES	
			GREATER THAN 10,000 SF	2 TREES	*2 TREES*	32 LOTS	64 TREES		
							TOTAL PROVIDED	325 TREES	

GENERAL LANDSCAPE NOTES:

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

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY AMJ
DRAWN BY AMJ
CHECKED BY EGM

LANDSCAPE DETAILS

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
L3.0

Plotted By: Will, Katie Sheet Set: ELLIOTT FARM Layout: L3.0 LANDSCAPE DETAILS June 06, 2024 05:28:03pm K:\RAL_LDEV\012826054_Elliott Farm\VD-CAD Files\Major Subdivision Plansets\L2.2 LANDSCAPE PLAN PHASE 2.dwg
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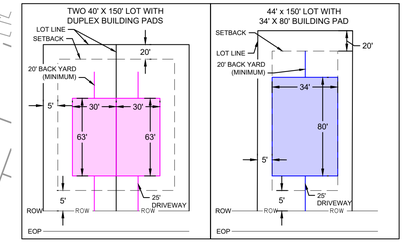
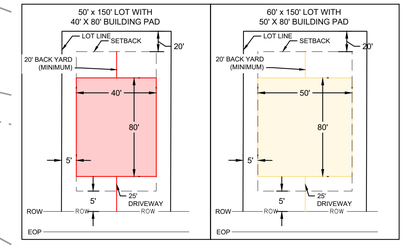
SITE LEGEND

- PROPERTY LINE
- STANDARD CURB AND GUTTER
- ROW — RIGHT OF WAY
- SETBACK
- WALKING TRAIL
- 30' X 63' DUPLEX BUILDING PADS
- 34' X 80' BUILDING PADS
- 40' X 80' BUILDING PADS
- 50' X 80' BUILDING PADS
- CONCRETE SIDEWALK
- TREE SAVE AREA
- JURISDICTIONAL WETLANDS
- JURISDICTIONAL PONDS

TYPICAL BUILDING PLACEMENT

N.T.S.





NOTE:
DRIVEWAY LOCATIONS FOR REFERENCE ONLY. FINAL DRIVEWAY PLACEMENT SHALL DEPEND ON PRODUCT SELECTION DURING CONSTRUCTION.

LANDSCAPE EXHIBIT SCHEDULE

LOT TREE ALL NEW DETACHED RESIDENTIAL LOTS SHALL BE REQUIRED TO PLANT 1 TREE PER 5,000 SF OF LOT AREA. ALL TREES TO BE 2.5" CALIPER MINIMUM PER TABLE 5.6.1-A.		325
•	Magnolia grandiflora / Southern Magnolia	B&B, 2.5" MIN.
	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	B&B, 2.5" MIN.
	Quercus alba / White Oak	B&B, 2.5" MIN.
	Quercus rubra / Northern Red Oak	B&B, 2.5" MIN.
	Tilia cordata / Littleleaf Linden	B&B, 2.5" MIN.

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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##-0102

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

BUILDING & LANDSCAPE EXHIBIT

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
EX1.0

Plotted By: Will Katie Sheet Set: ELLIOTT FARM Layout: EX1.0 BUILDING & LANDSCAPE EXHIBIT June 06, 2024 05:20:11pm K:\RAL_LDEV\012826054_Elliott\Form\VDB_CAD Files\Major Subdivision Plansheets\EX1.0 BUILDING & LANDSCAPE EXHIBIT.dwg
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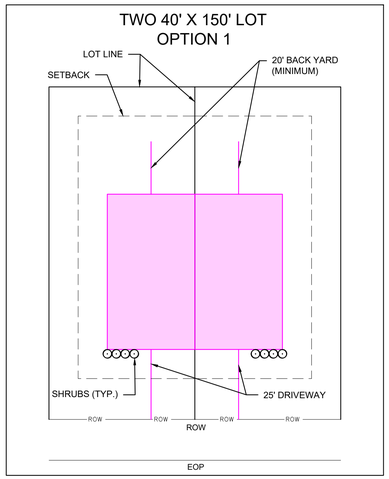
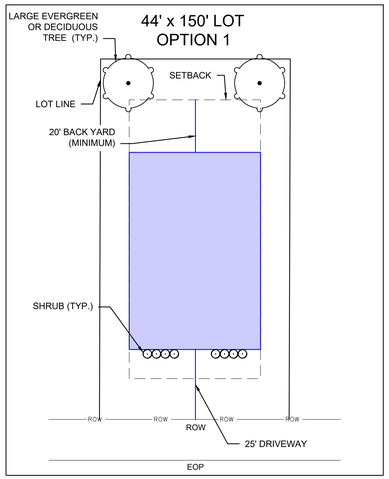
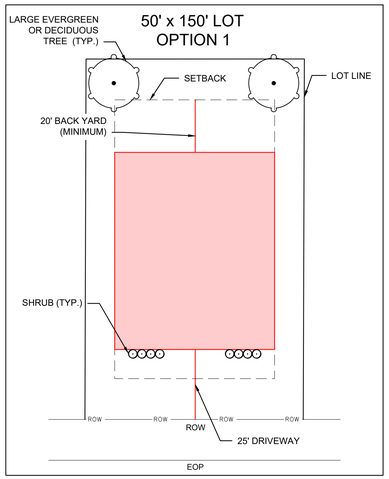
ATTACHED & DETACHED HOMES -
TYPICAL FOUNDATION & LOT TREE LANDSCAPING DETAIL

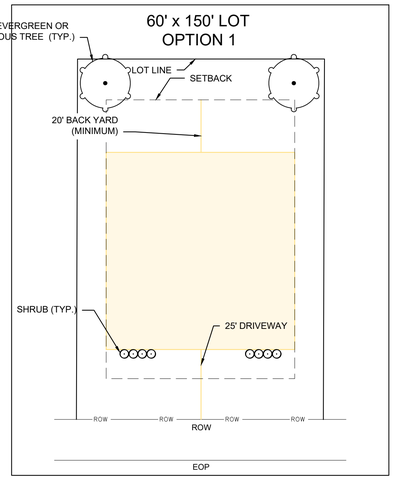
N.T.S

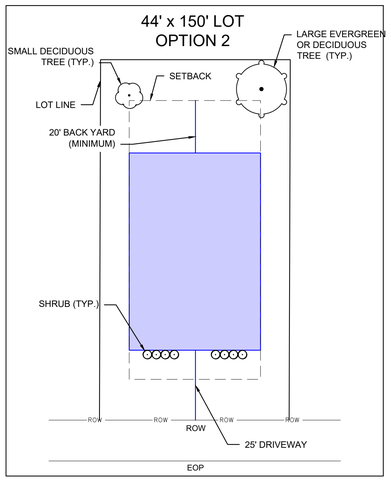


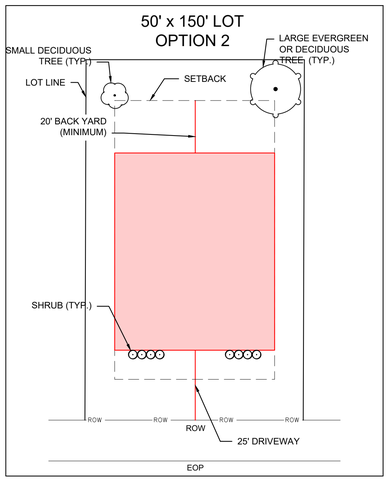
* NOTE: LOT TREES ARE NOT REQUIRED FOR ATTACHED DWELLINGS. *

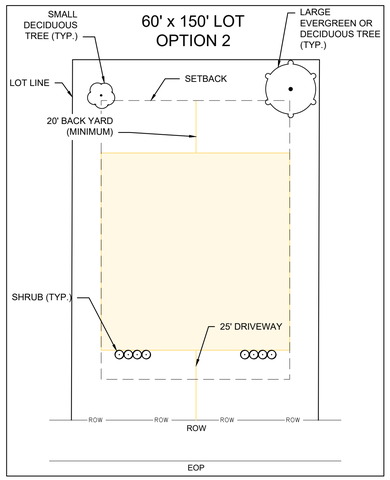


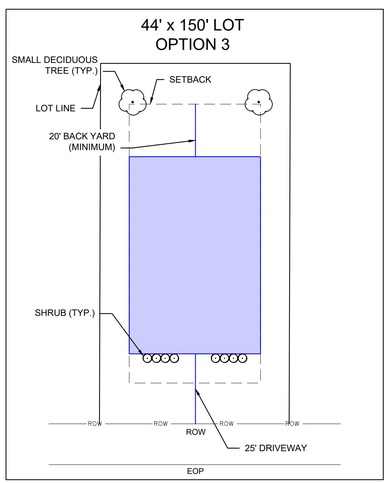


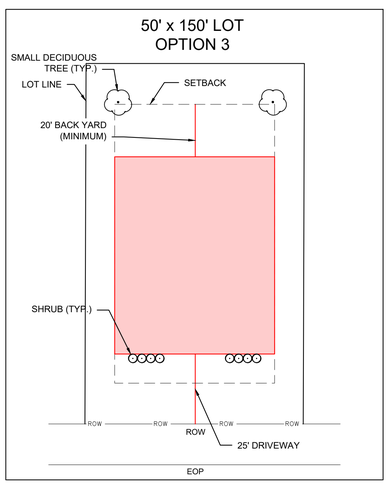


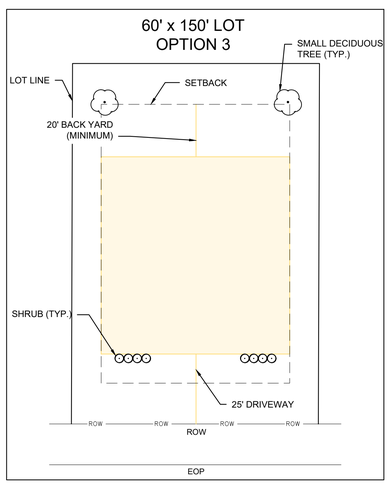












NOTES:

1. ALL DETACHED RESIDENTIAL LOTS SHALL BE REQUIRED TO PLANT 1 TREE PER 5,000 SF OF LOT AREA PER TOWN OF HOLLY SPRINGS UDO SECTION 5.2.2.F.
2. SHRUB SIZE AND SPACING TO MEET REQUIREMENTS OF TOWN OF HOLLY SPRINGS UDO TABLE 5.3.4-A.
3. PLANTING LOCATIONS AND SPECIES MAY VARY AND MAY BE FIELD ADJUSTED AS NECESSARY.
4. ALL PLANT MATERIAL TO BE INSTALLED SHALL BE ON THE TOWN OF HOLLY SPRINGS PREFERRED LANDSCAPE MANUAL.
5. SHRUB FOUNDATION LANDSCAPING SHALL BE LOCATED ADJACENT TO THE FRONT OF THE SINGLE FAMILY HOUSE AND MAY BE AGGREGATED ON BOTH SIDES OR ONE SIDE.
6. SHRUBS SHALL BE LOCATED WITHIN 12 FEET OF THE BUILDING FOUNDATION BUT NO CLOSER THAN 4 FEET MEASURED FROM CENTER OF SHRUB TO BUILDING.
7. TREES SHALL BE LOCATED MINIMUM 5 FEET FROM CONCRETE WALKS OR DRIVEWAYS AND A MINIMUM OF 10 FEET FROM BUILDING MEASURED FROM THE CENTER OF THE TREE TO THE BUILDING.
8. NO MORE THAN (5) SINGLE FAMILY ADJACENT HOMES SHALL HAVE THE SAME PLANTING OPTION TO ENSURE BIODIVERSITY IS MET.

PREFERRED PLANT SPECIES:

LARGE DECIDUOUS TREE SPECIES
(INSTALLED AT 2.5" CAL./8' HT. MIN.; 1 LARGE DECIDUOUS/75 LF OF BUILDING FRONTAGE)

- ACER BUERGERANUM - TRIDENT MAPLE
- ACER GRISEUM - PAPERBARK MAPLE
- ACER PALMATUM - JAPANESE MAPLE
- BETULA NIGRA - RIVER BIRCH
- QUERCUS ALBA - WHITE OAK
- QUERCUS LYRATA - OVERCUP OAK
- QUERCUS NIGRA - WATER OAK
- QUERCUS PHELLOS - WILLOW OAK

SMALL DECIDUOUS TREE SPECIES
(INSTALLED AT 1.5" CAL./8' HT MIN.; 2 SMALL DECIDUOUS/75 LF OF BUILDING FRONTAGE)

- AMELANCHIER SPP. - SERVICE-BERRY CULTIVARS
- CERCIS CANADENSIS - REDBUD
- CHIOANTHUS VIRGINICUS - FRINGETREE
- CORNUS KOUSA - KOUSA DOGWOOD
- CRATAEGUS PHAENOPYRUM - WASHINGTON HAWTHORNE
- PRUNUS X YEDOENSIS - AKEBONO CHERRY

SMALL SHRUB SPECIES
(INSTALLED AT 18" HT. MIN.; 3 SMALL SHRUBS/5 LF OF BUILDING FRONTAGE)

- ABELIA X GRANDIFLORA - ABELIA CULTIVARS
- BUXUS SP. - BOXWOOD SPECIES
- HYDRANGEA SP. - HYDRANGEA SPECIES
- ILEX SP. - HOLLY SPECIES (CARISSA, GLABRA, YAUPON, ETC)
- PRUNUS LAUROCERASUS SPP. - ENGLISH LAUREL CULTIVARS
- RHAPHIOLEPSIS SPP. - INDIAN HAWTHORN CULTIVARS

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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#F-0102

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	012826054
DATE	11/22/2023
SCALE	AS SHOWN
DESIGNED BY	JMC
DRAWN BY	JMC
CHECKED BY	KLW

BUILDING & LANDSCAPE EXHIBIT

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
EX2.0

Plotted By: Witt, Katie Sheet Set: ELLIOTT FARM Layout: EX2.0 BUILDING & LANDSCAPE EXHIBIT June 06, 2024 05:29:19pm K:\RAL_LDEV\012826054_Elliott Farm\V8_CAD Files\Major Subdivision Plansheets\EX1.0 BUILDING & LANDSCAPE EXHIBIT.dwg
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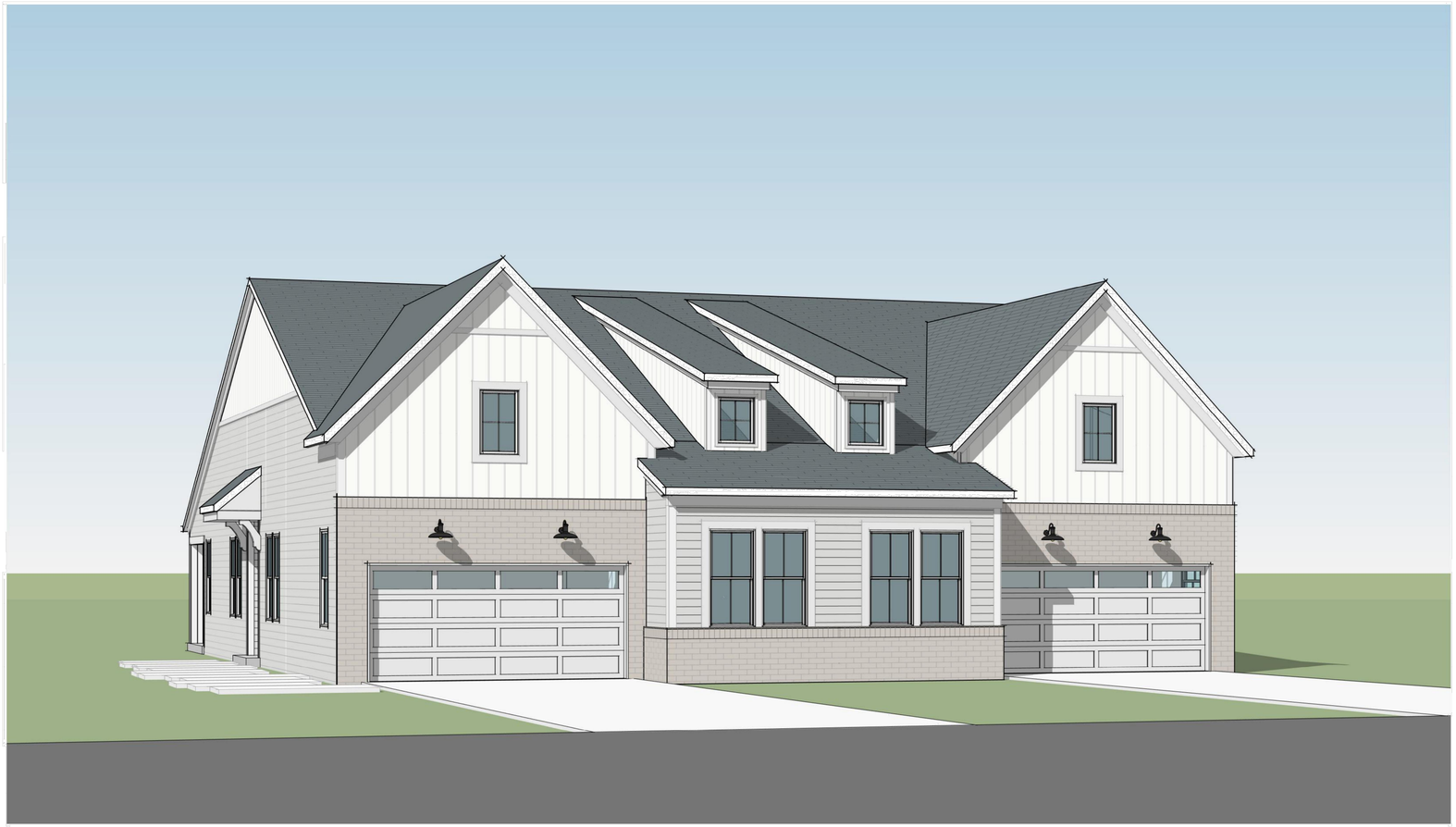

'RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL BUILDING DESIGN SUBJECT TO CHANGE'

ELLIOTT FARM DUPLEX

NC DIVISION

ELEVATIONS

PROPOSED DUPLEX MODELS

5-16-2024

Toll Brothers

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

DUPLEX ELEVATIONS

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
A1.0

Plotted By:Cavalieri, Jessica Sheet Set:ELLIOTT FARM Layout:A1.0 DUPLEX ELEVATIONS May 16, 2024 06:53:49pm K:\RAL_LDEV\012826054_ElliottFarm\V8_CAD Files\Major Subdivision Plansheets\A1.0 DUPLEX ELEVATIONS.dwg
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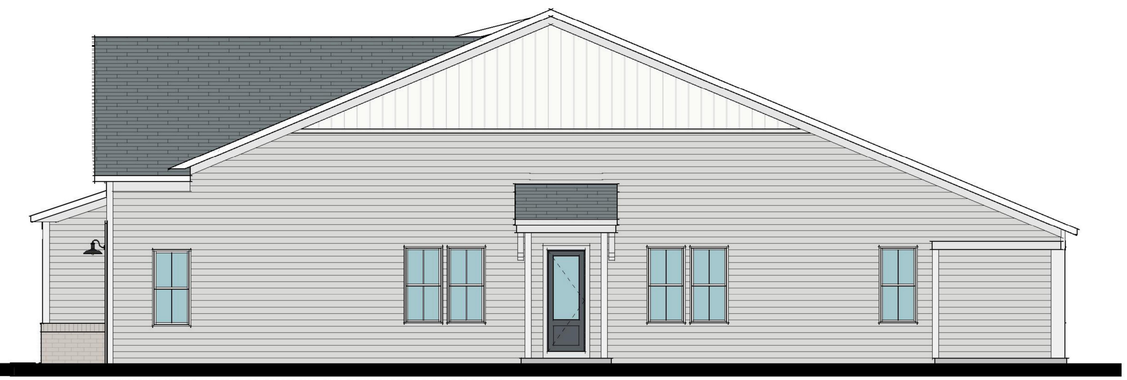
Masonry (Brick)	Mortar Color	Cementitious 'Base' Siding (Painted)	Pre-finished Trim (Windows / Corner Boards)	Accent Panel / Window Surround (Painted)	Front Door (Painted)	Fascia / Frieze / Soffit (Aluminum Wrap)	Painted Trim	Windows	Gutters & Downspouts	Pre-fab Metal Awning	Garage Door (CloPay)	Roof (Shingles)
Hamilton (General Shale)	White	Pearl Gray (Hardie)	Arctic White (Hardie)	Iron Gray (Hardie)	SW 7069 Iron Ore	Pure White	Pure White (SW 7005)	White	Black	Black	White	Charcoal

'CURRENT COLOR PALETTE IS PRELIMINARY AND SUBJECT TO CHANGE'



'RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ELEVATION DESIGN SUBJECT TO CHANGE'

FRONT ELEVATION



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RIGHT SIDE ELEVATION



'RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ELEVATION DESIGN SUBJECT TO CHANGE'

LEFT SIDE ELEVATION



'RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ELEVATION DESIGN SUBJECT TO CHANGE'

REAR ELEVATION

ELLIOTT FARM DUPLEX

NC DIVISION

2D RENDERED ELEVATIONS

PROPOSED DUPLEX MODELS

5-16-2024

Toll Brothers

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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WWW.KIMLEY-HORN.COM
##-0102

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

DUPLEX ELEVATIONS

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS N.C.

