



Board of Adjustment
6:30 PM **Monday, September 9, 2024**

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

Agenda

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Invocation

5. Agenda Adjustment

6. Minutes

a. June 3, 2024 Regular Meeting Minutes

7. Other Business

- Training - Mock Variance Case

8. Adjournment

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

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



Holly Springs Board of Adjustment

Board of Adjustment Agenda Cover Sheet

Agenda Item#: 6.a.

Title: June 3, 2024 Regular Meeting Minutes

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Mackenzie Fretz, Development Services

Action(s):

- Approve June 3, 2024 minutes

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. Jun_2024_Minutes

Town of Holly Springs
BOARD OF ADJUSTMENT MEETING MINUTES
Monday June 3, 2024 – 6:30 p.m.

Agenda Item #1, 2, & 3:

The Board of Adjustment of the Town of Holly Springs met for their regularly scheduled meeting on June 3, 2024 in the Council Chambers, 128 South Main Street. At 6:28 pm after determining a quorum was present, Board of Adjustment Chair Ben Copeland called the meeting to order.

Staff Members Present:

Chris Hills, Development Services Director
Conor Ryan, Planner I
Jay Osborne, Assistant Town Attorney
Mackenzie Fretz, Board of Adjustment Clerk

The Board completed roll call.

Members Present: Ben Copeland
Yan Higgins
Jayson Greene
David Williams
Kimberly Day
Chanel Wilkins

Alternate Members Present: (Non-Voting)

Members Absent: Joe Cimino
Herman Goldstein

Agenda Item #4: Invocation

The Board recited the pledge of Allegiance and opened the meeting with an invocation by a moment of silence.

Agenda Item #5: Agenda Adjustment

There were no agenda adjustments.

Agenda Item #6: Minutes

a. April 1, 2024 Minutes

Motion:

Motion to approve the April 1, 2024 Minutes.

Motion by: David Williams

Second by: Jayson Greene

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

Agenda Item #7: Other Business

a. Board Training – Special Use Permit

The Board of Adjustment was presented with a staff presentation training on special use permits by Planner Conor Ryan.

The Board was given opportunity to ask questions to staff based off of this Board training.

Staff ensured the Board of Adjustment that a copy of tonight's presentation would be sent to them .

Agenda Item #8: Adjournment

Motion:

Motion to adjourn.

Motion by: Ben Copeland

Second by: Jayson Greene

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

Time: 7:00 PM

Mackenzie Fretz

Board of Adjustment Clerk



Development Services

Staff Report

REQUEST FOR VARIANCE OF DEVELOPMENT STANDARDS 213 CHIEFTAIN DRIVE 24-VAR-01

PETITIONERS/OWNERS:

Gary Turner
213 Chieftain Dr.
Holly Springs NC, 27540



LOCATION:

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

STAFF CONTACT: Conor Ryan, Planner I

ATTACHMENTS:

Variance of Development Standards Petition
Variance of Development Standards Findings of Fact responses by petitioner
Site Plan with proposed deck and setback dimensions.
PowerPoint presentation provided by the applicant with images & aerials of the property.

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Gary Turner	0669422466	NR – Neighborhood Residential	0.29 Acres
TOTAL			0.29 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	NR – Neighborhood Residential	Single family residential
North	NR – Neighborhood Residential	HOA Open Space (Floodplain/Wetlands)
South	NR – Neighborhood Residential	Single family residential
East	NR – Neighborhood Residential	HOA Open Space (Floodplain/Wetlands)
West	NR – Neighborhood Residential	Single family residential

PROPERTY HISTORY

Rezoning History

Rezoning Number: 04-REZ-01

Original Zoning: R-MF-8

Proposed Zoning: R-8

Approved by Town Council on: 04/20/2004

Development History

Preliminary Master Plan Number: 04-MAS-02

Approved by Town Council on: 05/25/2004

VARIANCE REQUEST

Variance 24-VAR-01 to allow for a Variance from the Unified Development Ordinance Table 2.2.1-A Development Standards for Residential Use Districts to allow for a reduction in the minimum primary building rear setback from 20' to 6' to apply to an attached deck at 213 Chieftain Drive, PIN 0669422466 in Holly Springs, NC 27540.