SHEET NUMBER
A1.1

Plotted By:Cavaleri, Jessica Sheet Set:ELLIOTT FARM Layout:A1.1 DUPLEX ELEVATIONS May 16, 2024 06:53:55pm K:\RAL_LDEV\012826054_ElliottFarm\V8_CAD Files\Major Subdivision Plansheets\A1.0 DUPLEX ELEVATIONS.dwg
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FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

ELLIOTT FARM DUPLEX

NC DIVISION

ELEVATIONS

PROPOSED DUPLEX MODELS

5-16-2024

Toll Brothers®

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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##-0102

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

DUPLEX ELEVATIONS

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
A1.2

Plotted By:Coulter, Jessica Sheet Set:ELLIOTT FARM Layout:A1.2 DUPLEX ELEVATIONS May 16, 2024 06:54:01pm K:\RAL_LDEV\012826054_ElliottFarm\08-CAD Files\Major Subdivision Plansheets\A1.0 DUPLEX ELEVATIONS.dwg
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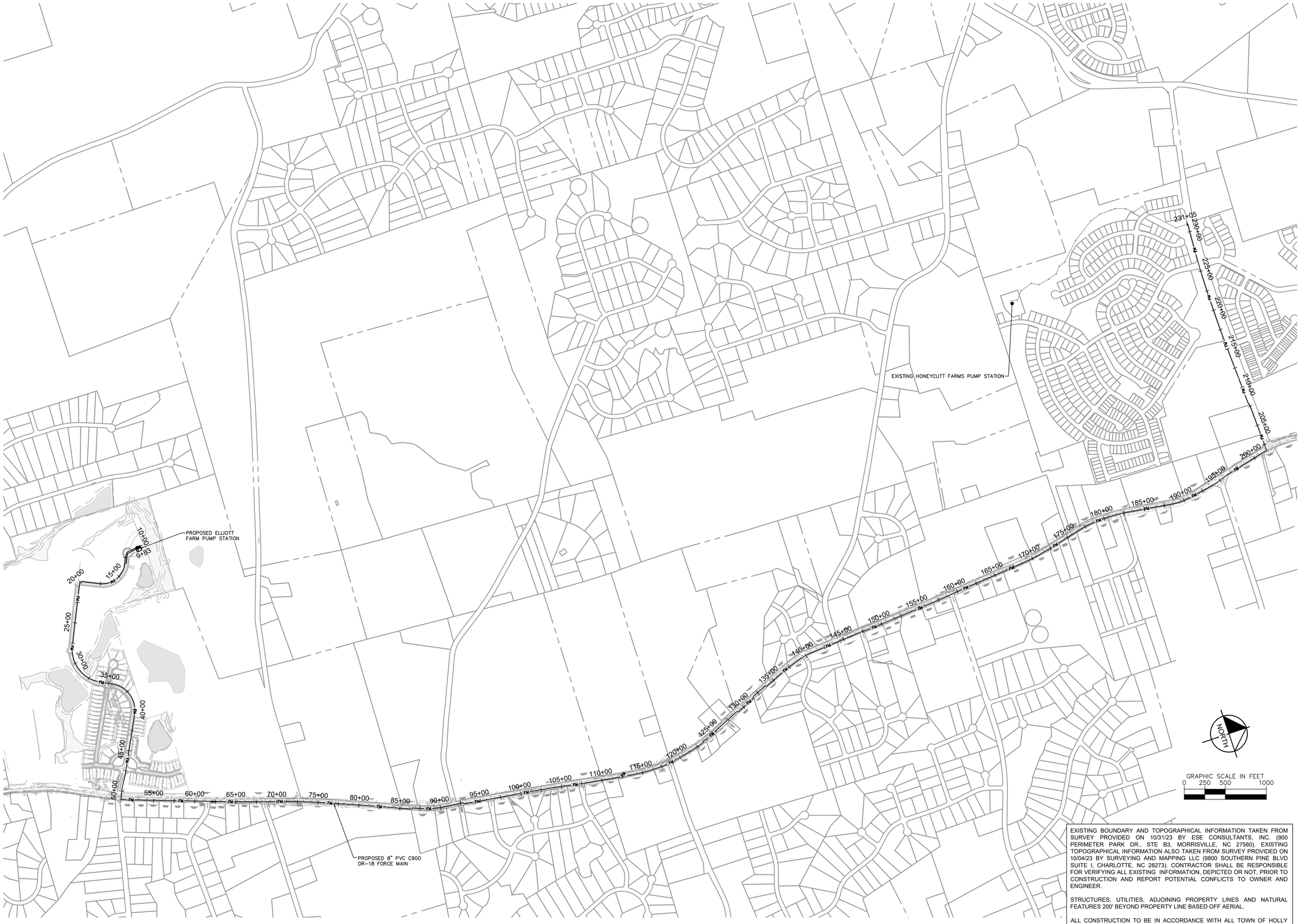

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

OVERALL FORCE MAIN PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U0.0

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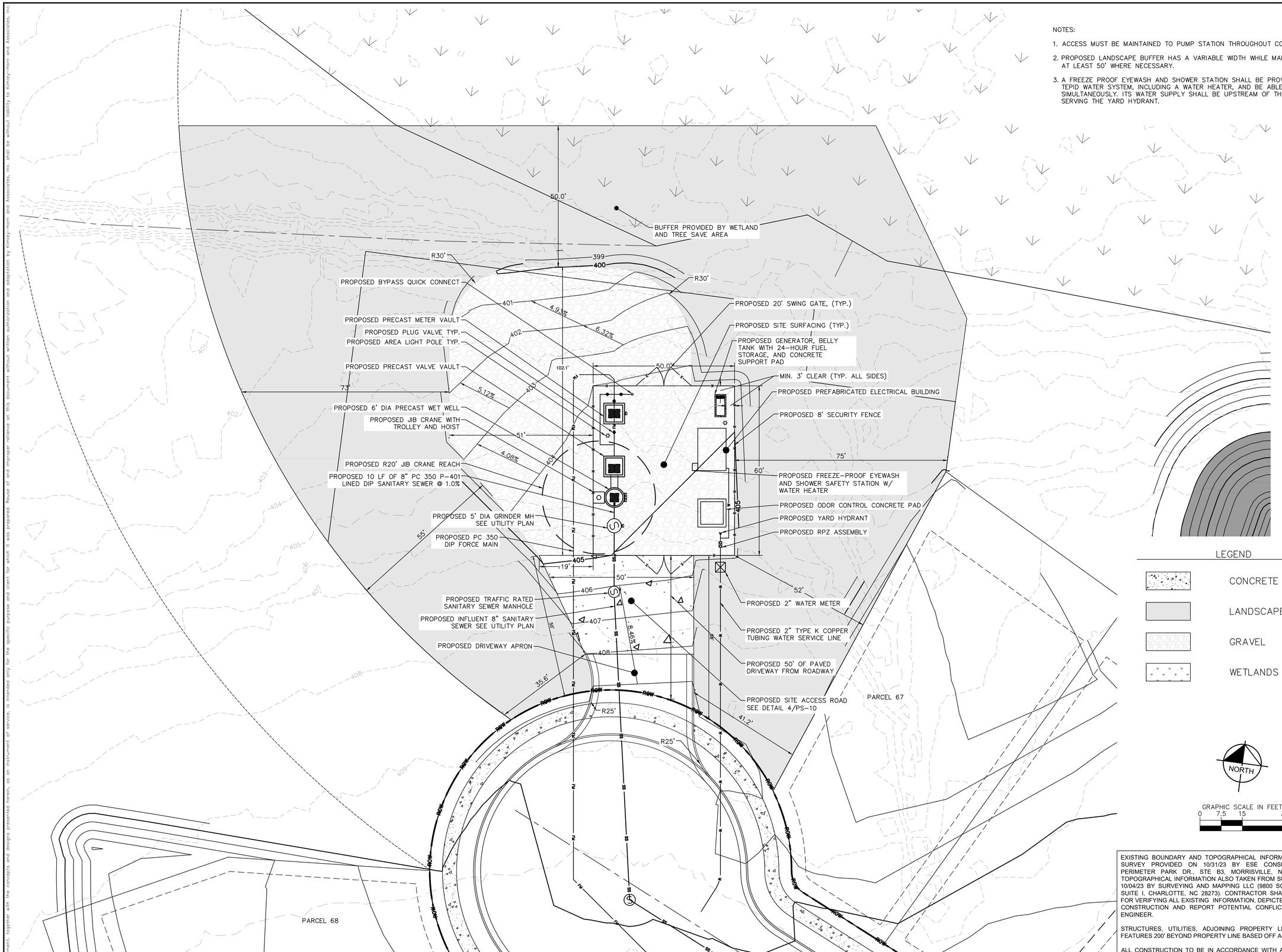
NOTES:

1. ACCESS MUST BE MAINTAINED TO PUMP STATION THROUGHOUT CONSTRUCTION.
2. PROPOSED LANDSCAPE BUFFER HAS A VARIABLE WIDTH WHILE MAINTAINING AT LEAST 50' WHERE NECESSARY.
3. A FREEZE PROOF EYEWASH AND SHOWER STATION SHALL BE PROVIDED WITH A TEPID WATER SYSTEM, INCLUDING A WATER HEATER, AND BE ABLE TO OPERATE SIMULTANEOUSLY. ITS WATER SUPPLY SHALL BE UPSTREAM OF THE RPZ SERVING THE YARD HYDRANT.



LEGEND

- CONCRETE
- LANDSCAPE BUFFER
- GRAVEL
- WETLANDS

NORTH

GRAPHIC SCALE IN FEET
0 7.5 15 30

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
3	PER TOWN COMMENTS	06/03/2024	JZD
2	PER TOWN COMMENTS	05/17/2024	JZD
1	PER TOWN COMMENTS	04/12/2024	JZD

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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 03/18/2024
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

PUMP STATION SITE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.0

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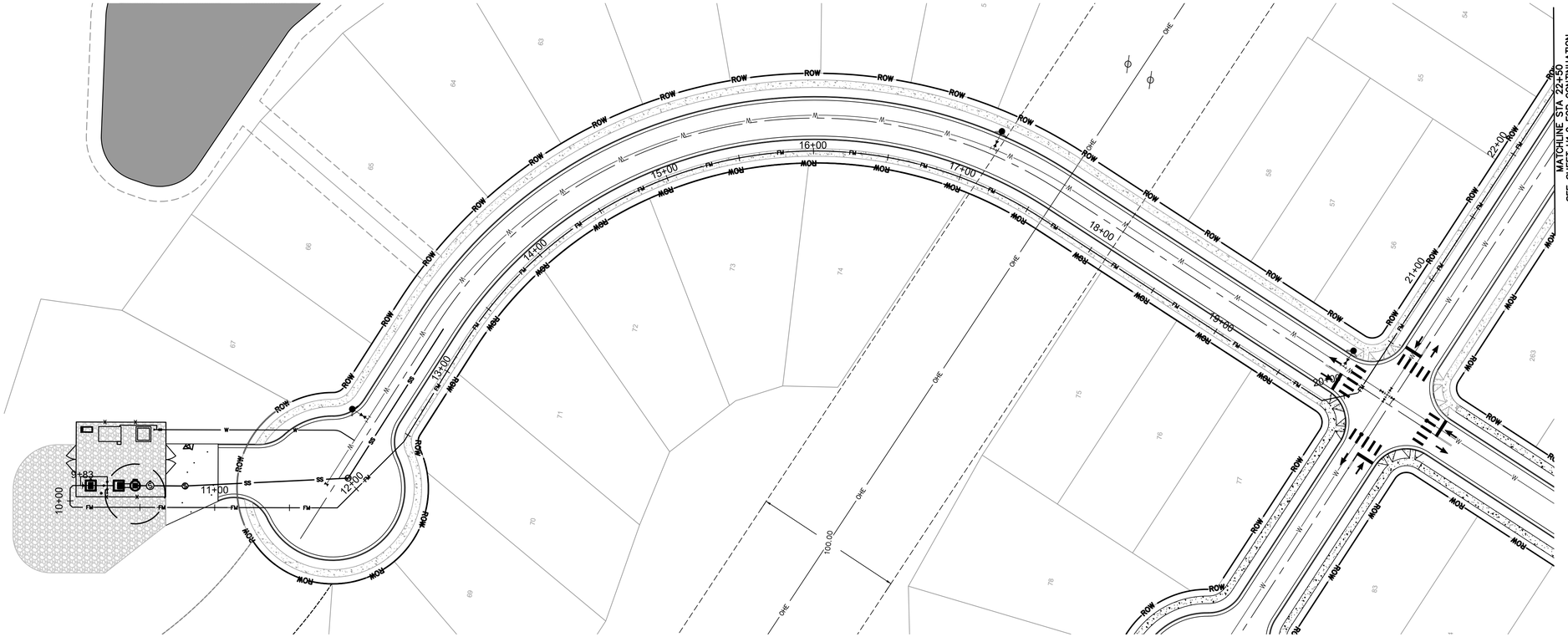

GRAPHIC SCALE IN FEET
0 20 40 80

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

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No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
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2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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PRELIMINARY
NOT FOR CONSTRUCTION

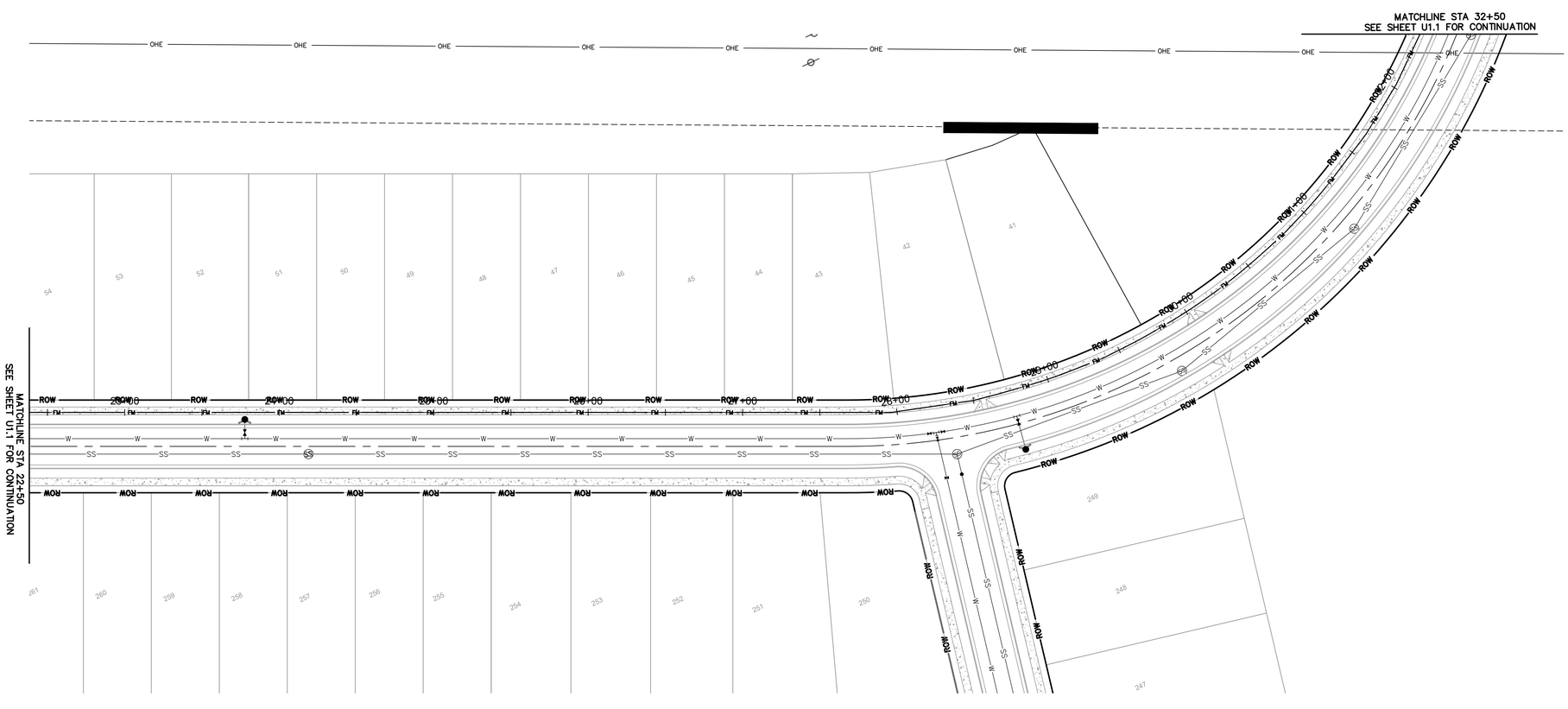
KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 10+00 TO 22+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.1





GRAPHIC SCALE IN FEET
0 20 40 80

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

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

No.	REVISIONS	DATE	BY
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1	PER TOWN COMMENTS	02/09/2024	JMC

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PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	012826054
DATE	11/22/2023
SCALE	AS SHOWN
DESIGNED BY	DMB
DRAWN BY	JZD
CHECKED BY	ZGP

FORCE MAIN PLAN AND PROFILE 22+50 TO 32+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
U1.2

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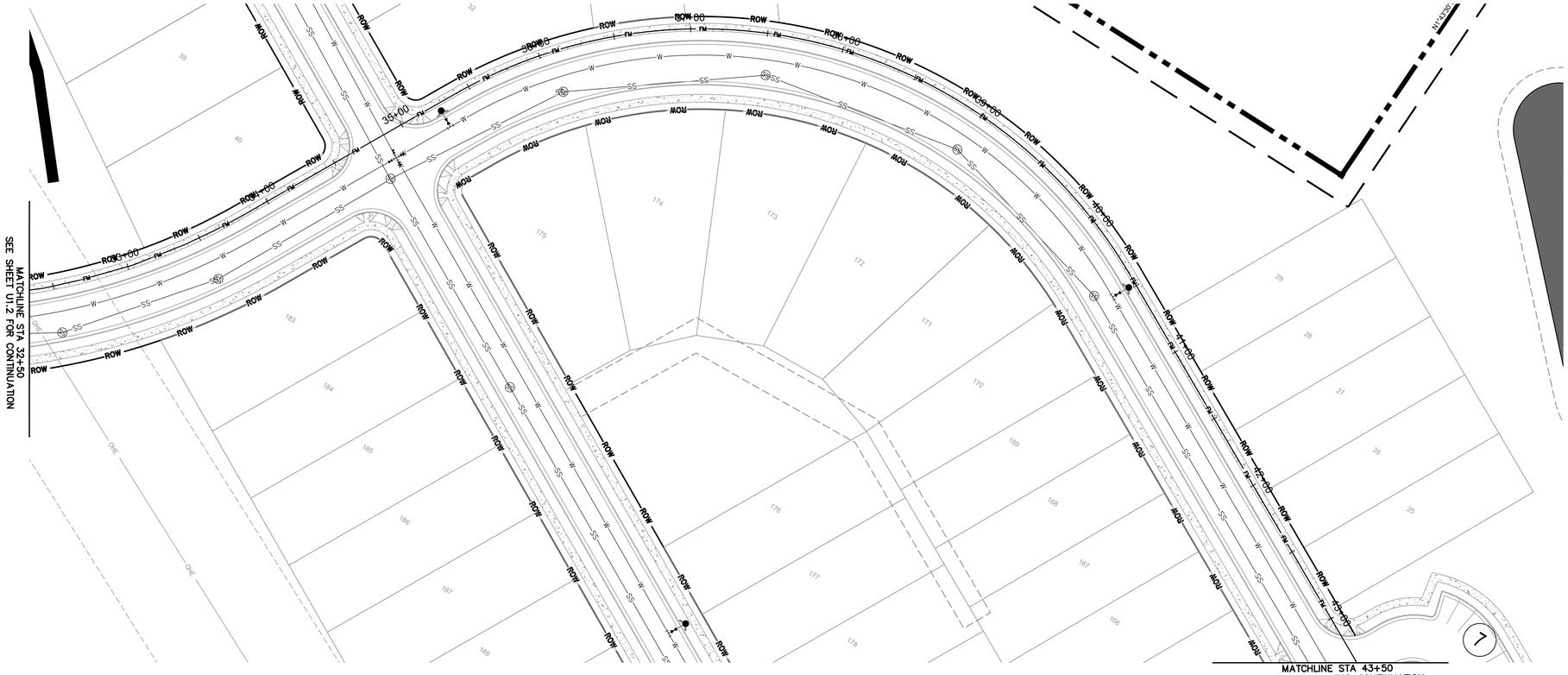

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1	PER TOWN COMMENTS	02/09/2024	JMC

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PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 32+50 TO 43+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
U1.3

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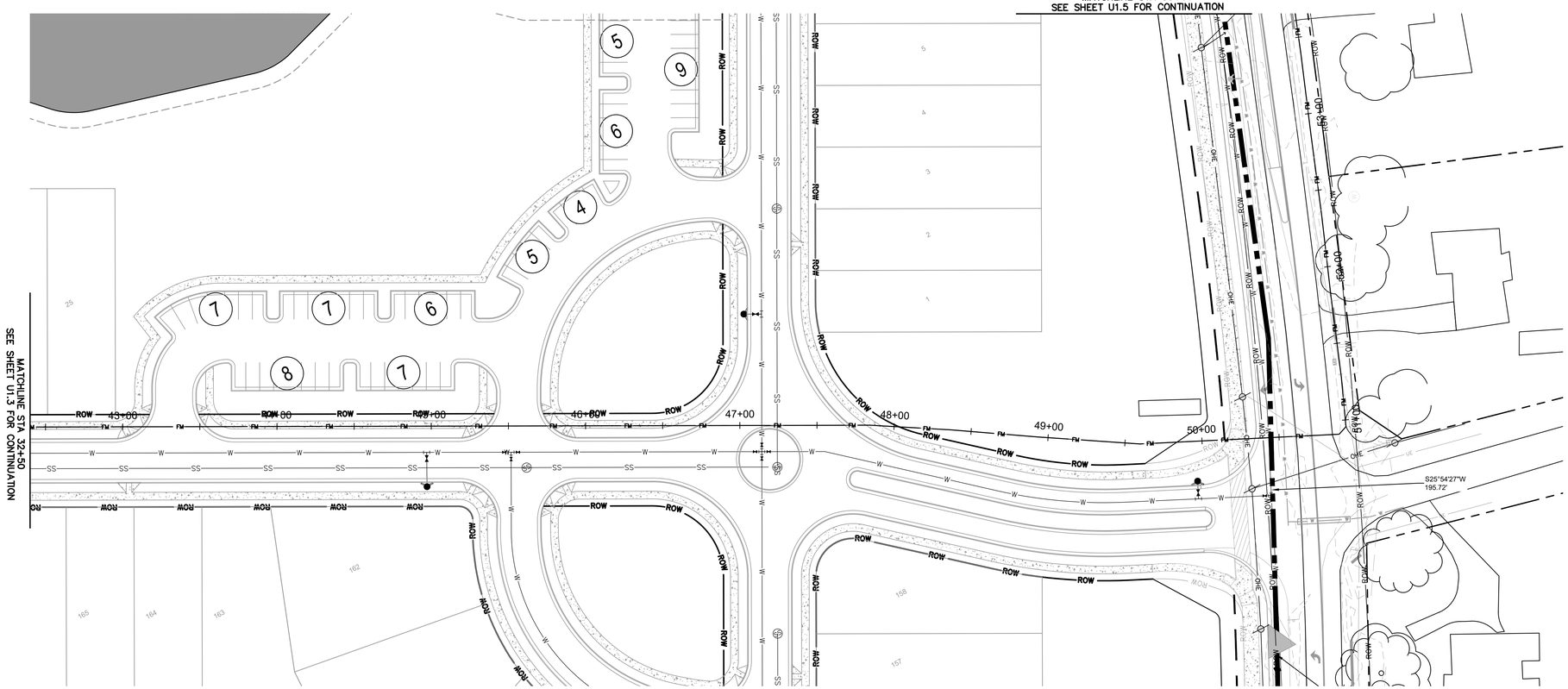

GRAPHIC SCALE IN FEET
0 20 40 80

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

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4	PER TOWN COMMENTS	05/17/2024	JMC
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1	PER TOWN COMMENTS	02/09/2024	JMC

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PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 43+50 TO 53+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
U1.4

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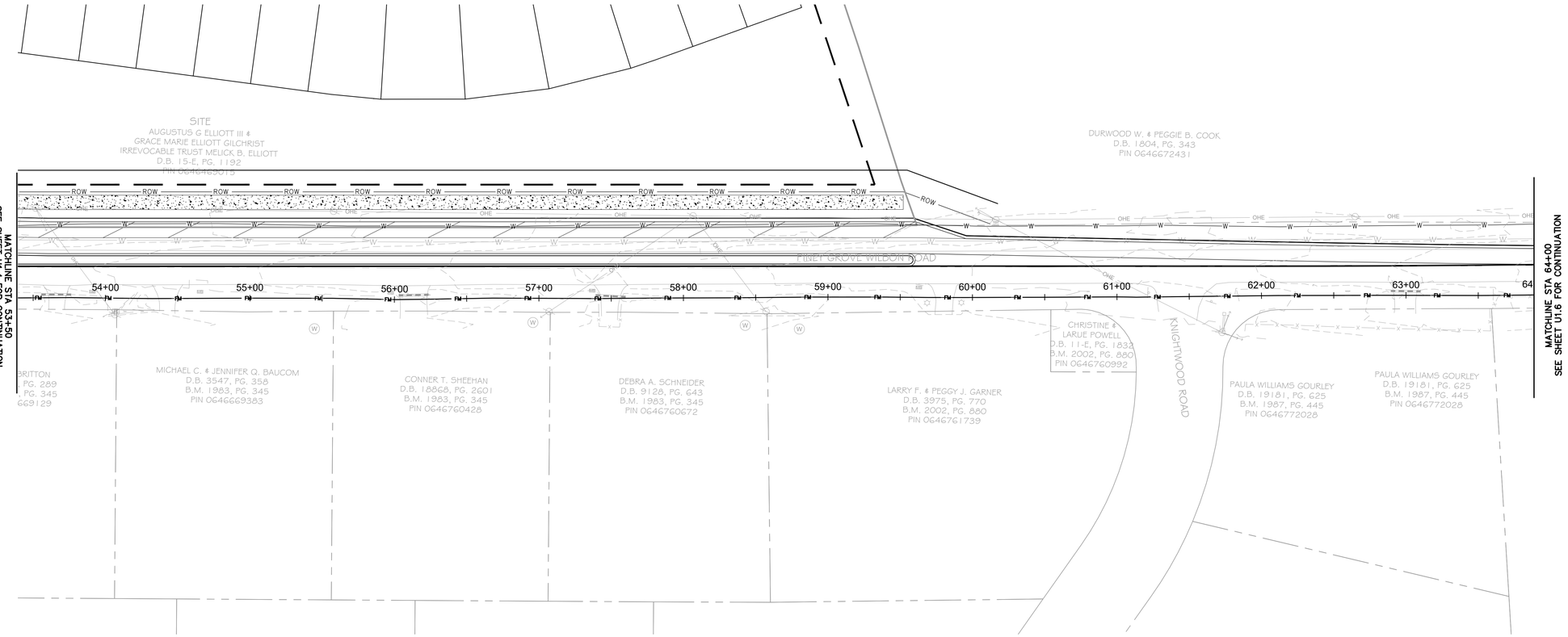

GRAPHIC SCALE IN FEET
0 20 40 80

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4	PER TOWN COMMENTS	05/17/2024	JMC
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2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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PRELIMINARY
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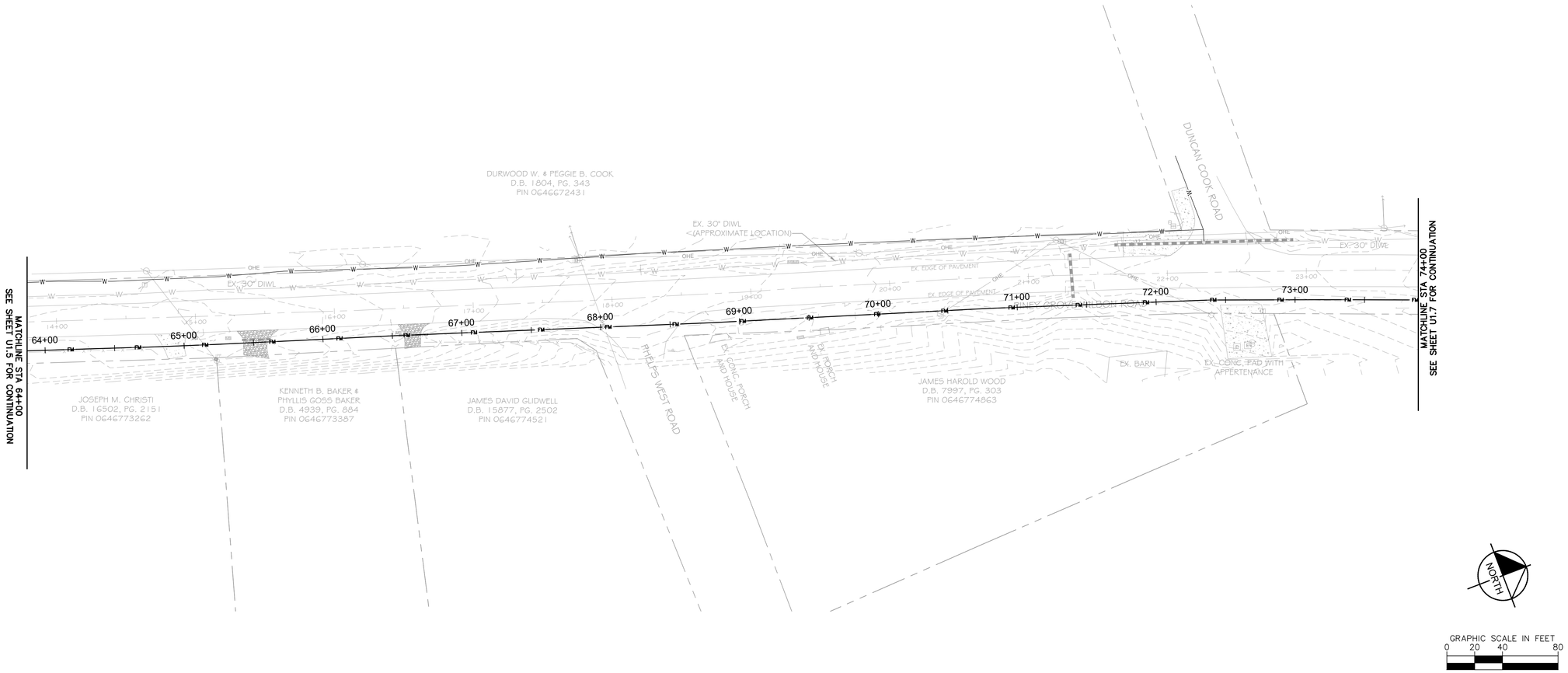
KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 53+50 TO 64+00

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
U1.5



EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

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2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 64+00 TO 74+00

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.6

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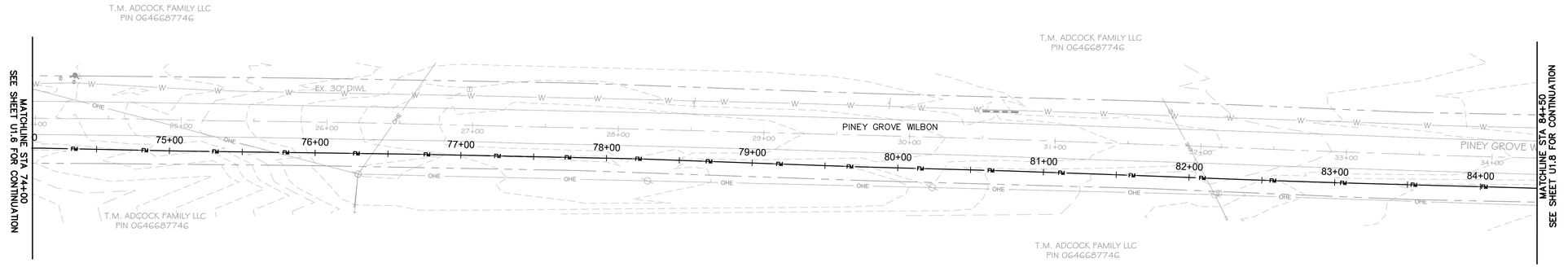



GRAPHIC SCALE IN FEET
0 20 40 80

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

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2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT
012826054

DATE
11/22/2023

SCALE AS SHOWN

DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 74+00 TO 84+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.7

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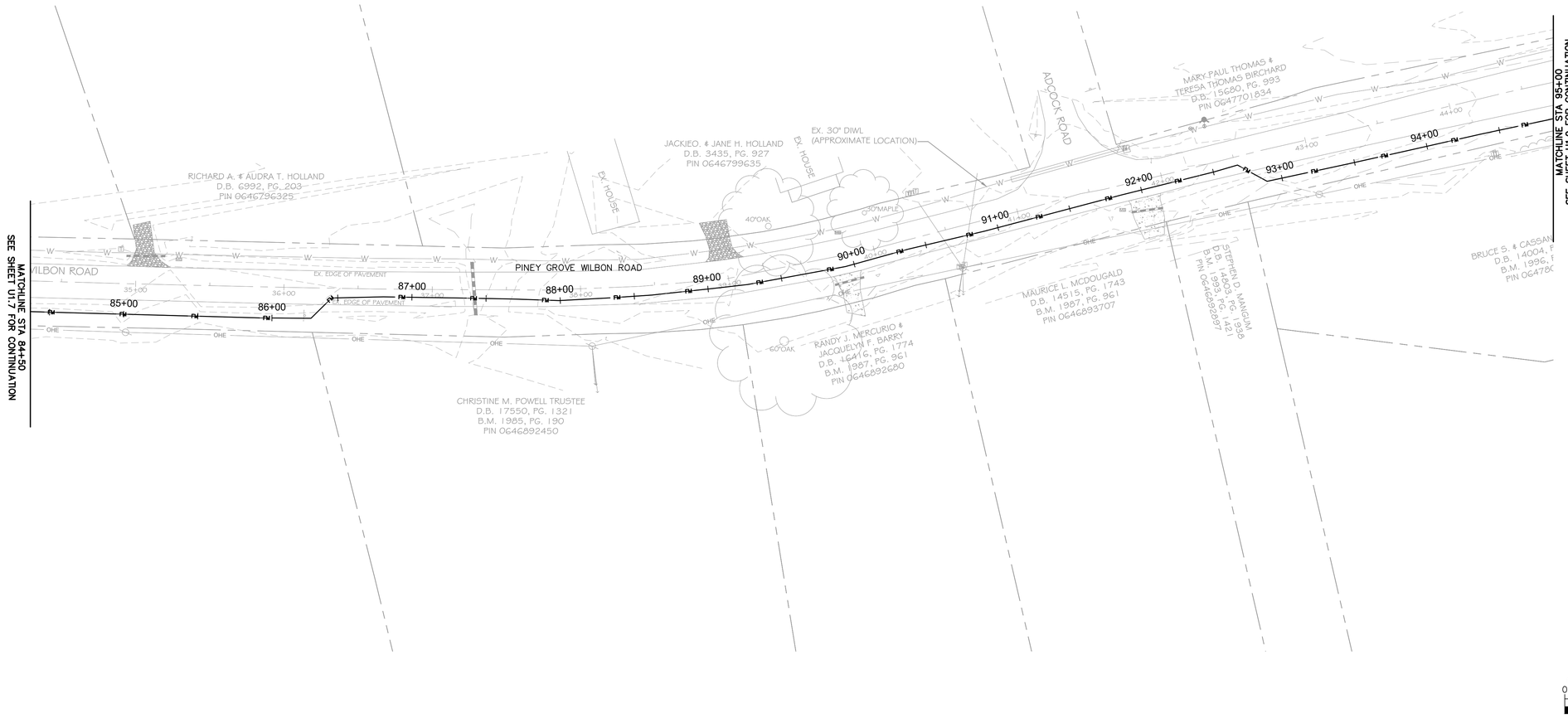