UDO Requirements:

Table 2.2.1-A - Development Standards for Residential Use Districts

Minimum Rear Setback for properties in the NR district – 20'.

BACKGROUND INFORMATION

1. The subject property is located within the Carrington Estates (previously Sunset Bluffs) subdivision, which was approved in 2004.
2. The subject property is zoned NR – Neighborhood Residential. In the NR zoning district, the primary building rear setback is a minimum of 20 feet per UDO Table 2.2.1-A.
3. UDO Table 2.3.5-A allows for uncovered residential decks and patios (maximum of 5 ft in height above grade) to be set back a minimum of 5' from any side or rear property line. If an attached

deck is more than 5' in height, it is required to meet the setbacks of the primary structure per UDO Table 2.2.1-A.

PROPERTY OWNER NOTIFICATION

All property owner notifications have been made in accordance with North Carolina General Statutes.

1. A notice of the public hearing was mailed to all property owners within 500 feet of the subject property.
2. A notice of public hearing sign was posted on the subject property.

BOARD OF ADJUSTMENT FINDINGS

A variance may be granted by the Board if competent and substantial evidence is presented by the applicant which persuades the Board to either reach each of the following conclusions independently or be reasonably able to meet these conclusions upon implementation of conditions by the Board:

- 1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

Applicant Response:

213 Chieftain Drive was the last property built in the Carrington Estates Subdivision in 2011 and is 5-7 years newer than the other homes in the neighborhood. Homes built earlier in the community were ALL built with decks or screened porches.

The Property sits on a cul-de-sac at the end of 213 Chieftain Drive. Much of the property's yardage sits to the right of the property and is wooded wetlands, a community greenway divides the property here, and runoff drains run under this part of the lot and empty into the Middle Creek wetland basin; this part of the property is unusable.

The location of the residence in relation to the rear property lines creates a condition that is unique to this lot as the rear yard is significantly narrower than other lots in the community. The maximum depth off the back of the home to the rear property line is 24 feet, and the narrowest depth from the further most jetting off kitchen wall to property line is even less- 20 feet. The unique topography of our property limits us to an exceedingly small and narrow back yard space whose use is further diminished by the ordinance. This impacts the resale and value of our home (especially since the emergence of Covid) as the use of outdoor spaces for gathering is requirement for most home buyers.

Table 2.3.5-A requires a "maximum of 5' in height above finished grade and pools", and Table 2.2.1-A requires a minimum rear setback of 20' in NR districts. Per the above, we have no allowable yardage to "attach a deck". However, we can under current restrictions build "a free-standing deck one foot off/ beyond the back of the home at ground level" (several feet below the home entrance). The elevated deck was not only the solution to the soggy yard, but it was also a solution to the deteriorated wood landing and stairs off the back of the home down to the temporary gravel patio. This creates a hardship, as we are aging seniors (57 and 64 years old) with elderly family members who stay with us several months a year and use walkers and are in wheelchairs. Without the elevated deck, we (ourselves and family) would not have the same measure of safety or ease of access to a deck as others in the neighborhood.

- 2) **The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

Applicant Response:

The location of the property on a cul-de-sac required that the home be placed to match the curvature of the road and in a smaller area on the lot due to the wetlands to the right and rear of the lot. The location of the residence on this lot creates a hardship condition that is unique to this lot which is the fact that the rear yard is significantly narrower, the maximum depth off the back of the home to the rear property line is 24 feet and the narrowest depth from the further most jetting of kitchen wall to property line is 20 feet. This small area has limited use but would be ideal for a deck – however the strict application of the ordinance would make this an impossibility.