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 84+50 TO 95+00

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.8

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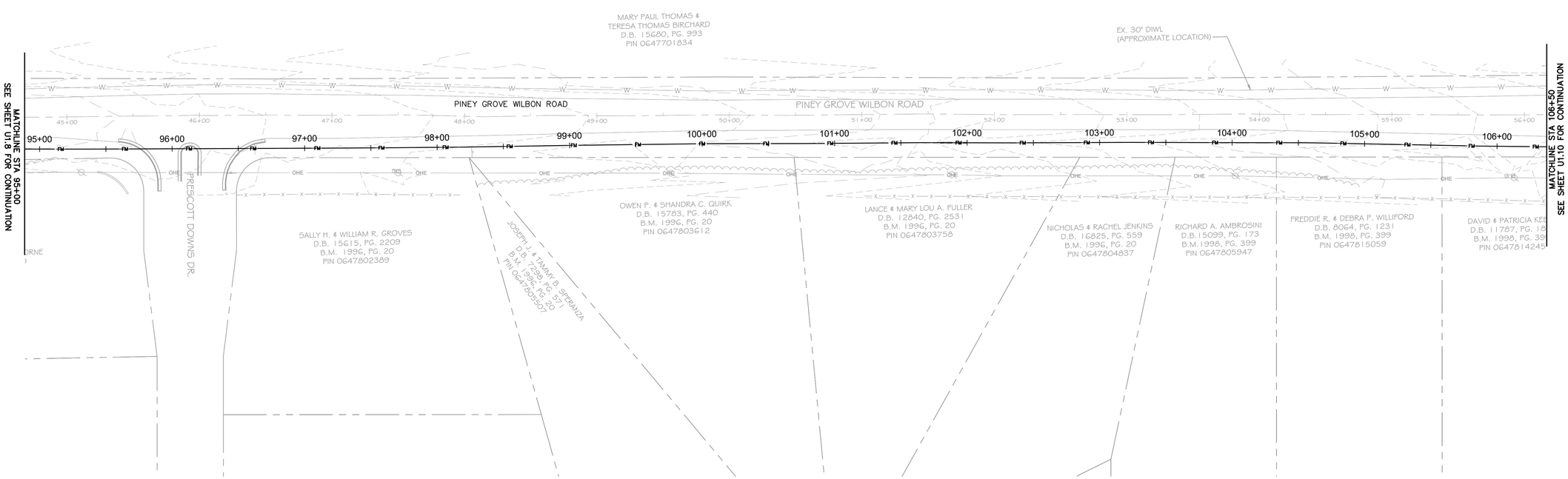

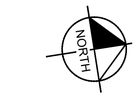

GRAPHIC SCALE IN FEET
0 20 40 80

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#F-0102

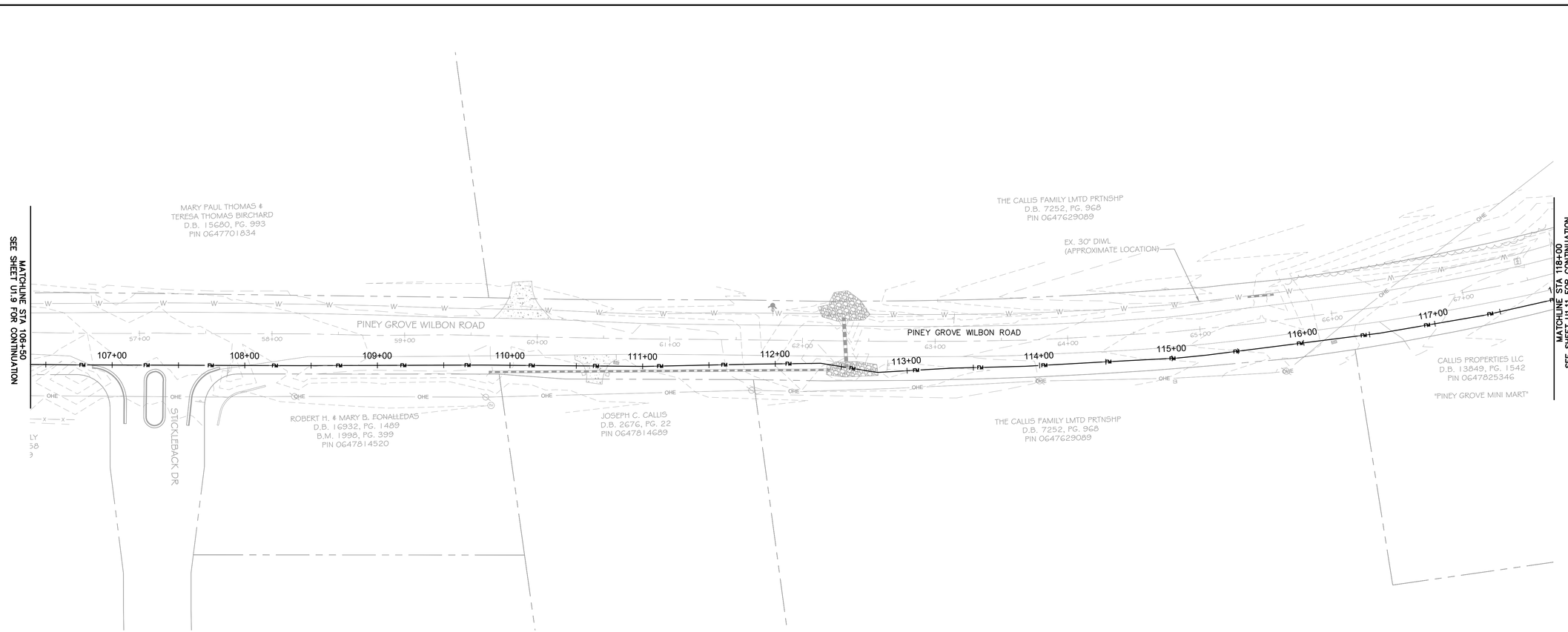
PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	012826054
DATE	11/22/2023
SCALE	AS SHOWN
DESIGNED BY	DGB
DRAWN BY	JZD
CHECKED BY	ZGP

FORCE MAIN PLAN AND PROFILE 95+00 TO 106+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
U1.9



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PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	012826054
DATE	11/22/2023
SCALE	AS SHOWN
DESIGNED BY	DGB
DRAWN BY	JZD
CHECKED BY	ZQP

FORCE MAIN PLAN AND PROFILE 106+50 TO 118+00

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
U1.10

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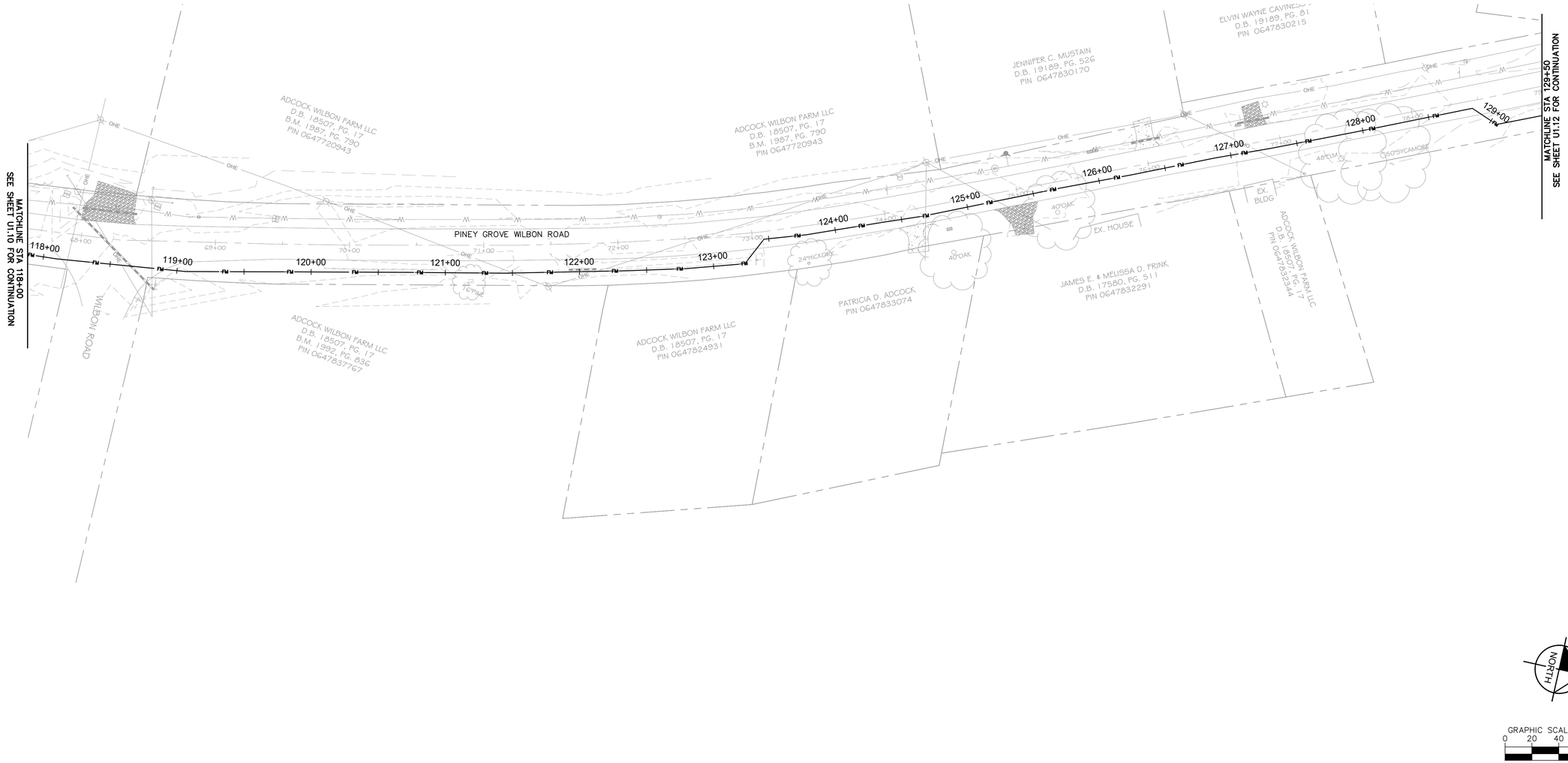

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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PRELIMINARY
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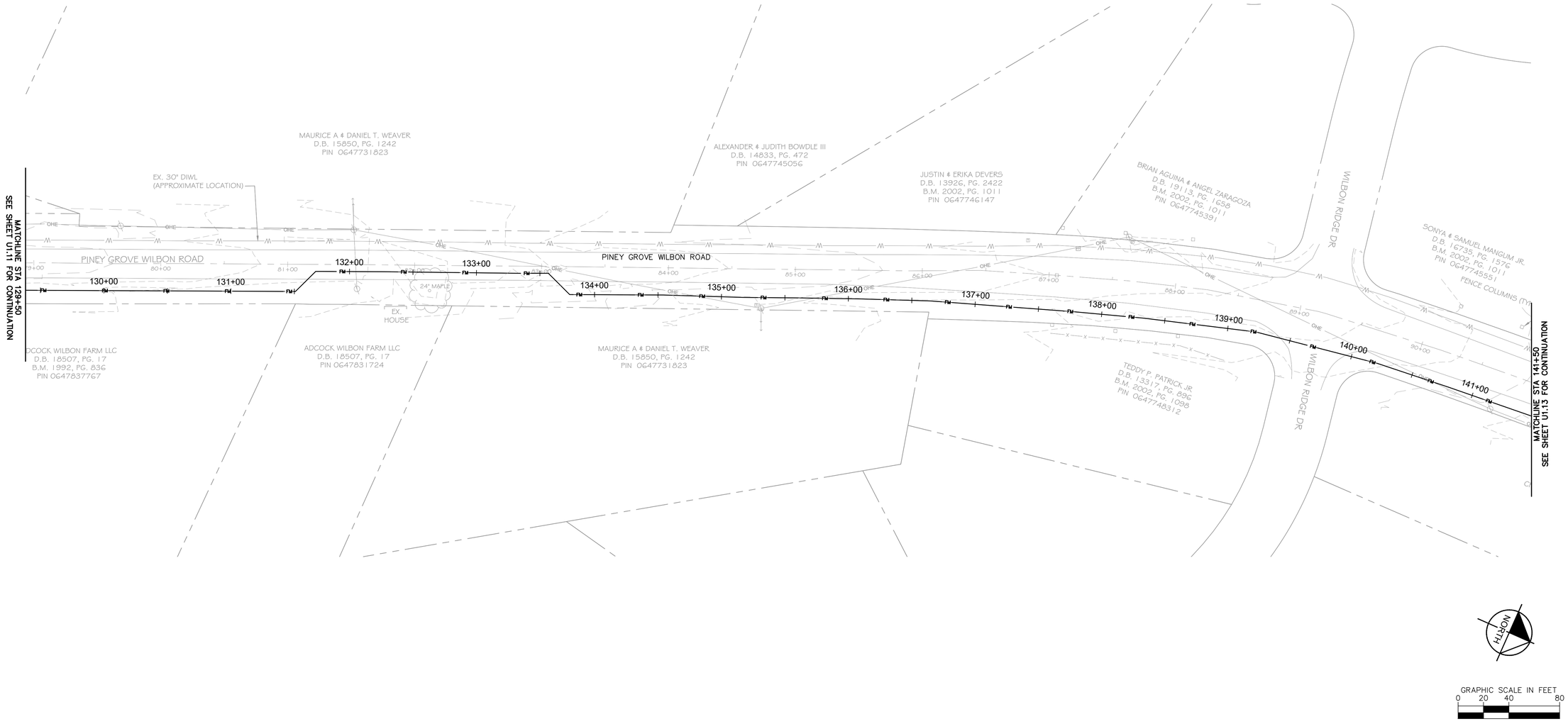
KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 118+00 TO 129+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
U1.11



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

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PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT
012826054

DATE
11/22/2023

SCALE AS SHOWN

DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 129+50 TO 141+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.12

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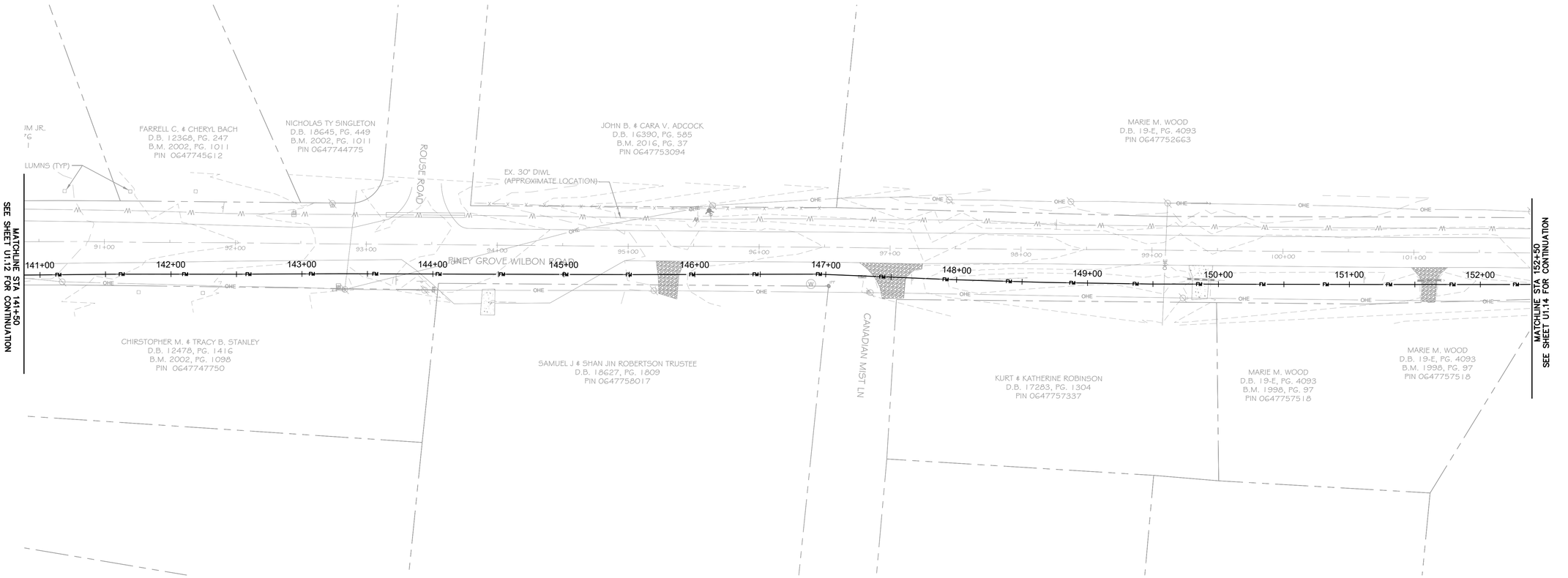



GRAPHIC SCALE IN FEET
0 20 40 80

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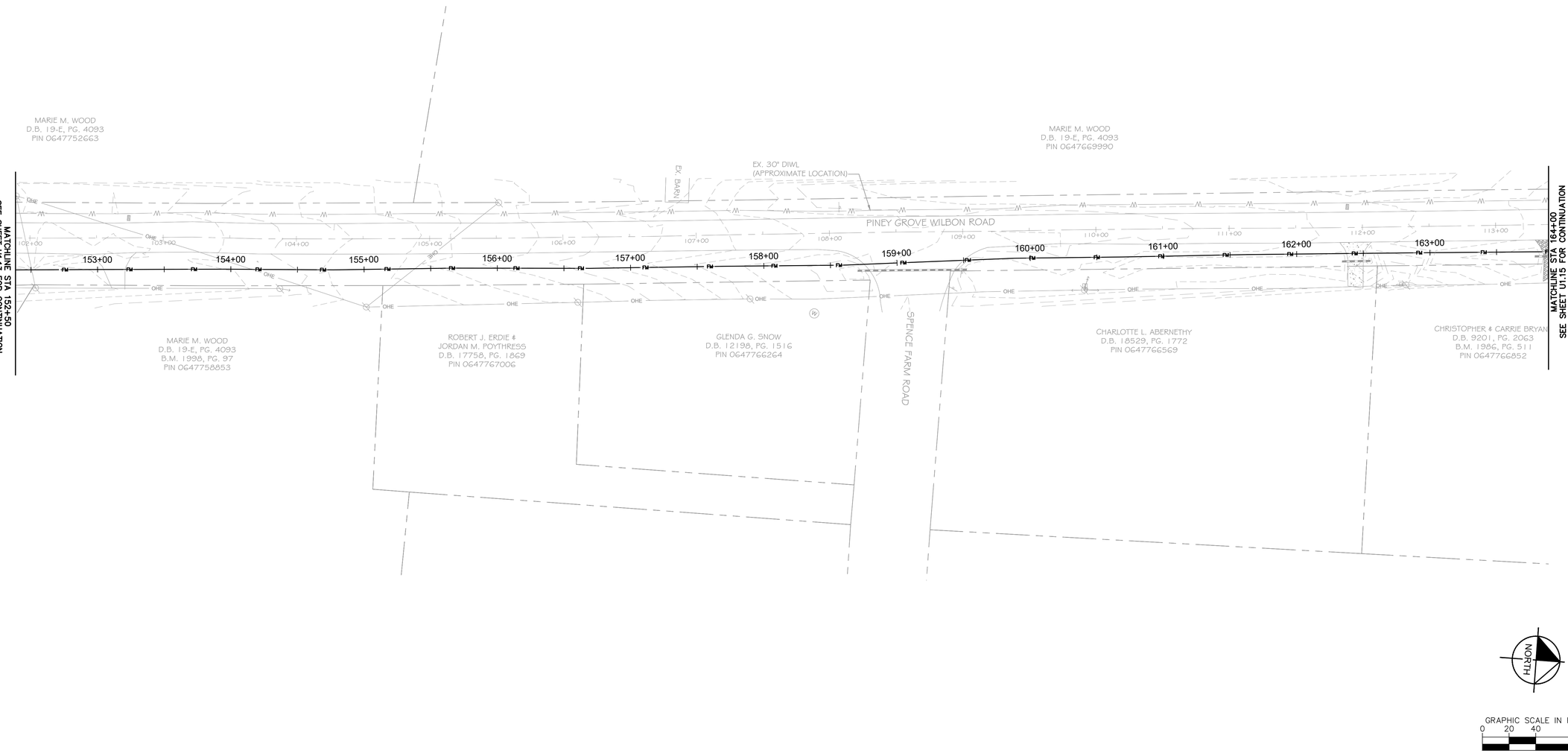
PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 141+50 TO 152+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
U1.13



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PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT
012826054

DATE
11/22/2023

SCALE AS SHOWN

DESIGNED BY DGB

DRAWN BY JZD

CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 152+50 TO 164+00

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.14

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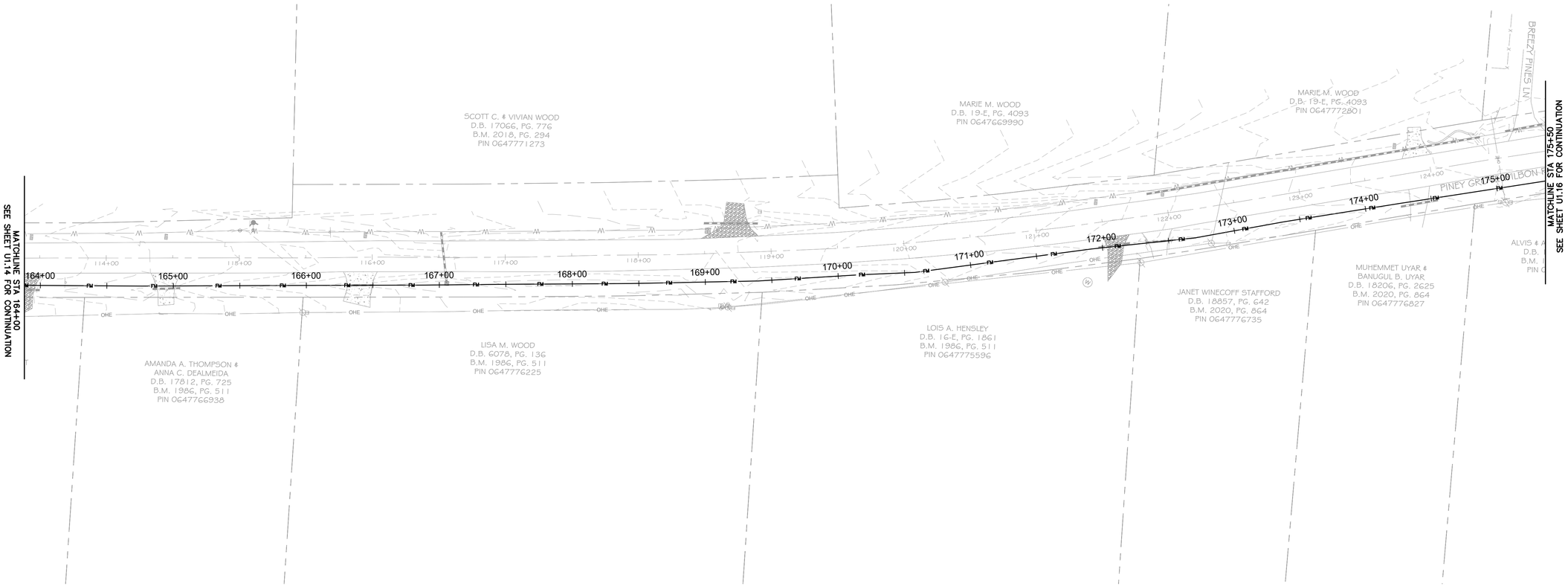



GRAPHIC SCALE IN FEET
0 20 40 80

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

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PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	012826054
DATE	11/22/2023
SCALE	AS SHOWN
DESIGNED BY	DGB
DRAWN BY	JZD
CHECKED BY	ZGP

FORCE MAIN PLAN AND PROFILE 164+00 TO 175+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.16

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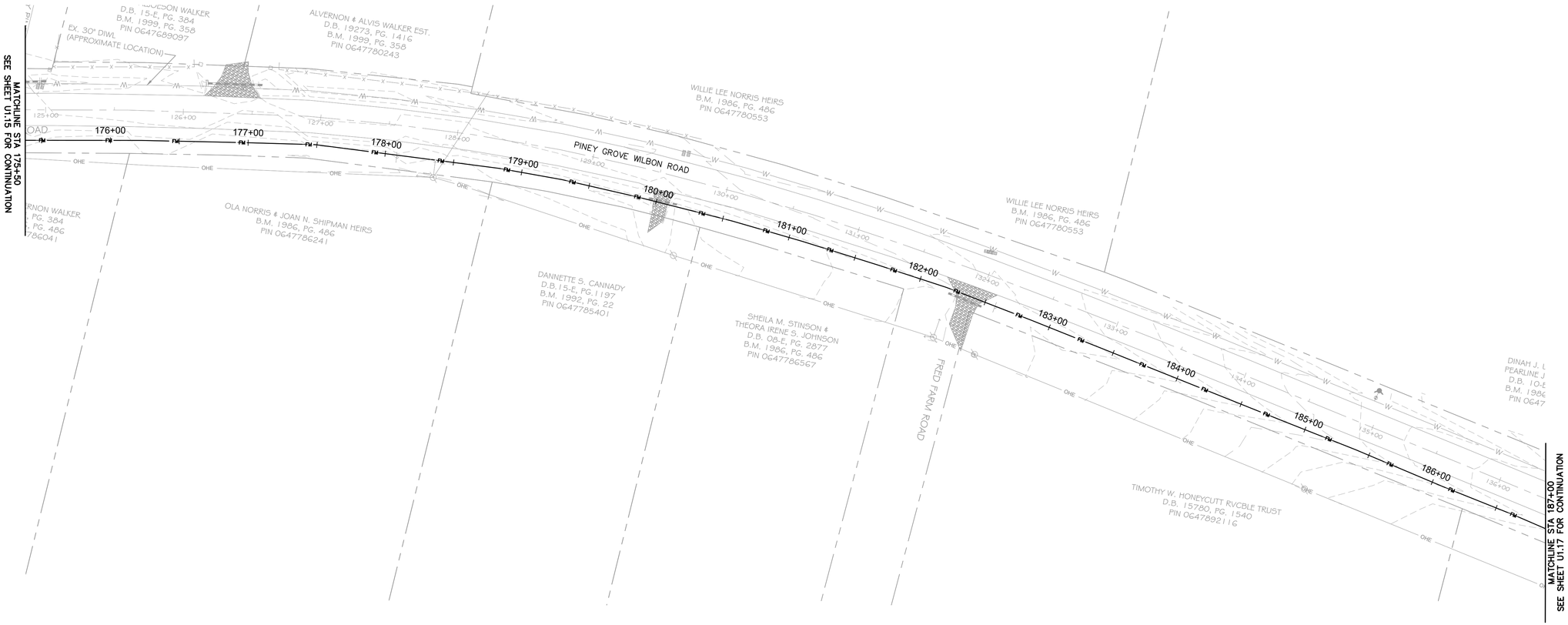

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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PRELIMINARY
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KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZOP

FORCE MAIN PLAN AND PROFILE 175+50 TO 187+00

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.16

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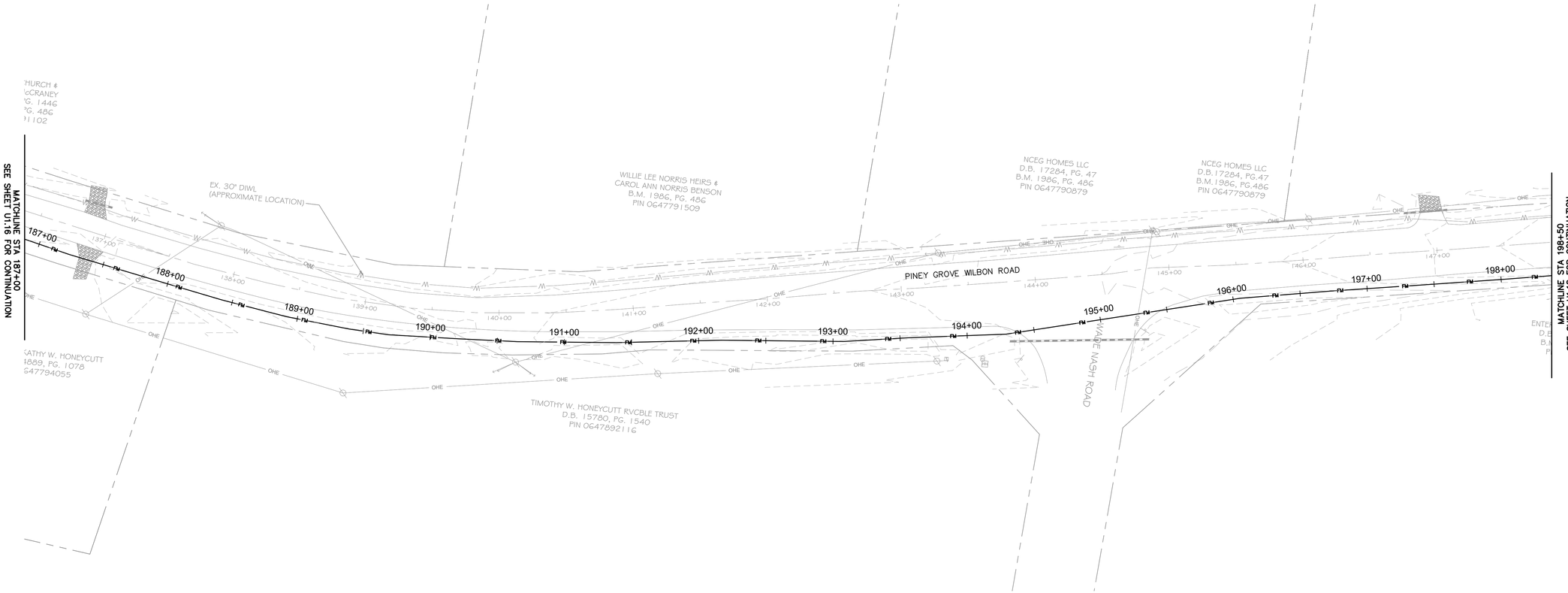

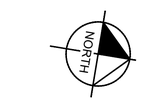

GRAPHIC SCALE IN FEET
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DESIGNED BY	DGB
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CHECKED BY	ZGP

FORCE MAIN PLAN AND PROFILE 187+00 TO 198+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
U1.17

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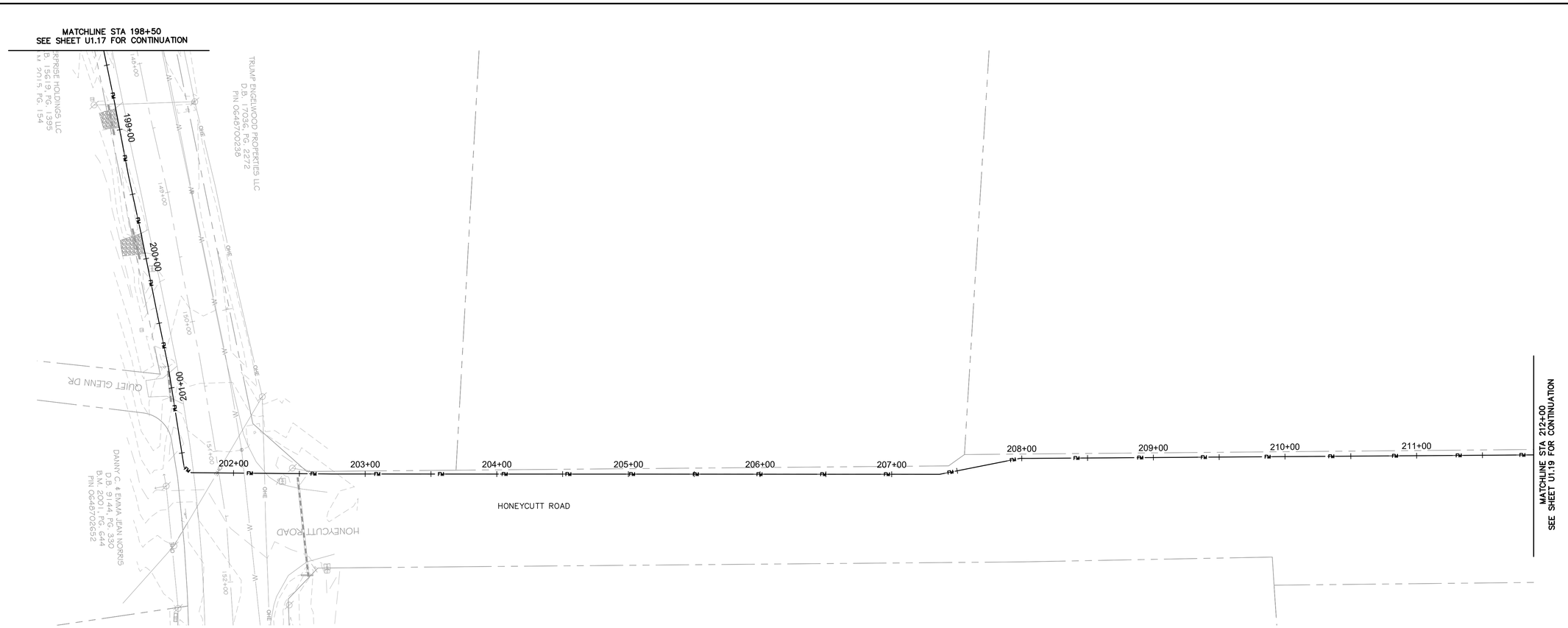

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STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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WWW.KIMLEY-HORN.COM
#F-0102

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	012826054
DATE	11/22/2023
SCALE	AS SHOWN
DESIGNED BY	DGB
DRAWN BY	JZD
CHECKED BY	ZGP

FORCE MAIN PLAN AND PROFILE 198+50 TO 212+00

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.18

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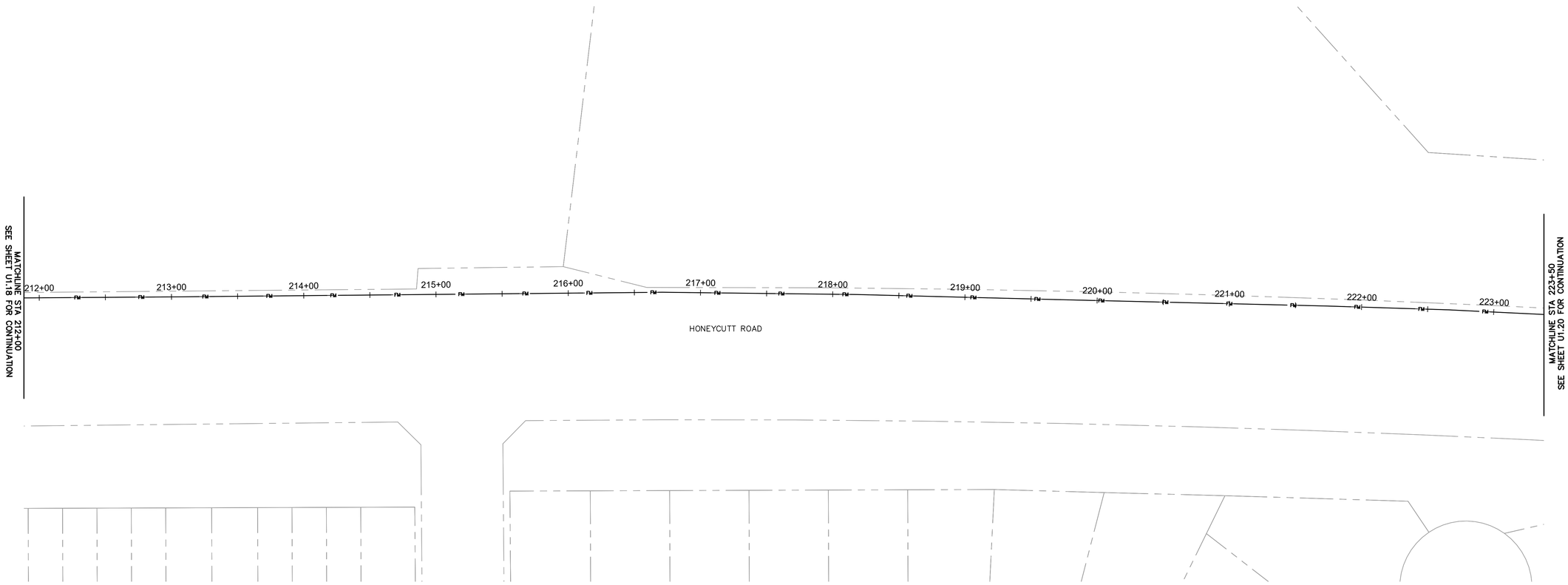



GRAPHIC SCALE IN FEET
0 20 40 80

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PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 212+00 TO 223+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.19