Under strict adherence to the ordinance, our property has diminished usage of the rear yard and cannot currently be enhanced with a deck which impacts our usage of the space and the resale / value of the property as every other home on our street does have a deck or additions.

NOTE: All land immediately behind 213 property is undeveloped woods and wetlands owned by HOA of Carrington Estates, and beyond the HOA land there is nothing but acres and acres of woods and lowlands.

- 3) **The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.**

Applicant Response:

I purchased the property in 2011 in large part to enjoy the outside of the residence which sat at the back of the cul-de-sac with mostly woods surrounding. I inquired at the time of purchase if a future deck could be built in lieu of the small patio as I noticed most if not all homes had either a screened in porch or patio. I was advised by the builder prior to purchase we would be able to add a deck with 5 foot setback allowance at a later date. We were not informed or aware there was a minimum yardage or height ordinance in place (not sure there was back then.) The height of the deck cannot be lowered due to the exit of the back door and grade of the lot.

- 4) **The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

Applicant Response:

The setback ordinance is designed so that new structures are not built that encroach on other properties and to provide for the safety and security of the residences. The deck we are requesting to build would not encroach on any other neighbors' property, be in the line of sight from any other home or from the street as we back up to wooded unused and undevelopable land. The HOA of Carrington Estates owns the land directly behind our home and beyond that, numerous acres of wooded wetlands that are unable to be developed are owned by the city of Holly Springs. There will be no future building behind our home. The deck we are requesting to build would not infringe or encroach on any other neighbors' property, be in the line of site from any other home or from the street or pose a safety concern.

In granting a variance, the Board shall have the authority to impose such conditions as deemed necessary by the Board to protect the interests of the surrounding area, preserve the spirit and intent of the UDO, and to promote the health, safety, morals, comfort

convenience and welfare of person residing or working in or adjacent to the property. Such conditions can be the following non exclusive list of examples:

- 1. Limit the variance for specific duration.*
- 2. Require the provision of additional landscaping, screening, fencing or other methods to allow the varied property to harmonize with adjacent properties.*
- 3. Require the applicant to takes steps towards the elimination or reduction of noise, light, dust, vibration or other possible nuisance problems.*
- 4. Require more stringent signage limitations than provided under the UDO.*
- 5. Limit the hours of operation of a non-residential site.*

BOARD OF ADJUSTMENT MOTION

Based upon the Board's Findings of Fact, I move to approve/deny Variance 24-VAR-01 requested by GaryTurner to allow for a Variance from the Unified Development Ordinance Table 2.2.1-A Development Standards for Residential Use Districts to allow for a reduction in the minimum primary building rear setback from 20' to 6' to apply to an attached deck for the property located at 213 Chieftain Drive, PIN 0669422466.



Holly Springs Board of Adjustment Findings of Fact

1. The application for a variance was filed by all the owners of the land affected by the Variance.
2. The property is described as follows:

Site Address: 213 Chieftan Drive

PIN: 0669422466

Lot Number: 28

Subdivision: Carrington Estates

Total Lot Size: .29 acres

Current Zoning District: NR Neighborhood Residential
3. The property is improved with a detached single-family dwelling unit.
4. The zoning district requires a setback of 20 feet from the property line.
5. The requested variance is to reduce the required setback to 6 feet from the property line.
6. An Administrative Adjustment was unable to address the requested Variance.
7. There are no specific zoning conditions or conditions of approval that are part of a Special Use Permit, Planned Unit Development, or Conditional Zoning District that will be varied by this request.
8. A Plot Plan/Survey of depicting the Variance has been submitted by the Applicant.
9. The Variance application and other records pertaining to the Variance request are part of the record.
10. Notice of the Quasi-Judicial Hearing has been provided as required by NCGS and the Town of Holly Springs Unified Development Ordinance.

Additional Findings of the Board of Adjustment

11.

12.

13.