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DATE	11/22/2023
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DESIGNED BY	DGB
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CHECKED BY	ZGP

FORCE MAIN PLAN AND PROFILE 223+50 TO 231+06

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS, NC

SHEET NUMBER
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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

OVERALL FORCE MAIN PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS, NC

SHEET NUMBER
U0.0A

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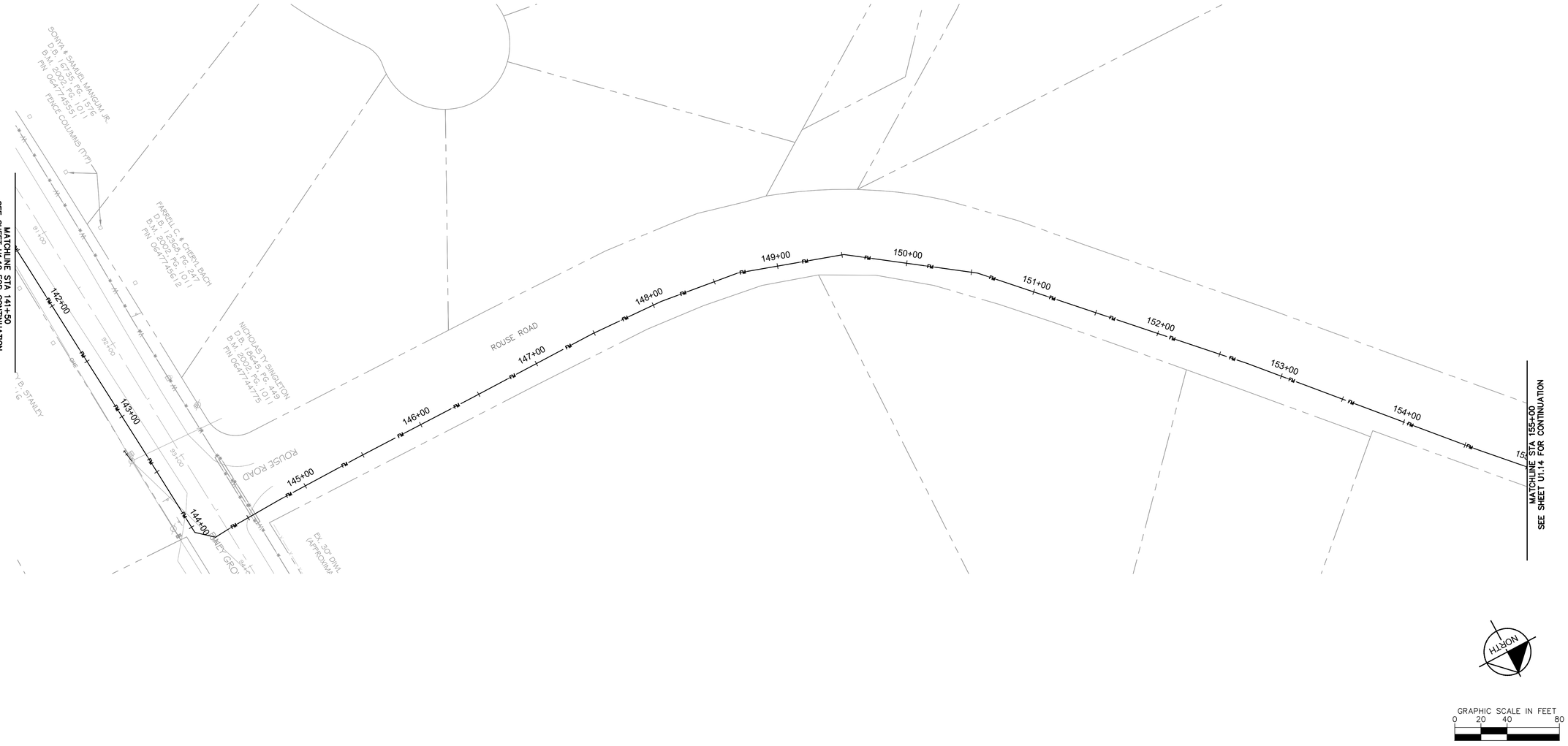

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT
012826054

DATE
11/22/2023

SCALE AS SHOWN

DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 141+50 TO 155+00

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.13A

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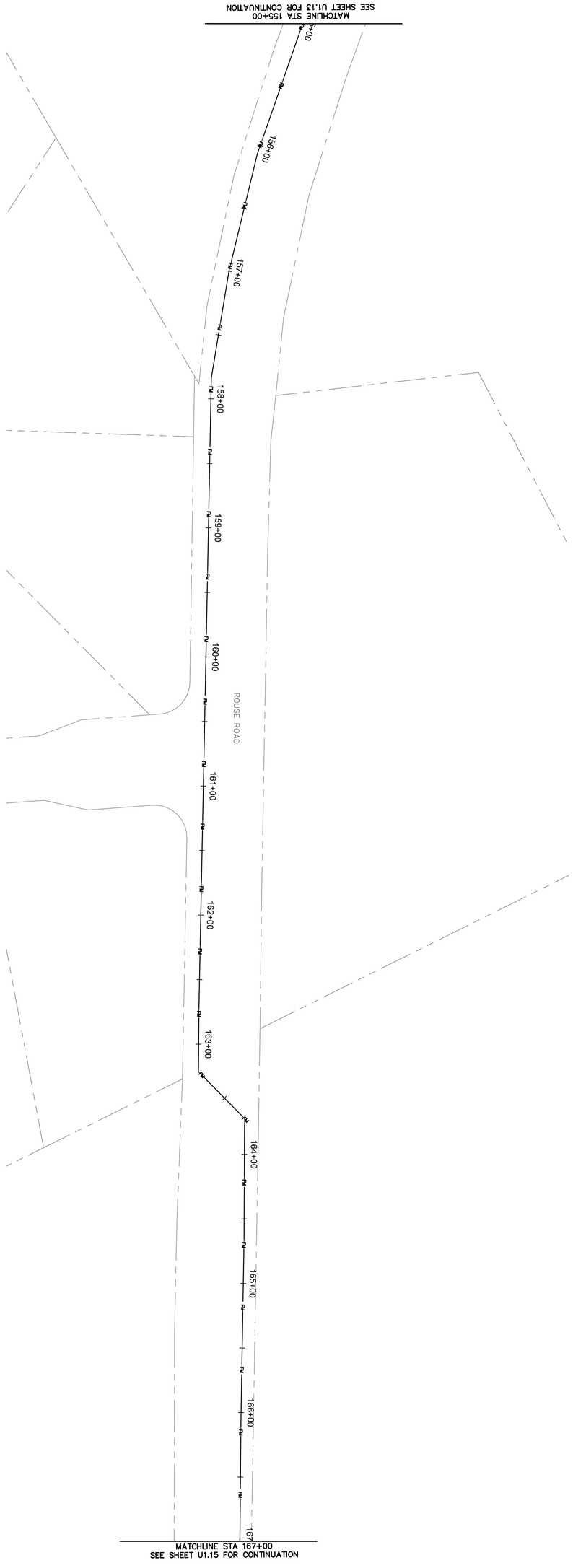

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SHEET NUMBER
U1.14A

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

FORCE MAIN PLAN AND PROFILE 155+00 TO 167+00

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

PRELIMINARY NOT FOR CONSTRUCTION

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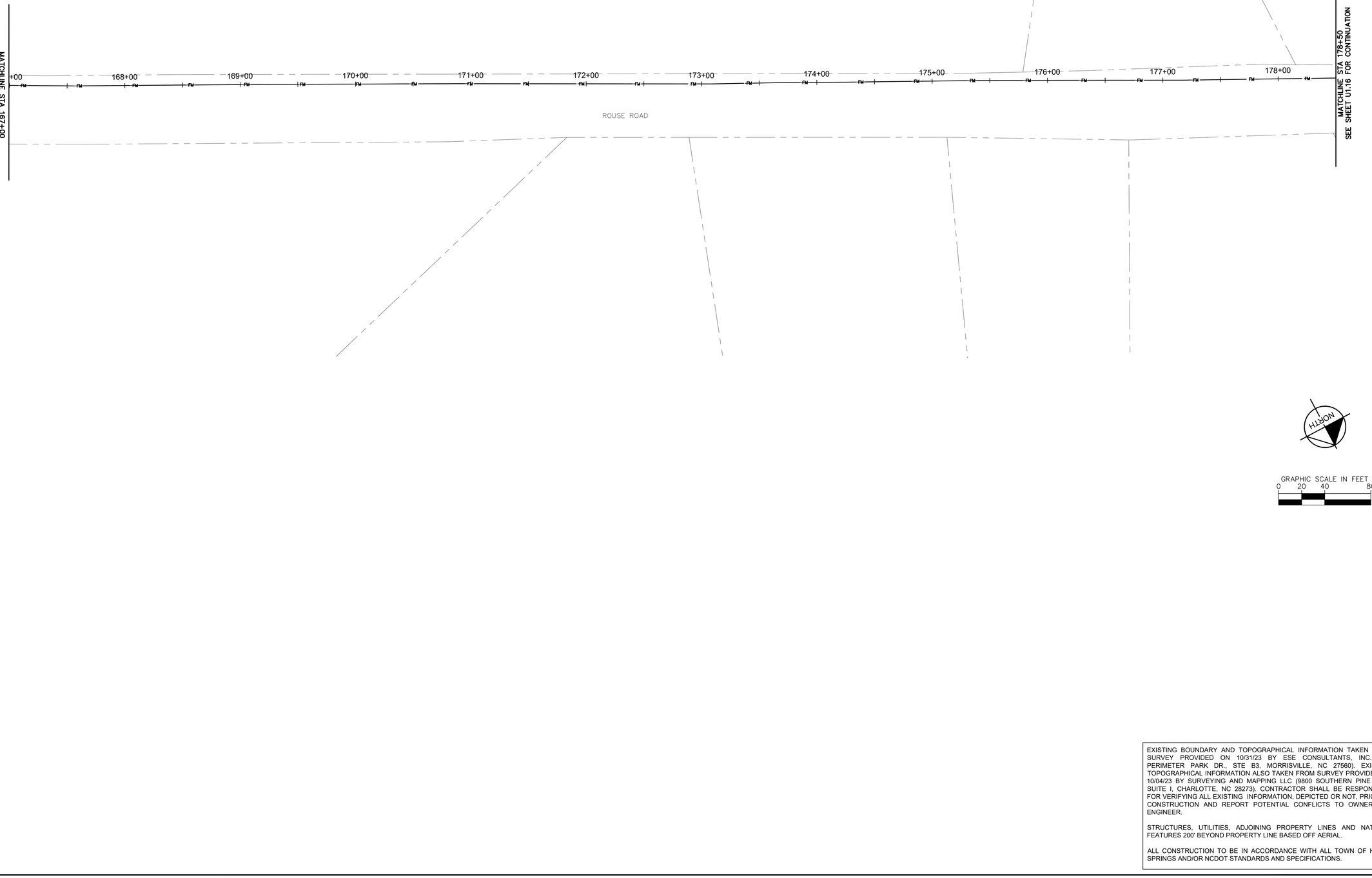

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 167+00 TO 178+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.15A

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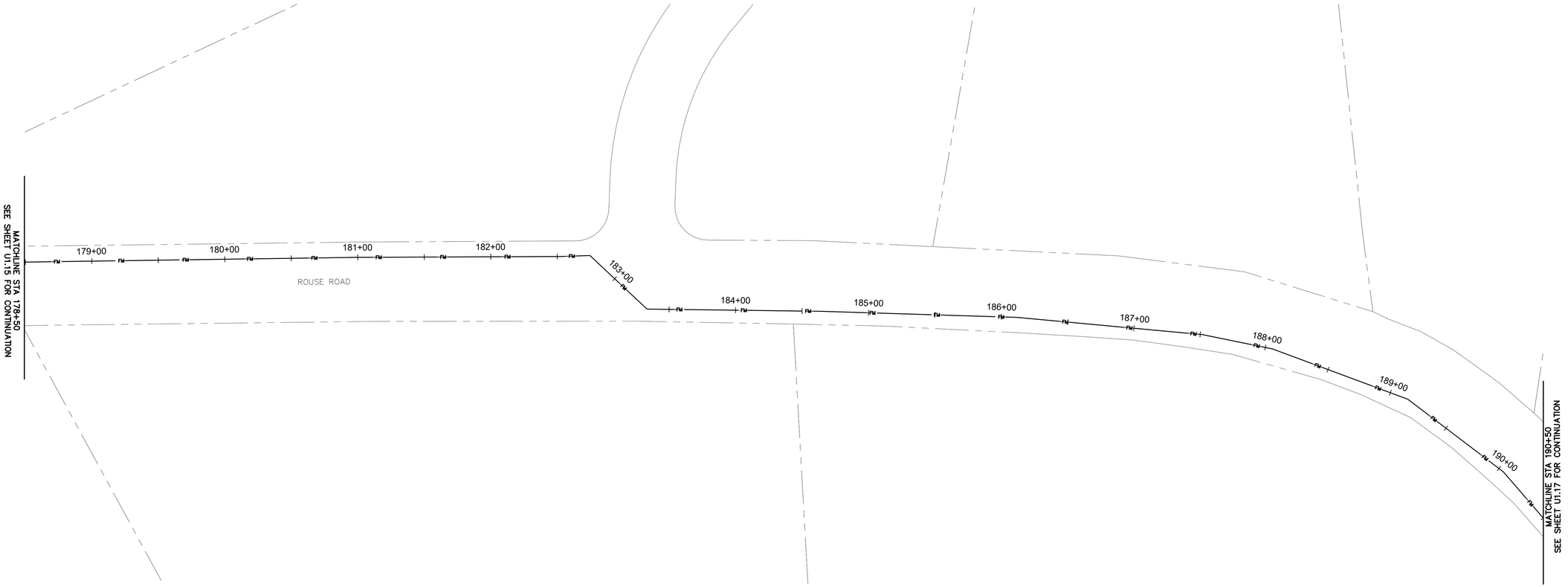



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SCALE	AS SHOWN
DESIGNED BY	DGB
DRAWN BY	JZD
CHECKED BY	ZGP

FORCE MAIN PLAN AND PROFILE 178+50 TO 190+50

ELLIOTT FARM
PREPARED FOR
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HOLLY SPRINGS NC

SHEET NUMBER
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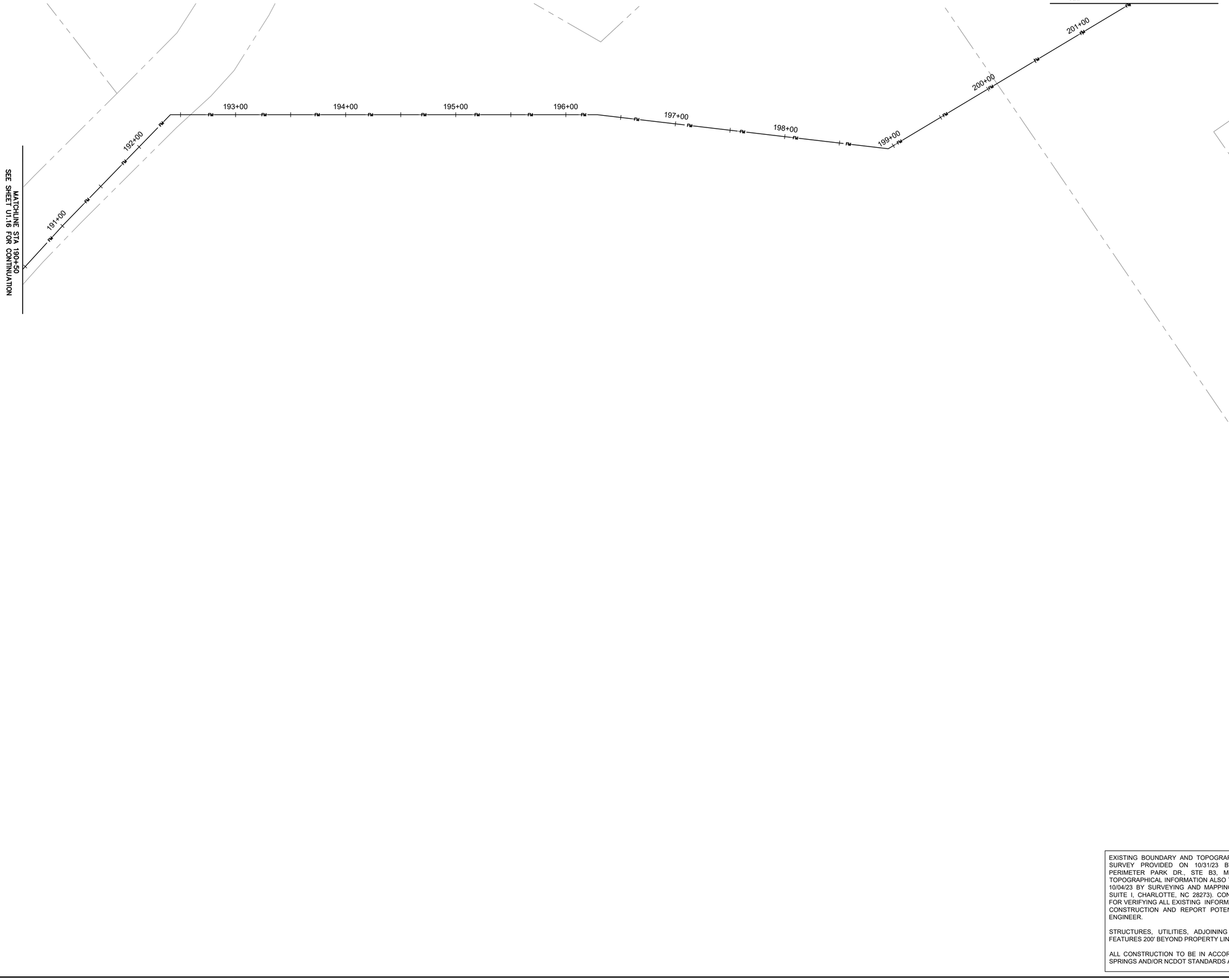

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FORCE MAIN PLAN AND PROFILE 190+50 TO 201+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
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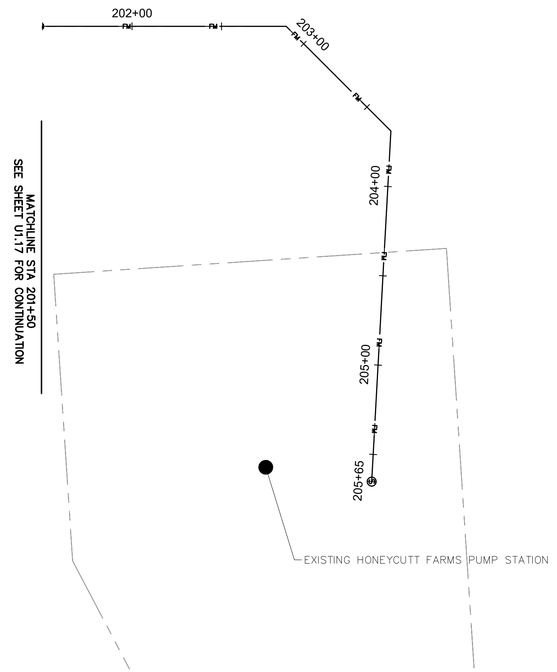



GRAPHIC SCALE IN FEET
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DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 201+50 TO 205+65

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.18A

Prepared by and return to:
Parker Poe Adams & Bernstein LLP
301 Fayetteville Street, Suite 1400
Raleigh, NC 27601

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR ELLIOTT FARM RESIDENTIAL SUBDIVISION

THIS FIRST AMENDMENT to the Development Agreement for the Elliott Farm Residential Subdivision (the "First Amendment"), is made effective as of the _____ day of _____, 2024, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **TOLL BROS., INC.** hereafter referred to as the "Developer." The Town and the Developer are collectively referred to herein as the "Parties."

WITNESSETH:

WHEREAS, the Parties entered into that certain Development Agreement for the Elliott Farm Residential Subdivision dated September 19, 2023, and recorded in Book _____, Page _____ of the Wake County Register of Deeds (the "Agreement"), whereby the Parties agreed to certain development terms regarding infrastructure construction and fee reimbursement related to that certain real property as more particularly described therein (the "Property");

WHEREAS, the Developer has submitted a Major Subdivision Plan for the Elliott Farm Residential Subdivision;

WHEREAS, the Parties wish to modify the Agreement create a new provision to allow the payment of a fee in lieu of certain required transportation improvements;

WHEREAS, pursuant to N.C.G.S. §160D-1005, on **August 20, 2024** the Town Council conducted a public hearing on this First Amendment, closed the public hearing, approved this First Amendment, and authorized the Town's execution of the same.

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

1. The Developer shall pay a fee in lieu of constructing the roadway and water line extension to the Property's northern boundary adjacent to property at 5800 Duncan Cook Road (Wake County PIN 0646379993) in the amount of $244,000, as described on **Exhibit A**. The Parties agree that the estimate of costs conforms to the Town's Unit Cost Policy.

2. The Agreement contains a provision in Article II (8)(a) for a different fee in lieu for a traffic signal. For purpose of clarity, this provision shall remain unchanged. Except as modified by this First Amendment, the Agreement remains in full force and effect in accordance with its terms. To the extent that any provision of this First Amendment is inconsistent with the provisions of the Agreement, the provisions of this First Amendment shall control.

3. This First Amendment and all of the terms and provision contained herein shall bind and inure to the benefit of the Parties and their respective successors and assigns.

4. If any provision of this First Amendment shall be determined by a court of competent jurisdiction to be unenforceable, the unenforceable provisions shall be severed from the remainder of this First Amendment, which shall remain enforceable in accordance with its terms, and the severed provision shall be deemed to be replaced with an amended provision that is as near to achieving the intent of the parties hereto as the severed but is not unenforceable. The Developer is a sophisticated business entity. The Parties agree that the terms of this First Amendment and the Agreement are fair and reasonable and enter into this First Amendment without coercion or undue influence.

5. This First Amendment may be executed in multiple originals and separate counterparts each of which shall constitute an original and all of which taken together shall constitute the whole First Amendment.

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

TOWN OF HOLLY SPRINGS

(*Town Seal*)

BY:_____
Randy J. Harrington, Town Manager

ATTEST:

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

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

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

_____
Tina Stroupe, Finance Director

NORTH CAROLINA
WAKE COUNTY

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

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

_____
Notary Public

My Commission Expires:_____

THE DEVELOPER

COUNTER-PARTY

By: _____
Name:
Title:

STATE OF _____
_____COUNTY

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

Date: _____ _____
_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

Consented to by:
THE LANDOWNERS

_____ _____

_____

STATE OF _____
_____COUNTY

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

Date: _____ _____
_____, Notary Public

[Affix Notary Stamp or Seal] My Commission Expires: _____

EXHIBIT A

FEE IN LIEU OF NORTHERN ROADWAY AND WATER LINE EXTENSION

Kimley»Horn

Project: Elliott Farm Northern Extension
Prepared for: Toll Bros INC.
By: Kimley-Horn and Associates, Inc.
Date: 6/10/2024

Preliminary Opinion of Probable Construction Cost

Line Item Number	Pay Item Description	Units	Quantity	Unit Price	Item Cost
1	8" AGGREGATE BASE COURSE	SY	1,320	$ 12.00	$ 15,840.00
2	3.0" ASPHALT CONC. SURFACE COURSE, TYPE S9.5B	SY	1,320	$ 20.00	$ 26,400.00
3	ASPHALT BINDER FOR PLANT MIX, GRADE PG 64-22	SY	1,320	$ 6.82	$ 9,000.00
4	8-INCH WATER MAIN	LF	495	$ 36.00	$ 17,820.00
5	WATER APPURTENANCES	LS	1	$ 3,000.00	$ 3,000.00
6	8" GATE VALVE	EA	1	$ 2,000.00	$ 2,000.00
7	FIRE HYDRANT ASSEMBLY	EA	1	$ 4,600.00	$ 4,600.00
8	END OF LINE BLOWOFF	EA	1	$ 3,200.00	$ 3,200.00
9	SIDEWALK	LF	990	$ 20.00	$ 19,800.00
10	30-INCH CURB AND GUTTER	LF	990	$ 19.00	$ 18,810.00
11	STREET TREES	EA	26	$ 300.00	$ 7,800.00
12	CATCH BASIN	EA	5	$ 4,000.00	$ 20,000.00
13	18-INCH RCP STORM DRAIN	LF	275	$ 50.00	$ 13,750.00
14	WETLAND IMPACT	AC	0.20	$ 75,000.00	$ 15,086.09
15	ENVIRONMENTAL PERMITTING	LS	1	$ 7,500.00	$ 7,500.00
16	ROADWAY CULVERT	LF	100	$ 250.00	$ 25,000.00
17	8-INCH SANITARY SEWER	LF	565	$ 35.00	$ 19,775.00
18	4' DIAMETER MANHOLE	EA	3	$ 4,800.00	$ 14,400.00
				TOTAL	$ 244,000.00

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 16.

Public Hearings
Title: Elliott Farm Subdivision Voluntary Annexation A24-01 - Legislative Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sean Ryan, Development Services

Action(s):

- Conduct Legislative Public Hearing.
- Adopt Annexation Ordinance A24-01.

Explanation:

- The Town has received a petition for voluntary annexation of two parcels totaling 149.1 acres.
- 0.68 +/- acres located at 2908 Piney Grove Wilbon Road is owned by Ganapathi Velamuri and Mrinalini Sujala.
- 148.42 acres located at 2836 Piney Grove Wilbon Road is owned by Elliott Gilchrist Irrevocable Trust.
- The parcels are being annexed for the Elliott Farm Subdivision.
- The parcels, which are two miles south of the current Town limits, are not contiguous to the existing corporate limits. The parcels are within the Town's Extraterritorial Jurisdiction (ETJ) and located adjacent to the Holly Springs/Fuquay-Varina Annexation Agreement Boundary.

Background:

- Staff requested feedback from all departments and there were no issues reported with this annexation.

Funding Source(s):
N/A

Attachment(s):
1. A24-01 Ordinance
2. 24-21 Resolution of Sufficiency
3. A24-01 Map

Annexation Ordinance No.: **A24-01**

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

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

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

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

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

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

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

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Holly Springs effective as of the 20th day of August, 2024.

Being that area of land marked Annexation Area as shown on the map recorded in Book of Maps ___, Page ___ in the Wake County Register of Deeds office and described as follows:

Plat 1 of 2 – Gilchrist Property

SITUATED AND LYING IN THE STATE OF NORTH CAROLINA, WAKE COUNTY, TOWNSHIP OF RALEIGH, AND BEING ALL THE LAND CONVEYED TO ELLIOTT GILCHRIST IRREVOCABLE TRUST BY DEED RECORDED IN BOOK 8329 PAGE 2521, BEING BOUNDED ON THE NORTH BY DURWARD W. COOK AND WIFE, PEGGIE B. COOK (DB 1804 PG 343 AND DB 2359 PG 437), ON THE SOUTH BY WILKINS SUBDIVISION (BM 1973 PG 77), ON THE WEST BY SUMMER LAKES SUBDIVISION (BM 1990 PG 1217) AND THE EAST BY PINEY GROVE WILBORN ROAD. ALL REFERENCES TO DEED BOOKS AND PLAT BOOKS IN THIS DESCRIPTION REFER TO THE RECORDS OF THE WAKE COUNTY REGISTER OF DEEDS OFFICE, NORTH CAROLINA, BEING MORE

PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON PIPE FOUND (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 664458.95' EASTING: 2046197.85'), THENCE FROM THE POINT OF COMMENCEMENT N 05° 02' 53" W A DISTANCE OF 300.26 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A 1/2 INCH IRON ROD FOUND (HAVING NORTH CAROLINA STATE PLANE COORDINATES NORTHING 664758.05' EASTING 2046171.43') AND ALSO BEING S 73° 06' 53" W A DISTANCE OF 13,883.39 FEET FROM NGS MONUMENT "CARTEL".

THENCE FROM POINT OF BEGINNING AND RUNNING IN A CLOCKWISE N 82° 48' 38" W A DISTANCE OF 1670.74 FEET ALONG THE NORTHERN PROPERY LINES OF WILKINS SUBDIVISION (BM 1973 VOL 1 PG 77) TO A 1/2 INCH IRON ROD FOUND, THENCE RUNNING N 25° 50' 42" W A DISTANCE OF 68.79 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHERNMOST CORNER OF THE MCLAURIN PROPERTY (DB 2244 PG 581), THENCE RUNNING S 80° 18' 45" W A DISTANCE OF 197.40 FEET TO A 1/2 IRON ROD FOUND, THENCE RUNNING ALONG THE NORTHERN PROPERTY LINE OF JOHNATHAN D. AND SHERRY R. MORGAN (DB 8823 PG 301, BM 1999 PG 1196) N 82° 53' 44" W A DISTANCE OF 392.88 FEET TO A CALCULATED POINT, THENCE LEAVING SAID CALCULATED POINT AND RUNNING N 35° 59' 27" W A DISTANCE OF 545.51 FEET TO A CONCRETE MONUMENT, THECE RUNNING N 06° 03' 16" W A DISTANCE OF 239.76 FEET TO A CONCRETE MONUMENT FOUND ON THE NORTHEASTERN CORNER OF THE DIANE CRABTREE DEAN PROPERTY LINE (DB 6189 PG 0710, BM 1990 PG 1220), THENCE RUNNING N 88° 23' 36" W A DISTANCE OF 280.71 TO A CONCRETE MONUMENT FOUND ON THE SOUTHEASTERN CORNER OF WILLIE M. AND SHERTONEY E. JONES PROPERTY LINE (DB 8117 PG 2081, BM 1990 PG 1220), THENCE RUNNING ALONG THE EASTERN PROPERTY LINES OF SUMMER LAKES AND STAR CHASE SUBDIVISIONS N 02° 08' 45" E A DISTANCE OF 1754.06 FEET TO A CONCRETE MONUMENT FOUND WITH AXLE, THENCE RUNNING S 88° 01' 55" E ALONG THE SOUTHERN PROPERTY LINE OF DURWOOD W. AND PEGGY B. COOK(DB 2359 PG 437) A DISTANCE OF 1180.96 FEET TO A CONCRETE MONUMENT FOUND, THENCE RUNNING S 01° 22' 54" W A DISTANCE OF 823.00 FEET TO A CALCULATED POINT, THENCE RUNNING TO A CONCRETE MONUMENT FOUND S 89° 48' 41" E A DISTANCE OF 1379.60 FEET, THENCE LEAVING SAID FOUND CONCRETE MONUMENT RUNNING N 01° 43' 30" E A DISTANCE OF 246.77 FEET TO A CALCULATED POINT, THENCE RUNNING S 88° 22' 06" E A DISTANCE OF 1095.00 FEET TO A CALCULATED POINT, THENCE RUNNING ALONG THE WEST SIDE OF PINEY GROVE ROAD S 19° 37' 54" W A DISTANCE OF 800.00 FEET, THENCE S 25° 54' 27" W A DISTANCE OF 195.72 FEET, THENCE S 25° 41' 24" W A DISTANCE OF 18.54 FEET TO A CONCRETE MONUMENT FOUND, THENCE LEAVING SAID CONCRETE MONUMENT AND RUNNING TO A BENT 1/4 INCH IRON ROD FOUND N 84° 50' 04" W A DISTANCE OF 192.94 FEET, THENCE LEAVING SAID BENT IRON ROD AND RUNNING S 26° 24' 29" W A DISTANCE OF 130.18 FEET TO A 5/8 INCH IRON PIPE FOUND, THENCE RUNNING TO A CONCRETE MONUMENT FOUND S 63° 36' 19" E A DISTANCE OF 179.99 FEET, THENCE LEAVING SAID CONCRETE MONUMENT AND RUNNING ALONG THE WEST SIDE OF PINEY GROVE ROAD: S 26° 30' 29" W 381.42 FEET, S 21° 44' 04" W 200 FEET, S 15° 05' 06" W 436.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 6465346.92 SQUARE FEET OR 148.42 ACRES, MORE OR LESS.
AREA WITHIN ROW: 0.18 ACRES
NET AREA: 148.24 ACRES

Plat 2 of 2 – Velamuri Property

SITUATED AND LYING IN THE STATE OF NORTH CAROLINA, WAKE COUNTY, TOWNSHIP OF RALEIGH, AND BEING ALL THE LAND CONVEYED TO GANAPATHI VELAMURI AND MRINALINI SUJALA BY DEED RECORDED IN BOOK 19210 PAGE 1227, BEING BOUNDED ON THE NORTH, WEST, AND SOUTH BY ELLIOT GILCHRIST IRREVOCABLE TRUST (DB 8329 PG 2521), AND THE EAST BY PINE GROVE WILBORN ROAD, ALL REFERENCES TO DEED BOOKS IN THIS DESCRIPTION REFER TO THE RECORDS OF THE WAKE COUNTY REGISTER OF DEEDS OFFICE, NORTH CAROLINA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN NCGS MONUMENT LABELED "CARTEL" (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 668790.58' EASTING: 2059456.28'); THENCE FROM THE POINT OF COMMENCEMENT SOUTH 76° 35' 01" WEST A DISTANCE OF 13,289.50 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING AN EXISTING CONCRETE MONUMENT (HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING: 665707.06' EASTING: 2046529.45')

THENCE FROM THE POINT OF BEGINNING AND RUNNING IN A CLOCKWISE DIRECTION NORTH 63° 37' 34" WEST A DISTANCE OF 179.98 FEET TO A 5/8" IRON PIPE FOUND; THENCE NORTH 26° 24' 30" EAST A DISTANCE OF 130.25 FEET TO A 1/4" BENT IRON REBAR FOUND; THENCE RUNNING SOUTH 84° 50' 04" EAST A DISTANCE OF 192.94 FEET TO A CONCRETE MONUMENT FOUND; THENCE RUNNING SOUTH 26° 21' 57" WEST A DISTANCE OF 200.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 29,713.49 SQUARE FEET OR 0.68 ACRES, MORE OR LESS.

AREA WITHIN ROW: 0.02 ACRES
NET AREA: 0.66 ACRES

Adopted this, the 20th day of August 2024.

ATTEST TO:

Kathy White, Deputy Town Clerk

Sean Mayefskie, Mayor

I, Kathy White, Deputy Town Clerk of the Town of Holly Springs, do hereby certify that the foregoing is a true and accurate copy of an annexation ordinance duly adopted by the Town Council of the Town of Holly Springs, North Carolina, at a meeting held August 20, 2024, at 7 o'clock p.m. at the Town Hall in the Town of Holly Springs.

IN WITNESS WHEREOF, I have here unto set my hand and have caused the official corporate seal of said Town to be affixed, this the 20th day of August 2024.

_____

Kathy White, Deputy Town Clerk

Resolution No. 24-21
Date Adopted: July 16, 2024
Annexation No.: A24-01

RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DIRECTING THE TOWN CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-58 AND FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION

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

WHEREAS, G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

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

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

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

Properties located at 2836, 2930 and 2908 Piney Grove Wilbon Road within Holly Springs, more particularly described as Wake County Pins: 0646469015 and 0646654881, containing 149.25 +/- acres.

Plat 1 of 2 – Gilchrist Property
SITUATED AND LYING IN THE STATE OF NORTH CAROLINA, WAKE COUNTY, TOWNSHIP OF RALEIGH, AND BEING ALL THE LAND CONVEYED TO ELLIOTT GILCHRIST IRREVOCABLE TRUST BY DEED RECORDED IN BOOK 8329 PAGE 2521, BEING BOUNDED ON THE NORTH BY DURWARD W. COOK AND WIFE, PEGGIE B. COOK (DB 1804 PG 343 AND DB 2359 PG 437), ON THE SOUTH BY WILKINS SUBDIVISION (BM 1973 PG 77), ON THE WEST BY SUMMER LAKES SUBDIVISION (BM 1990 PG 1217) AND THE EAST BY PINEY GROVE WILBORN ROAD. ALL REFERENCES TO DEED BOOKS AND PLAT BOOKS IN THIS DESCRIPTION REFER TO THE RECORDS OF THE WAKE COUNTY REGISTER OF DEEDS OFFICE, NORTH CAROLINA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

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CONTAINING 6465346.92 SQUARE FEET OR 148.42 ACRES, MORE OR LESS.
AREA WITHIN ROW: 0.18 ACRES
NET AREA: 148.24 ACRES

Plat 2 of 2 – Velamuri Property

SITUATED AND LYING IN THE STATE OF NORTH CAROLINA, WAKE COUNTY, TOWNSHIP OF RALEIGH, AND BEING ALL THE LAND CONVEYED TO GANAPATHI VELAMURI AND MRINALINI SUJALA BY DEED RECORDED IN BOOK 19210 PAGE 1227, BEING BOUNDED ON THE NORTH, WEST, AND SOUTH BY ELLIOT GILCHRIST IRREVOCABLE TRUST (DB 8329 PG 2521), AND THE EAST BY PINE GROVE WILBORN ROAD, ALL REFERENCES TO DEED BOOKS IN THIS DESCRIPTION REFER TO THE RECORDS OF THE WAKE

COUNTY REGISTER OF DEEDS OFFICE, NORTH CAROLINA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

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CONTAINING 29,713.49 SQUARE FEET OR 0.68 ACRES, MORE OR LESS.

AREA WITHIN ROW: 0.02 ACRES
NET AREA: 0.66 ACRES

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

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

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, August 20, 2024.

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

Adopted this, the 16th day of July, 2024.