BOARD OF ADJUSTMENT HEARING WORKSHEET

Date of
Hearing: _____
Case Number: _____

BOA Member: _____

Finding of Fact	Fact	In Petitioner's Application	From Staff Report	Testimony at Hearing	Proven by Competent & Material Evidence?
Ex.	<i>The property is located at 123 Main Street</i>	X	X	X	X
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

11					
12					
13					

VARIANCE REMINDERS

- The board can take issue with the facts that are presented by the applicant and find that the facts are NOT “competent,” “material,” or “substantial” and determine that the applicant has failed to establish a prima facie case (ie, the application fails)
 - **Material Evidence**- is recognized to mean “evidence having some logical connection with the facts of consequence or issues.”
 - **Substantial Evidence**- means such “relevant evidence as a reasonable mind might accept as adequate to support a conclusion.”—“It must do more than create the suspicion of the existence of the fact to be established... It must be enough to justify, if the trial were to a jury, a refusal to direct a verdict when the conclusion sought to be drawn from it is one of fact for the jury. Substantial evidence depends on the burden of proof. In a criminal trial, the evidence has to be so substantial as to overcome “reasonable doubt.” However, in civil matters (such as variances), it only needs to overcome a “preponderance of the evidence” standard. It only has to tip the scale of justice a little bit- not all the way as in a criminal matter.
 - **Competent evidence** is evidence that the fact finder determines has a sufficient indicia of reliability (ie, not hearsay or general nonsense) but evidence that as a tendency to make the existence of any fact that is of consequence to the determination of the action more probable or less probable than it would be without the evidence.
 - Additionally, evidence that is deemed to be not competent and which should not be considered by the Board includes lay opinion testimony of: (1) how the proposed variance would affect the value of surrounding properties; (2) that the proposed variance would pose a danger to public safety as a result of increased traffic; and (3) matters only an expert would generally be qualified to testify about. (from 160A-393(k)(3)).
- Use of Expert Testimony: An expert is generally someone smarter than the fact-finder on a given subject (typically licensed in their field). In a judicial proceeding, they are the only ones where their “opinion” is competent, material, and substantial evidence. An example would be a licensed real estate appraiser offering evidence of an opinion of an increase or decrease in property value, or a land planner stating that they are familiar with the “spirit and intent” of the UDO and in their professional opinion, the project is in keeping with the spirit and intent. Expert witness testimony may be challenged, however unless some fault is determined (like they based their opinion on bad data or hearsay), typically you need another expert to offer an expert opinion to contradict what the first expert said. (Exception- the courts have consistently held that a property owner may give their opinion as to the value of their own property, even if they are not a licensed appraiser, however they are often trying to testify as to what the *future* value of their land would be if a project went through, and they are not likely competent to give evidence as to their properties future value.
- Board members sitting in a quasi-judicial capacity must base their decision to grant or deny a variance on objective factors, which are based upon the evidence presented, and not upon their subjective preferences or ideas.

- Board members should not accept outside evidence (conversations outside of sworn testimony, site visits, emails, unsworn documents) and should only rely on facts offered at the hearing, under oath.
- The board may not deny a permit in their unguided discretion or because, in their view, it would adversely affect the public interest.—“The denial of the conditional use permit may not be based on conclusions which are speculative, sentimental, personal, vague or merely an excuse to prohibit the requested use.”
- The Board sitting in a quasi-judicial capacity are performing as judges and must be neutral, impartial, and base their decisions solely upon the evidence submitted.—“Neutrality and the appearance of neutrality are equally critical in maintaining the integrity of our judicial and quasi-judicial processes”
- “Speculative assertions or mere expression of opinion about the possible effects of granting a permit are insufficient to support the findings of a quasi-judicial body”
- In quasi-judicial proceedings, no board or council member should appear to be an advocate for not adopt an adversarial position to a party, bring in extraneous or incompetent evidence, or rely upon ex parte communications (out of hearing) when making their decision.