ATTEST:

_____ _____

Sean Mayefskie, Mayor

Kathy White, Deputy Town Clerk

Annexation Information

Annexation Number

A24-01

Total Acres

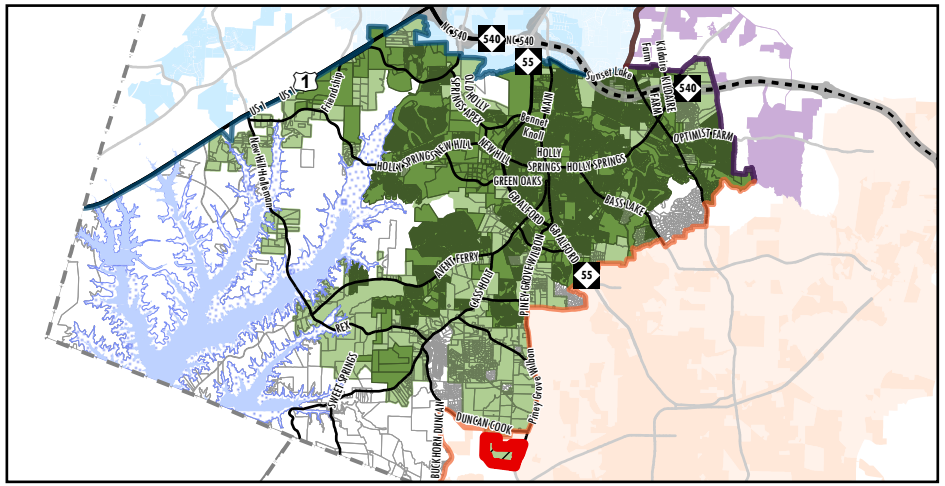
140.25 ac

Property Address

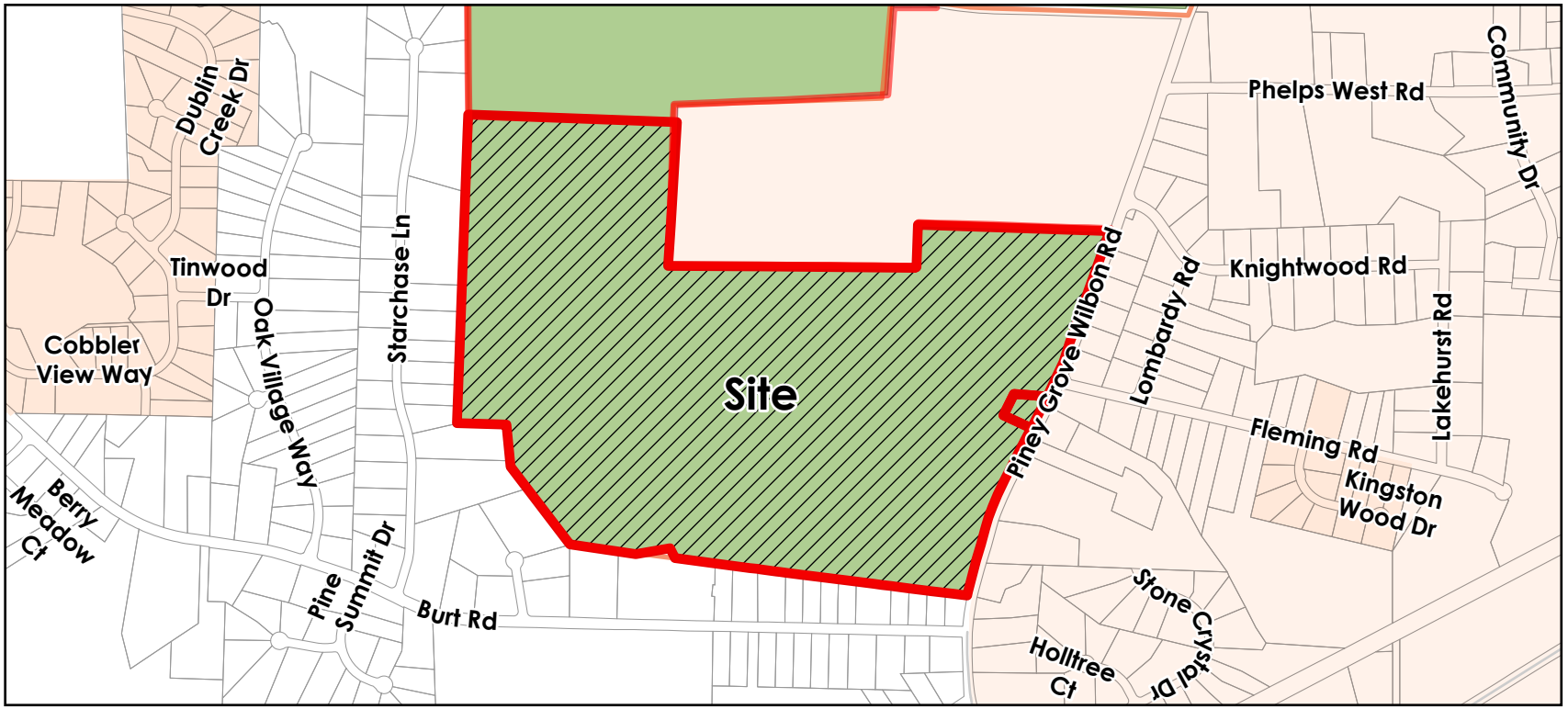
2836 & 2908 Piney Grove Wilbon Rd

Contiguous to Town Limits

☐ Yes ■ No



Town Location Map



Property Location Map

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 17.

New Business
Title: Condemnation Resolution - Alston Ridge Greenway
Strategic Priority Area: Vibrant Community
Staff Resource: John Schifano, Town Attorney

Action(s):
Adopt Resolution 24-26 authorizing the Town Attorney to proceed with an eminent domain action as needed for the Alston Ridge Greenway

Explanation:

- On July 16, 2024, the Council adopted Resolution 24-24, which authorized the Town to enter into an Interlocal Agreement with the Town of Fuquay-Varina for the joint construction and maintenance of a greenway, to be known as Alston Ridge Greenway.
- All costs associated with constructing the project will be at the Town of Fuquay-Varina's sole expense.
- In order to construct the Greenway, the Towns of Holly Springs and Fuquay-Varina are required to institute an eminent domain action in order to obtain the necessary easements for the project from an undeveloped tract of approximately 88 acres. The greenway comprises approximately 1/4 of an acre of this tract.
- The Town of Fuquay-Varina has attempted and continues to attempt to negotiate for acquisition of the greenway right of way from the property owner, David Adams.

Background:

- The proposed connection is in alignment with the Holly Springs Comprehensive Transportation Plan (CTP) and the Greenways Master Plan; the Town of Fuquay-Varina is planning to construct a connector greenway to be known as the Alston Ridge Greenway.
- This approximately half-mile trail will connect the Basal Creek Greenway (in Fuquay-Varina) to the Carl Dean Greenway (in Holly Springs) along the Bass Lake Park property.
- As part of the ILA, the Town of Holly Springs is granting approximately 0.5 acres for a temporary construction easement and 0.7 acres of ground disturbance for the actual placement of the paved greenway and boardwalk on or near Bass Lake Park property.

Funding Source(s):
N/A

Attachment(s):
1. Resolution - Alston Ridge Greenway Condemnations

THE TOWN OF
Holly Springs

Resolution No.: 24-26
Date Adopted: August 20, 2024
Effective Date: August 20, 2024

RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL AUTHORIZING CONDEMNATION PURSUANT TO CHAPTER 40A OF THE NORTH CAROLINA GENERAL STATUTES AND SESSION LAW 2005-57 (HOUSE BILL 393) TO ACQUIRE CERTAIN PROPERTY OF THOSE PERSONS LISTED ON THE ATTACHED EXHIBIT "A"

WHEREAS, the governing body of the Town of Holly Springs hereby determines that it is necessary and in the public interest to acquire certain property owned by those persons listed on Exhibit "A" for the following public purpose: 1) Extension of the Carl Dean Greenway and Alston Ridge Greenway through an interlocal agreement with the Town of Fuquay-Varina for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed or land preservation purposes, and; and 2) Temporary construction easements as indicated in the legal descriptions; and;

WHEREAS, the proper officials or representatives of the Town of Holly Springs and/or Fuquay Varina have been unable to acquire the needed interest in this property by negotiated conveyance;

WHEREAS, the Town is authorized pursuant to N.C. Gen Stat §40A utilizing the procedures contained in N.C. Gen Stat § 136 to acquire such interests in property for the public purpose heretofore stated;

NOW THEREFORE, BE IT RESOLVED by the governing body of the Town of Holly Springs that

1. The Town of Holly Springs shall acquire by condemnation, for the purposes stated above, the property and interest described on "Exhibit A"; and;
2. The attorneys representing the Town of Holly Springs are directed to initiate the necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire the property herein described

Adopted by the Holly Springs Town Council on this, the 20h day of August, 2024.

Town of Holly Springs by

_____
Sean Mayefeskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

EXHIBIT A

Project Description construction of a greenway jointly with Fuquay-Varina to connect Bass Lake Park with the Alston

Tract: 0

Owner : David Patrick Adams

Owner Address: 2624 Broad Street
Holly Springs, NC 27540-8855

Property Address: 0 Old Adams Road
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking:

PIN: 0658548651

Tax ID: 0000277

Legal Description: BEING that approximate 87.89-acre tract known by the above Wake County PIN and TaxID,and being further described in a Deed found at Deed Book 019639, Page 02057, Wake County Registry.

B. Interest Acquired By Eminent Domain Description of Area Affected:

Legal Interest Conveyed: **Temporary Construction Easement**

a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.

Legal Description of area conveyed

TCE # 2
all that parcel or piece of land situate in the Town of Holly Springs, Wake County, North Carolina bounded and described as follows:
Commencing from a found concrete monument on the eastern boundary of the lands of Mildred Sandling Adams and David Patrick Adams, co-trustees of the family trust of David Massey Adams(DB 15995, PG 440) having North Carolina (NAD 83-2011) Grid Coordinates of N: 685329.80 E: 2057010.22, thence from said point along the common line of the lands of the Town of Holly Springs (DB 8447, PG 2041) N 10° 33’ 56” E 10.42’ to a new iron rod set(IRS) & place of beginning; Thence from the place of beginning along the common line of the greenway easement the following 7 (seven) calls;
A curve to the left having a chord bearing and distance of N 23° 34’ 07” W 3.40’, and a radius of 510’ to a new rebar set (IRS),
A curve to the right having a chord bearing and distance of N 06° 40’ 49” W 52.86’, and a radius of 90’ to a new rebar set (IRS),
N 10° 23’ 56” E 101.18’ to a new rebar set(IRS),
A curve to the left having a chord bearing and distance of N 35° 39’ 00” W 100.79’, and a radius of 70’ to a new rebar set (IRS),
N 81° 41’ 55” W 49.24’ to a new rebar set(IRS),

A curve to the right having a chord bearing and distance of N 37° 59’ 45” W 96.73’, and a radius of 70’ to a new rebar set (IRS),

N 05° 42’ 26” E 6.26’ to a new rebar set(IRS),
Thence from said iron rebar leaving the common line of the green way easement and crossing into the lands of Mildred Sandling Adams and David Patrick Adams, co-trustees of the family trust of David Massey Adams the following 10 (ten) calls;
S 41° 00’ 41” E 27.38’ to a point,
S 18° 08’ 08” E 40.55’ to a point,
S 82° 15’ 27” E 39.01’ to a point,
S 73° 25’ 27” E 54.53’ to a point,
S 54° 37’ 21” E 66.74’ to a point, S 07° 14’ 06” E 59.48’ to a point,
S 10° 33’ 56” W 42.11’ to a point,
S 14° 13’ 49” W 15.78’ to a point,
S 02° 13’ 52” W 6.96’ to a point,
S 10° 33’ 56” W 86.78’ to the point of beginning, containing ± 6,291 SF, or ± 0.14 acres, more or less.

SquareFoot	6291

Legal Interest Conveyed: **Temporary Construction Easement**

a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.

Legal Description of area conveyed

TCE # 1

all that parcel or piece of land situate in the Town of Holly Springs, Wake County, North Carolina bounded and described as follows:
Commencing from a found concrete monument on the eastern boundary of the lands of Mildred Sandling Adams and David Patrick Adams, co-trustees of the family trust of David Massey Adams(DB 15995, PG 440) having North Carolina (NAD 83-2011) Grid Coordinates of N: 685329.80 E: 2057010.22, thence from said point along the common line of the lands of the Town of Holly Springs (DB 8447, PG 2041) S 07° 15' 25" W 30.24' to a new iron rod set(IRS) & place of beginning; Thence from the place of beginning along the common line of the lands of the Town of Holly Springs S 07° 15' 25" W 41.41' to a point, thence from said point leaving the common line of the Lands of The Town of Holly Springs and crossing into the Lands of Mildred Sandling Adams and David Patrick Adams, co-trustees of the family trust of David Massey Adams the following 12 (twelve) calls;
N 13° 28' 26" W 26.40' to a point,
N 18° 38' 42" W 49.48' to a point,
N 02° 46' 17" W 57.08' to a point,
N 05° 18' 34" E 52.25' to a point,
N 12° 45' 56" E 48.71' to a point,
N 09° 43' 00" W 36.28' to a point,
N 45° 36' 03" W 31.95' to a point,
N 86° 15' 02" W 46.01' to a point,
N 75° 58' 29" W 66.54' to a point,
N 18° 22' 07" W 63.94' to a point,
N 41° 24' 04" W 18.34' to a point,
N 33° 56' 12" E 28.05' to an iron rebar set(IRS) on the common line of the greenway easement, Thence from said iron rebar following along the common line of the greenway easement the following 6 (six) calls;
A curve to the left having a chord bearing and distance of S 37° 52' 47" E 124.63', and a radius of 90' to a new rebar set (IRS),
S 81° 41' 55" E 49.24' to a new rebar set(IRS),
A curve to the right having a chord bearing and distance of S 35° 39' 00" E 71.99', and a radius of 50' to a new rebar set (IRS),
S 10° 23' 56" W 101.18' to a new rebar set(IRS),
A curve to the left having a chord bearing and distance of S 06° 40' 49" E 64.61', and a radius of 110' to a new rebar set (IRS),
A curve to the right having a chord bearing and distance of S 21° 32' 24" E 37.95', and a radius of 490' to the place of beginning, containing ± 5,971 SF, or ± 0.14 acres, more or less.

SquareFoot	5971

Legal Interest Conveyed: Greenway

a perpetual right and easement over the property described in the legal description attached hereto for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, reasonable signage relating to the greenway use, and/or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantee shall have the right to promulgate rules and regulations for the use of the property by the public, provided the property is used for the purposes stated herein. Grantee, upon acceptance, shall assume liability for any tort occurring as a result of the public use of the easement area in the same manner as it would for its real property held in fee simple. Grantor further grants unto the Grantee reasonable access to the above-described property over any remaining contiguous property owned by Grantor for the purpose of developing and maintaining the greenway from time to time; provided, Grantee shall, to the extent possible, utilize existing roads for such purposes and shall repair any damage resulting from such access. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, Grantors do hereby grant unto the Town a perpetual right and easement over the property hereinafter described for wetlands, conservation, public active or passive greenspace, utility purposes, greenway, park, recreational, water shed, or land preservation purposes. Grantee shall have the right to grant easements or rights-of-way across the property for utilities, roadways, or other public purposes. Grantor further grants unto the Grantee the right to convey the management, ownership, or use of said easement to other entities, including but not limited to private land trusts, the State of North Carolina, or the US Army Corp of Engineers.

Legal Description of area conveyed

All that parcel or piece of land situate in the Town of Holly Springs, Wake County, North Carolina bounded and described as follows:
Beginning from a found concrete monument on the eastern boundary of the lands of Mildred Sandling Adams and David Patrick Adams, co-trustees of the family trust of David Massey Adams(DB 15995, PG 440) having North Carolina (NAD 83-2011) Grid Coordinates of N: 685329.80 E: 2057010.22, thence from said point of beginning along the common line of the lands of the Town of Holly Springs (DB 8447, PG 2041) S 07° 15’ 25” W 30.24’ to a new iron rod set(IRS); Thence from said iron rod crossing into the lands of Mildred Sandling Adams and David Patrick Adams, co-trustees of the family trust of David Massey Adams the following 7 (seven) calls;
A curve to the left having a chord bearing and distance of N 21° 32’ 24” W 37.95’, and a radius of 490’ to a new rebar set (IRS),
A curve to the right having a chord bearing and distance of N 06° 40’ 49” W 64.61’, and a radius of 110’ to a new rebar set (IRS),
N 10° 23’ 56” E 101.18’ to a new rebar set(IRS),
A curve to the left having a chord bearing and distance of N 35° 39’ 00” W 71.99’, and a radius of 50’ to a new rebar set (IRS),
N 81° 41’ 55” W 49.24’ to a new rebar set(IRS),
A curve to the right having a chord bearing and distance of N 37° 52’ 47” W 124.63’, and a radius of 90’ to a new rebar set (IRS),
N 05° 42’ 24” E 59.98’ to a new rebar set(IRS) on the northern boundary line of the lands of Mildred Sandling Adams and David Patrick Adams, co-trustees of the family trust of David Massey Adams,
Thence from new rebar set following along the common line of the lands of Karen A fox & Susan V Bowden (DB 6463, PG 799) the following 2 (two) calls;
S 53° 58’ 24” E 13.19’ to a point,
S 69° 52’ 56” E 8.90’ to a new rebar set(IRS),Thence from new rebar set leaving the common line of the lands of

Karen A fox & Susan V Bowden and
crossing into the lands of the lands of Mildred Sandling Adams and David Patrick Adams, co-trustees of the family trust of David Massey Adams the following 8 (eight) calls;
S 05° 42’ 26” W 45.21’ to a new rebar set(IRS),
S 05° 42’ 26” W 6.26’ to a new rebar set(IRS),
A curve to the left having a chord bearing and distance of S 37° 59’ 45” E 96.73’, and a radius of 70’ to a new rebar set (IRS),
S 81° 41’ 55” E 49.24’ to a new rebar set(IRS),
A curve to the right having a chord bearing and distance of S 35° 39’ 00” E 100.79’, and a radius of 70’ to a new rebar set (IRS),
S 10° 23’ 56” W 101.18’ to a new rebar set(IRS),
A curve to the left having a chord bearing and distance of S 06° 40’ 49” E 52.86’, and a radius of 90’ to a new rebar set (IRS),
A curve to the right having a chord bearing and distance of S 23° 34’ 07” E 3.40’, and a radius of 510’ to a new rebar set (IRS) on the common line of the lands of the Town of Holly Springs,
Thence following the common line of the Town of Holly Springs S 10° 33’ 56” W 10.42’ to the point and place of beginning, containing ± 10,086 SF, or ± 0.23 acres, more or less.

SquareFoot	10086

C. Statement of Authority

The Town of Holly Springs hereby acquires the above described estates in the land of the defendant(s) pursuant to N.C.G.S. 40A-3(b)(2) (3) for establishing, extending, enlarging, or improving sidewalks, greenways, and recreational facilities, to wit, a public greenway.