General Information

The full review procedures for a Variance of Development Standards can be found in the Town of Holly Springs [Unified Development Ordinance \(UDO\)](#), section 11.13.

The Variance of Development Standards will follow the Board of Adjustment review schedule. Submittal does not guarantee placement on a particular meeting agenda.

During a quasi-judicial hearing, the Board of Adjustment must hold an evidentiary hearing and make its decision based on the written and oral evidence presented. A quasi-judicial decision must be made on facts and evidence cannot be based on opinions or hearsay. Anyone who speaks during the public hearing must be sworn in under oath. Anything presented to the Board of Adjustment will be collected by the Clerk for permanent records. Please be advised that petitions are not acceptable evidence and cannot be considered.

Visit <https://www.hollyspringsnc.us/335/Forms-Review-Schedules-Fee-Sheet> for a current fee schedule and review calendars.

Submittal Requirements

All items listed are required for a complete submittal. Incomplete submittals will be rejected and delay the process.

Submit the following items via the [Portal](#) . All applications submitted by NOON on Friday will be routed the following week for review:

- Application
- Detailed Findings of Fact for Variance of Development Standards, consistent with the UDO
- Site plan, photos, studies, appraisals, property surveys or other documentation to provide evidence regarding the justification for the Variance request in PDF format.

Once your submittal is deemed complete and accepted, staff will send you a confirmation and advise that submittal fees (if applicable) are available for payment in the [Portal](#).

For questions about your submittal, please reach out to dsintake@hollyspringsnc.gov



VARIANCE OF DEVELOPMENT STANDARDS APPLICATION

DPM Appendix #A.16 Supplement 20 February 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)*

Applicant and Financially Responsible Party will need to register for an account on the [Portal](#)

Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☐ Design Professional ☐ Developer ☐ Other

Name: _____ Company: _____

Mailing Address: _____

City, State, Zip: _____

Telephone: _____ E-Mail: _____

REQUIRED: Property Owner(s) if different from Applicant/Contact *(Attach additional sheets if needed)*

Name: _____ Company: _____

Mailing Address: _____

City, State, Zip: _____

Telephone: _____ E-Mail: _____

PROJECT INFORMATION

Project Name	
Project Number	
Project Location <i>Use street address. If none, use closest intersection</i>	☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
Shopping Center/Lot #	
PUD/Development	
PIN(s)	
Project Acreage	
Current Zoning	
Sketch Plan Held:	

VARIANCE REQUEST *(please be specific)*

UDO Section No: _____ Section Title: _____

Specific Vested Rights Request *(Attach additional sheets if needed)*:

VARIANCE OF DEVELOPMENT STANDARDS APPLICATION

DPM Appendix #A.16 Supplement 20 February 2023

FINDINGS OF FACT

A petition for Variance of Development Standards may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board of Adjustment to make a written determination. Use additional sheets if necessary.

1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

2) The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

4) The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

CERTIFICATE OF COMPLETION

I certify that all information presented in this petition is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Town Council and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant:

Date:

Signature of Owner:

Date:

- 1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
 - a. Applicant Response: 213 Chieftain Drive was the last property built in the Carrington Estates Subdivision in 2011 and is 5-7 years newer than the other homes in the neighborhood. Homes built earlier in the community were ALL built with decks or screened porches. The Property sits on a cul-de-sac at the end of 213 Chieftain Drive. Much of the property's yardage sits to the right of the property and is wooded wetlands, a community greenway divides the property here, and runoff drains run under this part of the lot and empty into the Middle Creek wetland basin; this part of the property is unusable. The location of the residence in relation to the rear property lines creates a condition that is unique to this lot as the rear yard is significantly narrower than other lots in the community. The maximum depth off the back of the home to the rear property line is 24 feet, and the narrowest depth from the further most jetting off kitchen wall to property line is even less- 20 feet. The unique topography of our property limits us to an exceedingly small and narrow back yard space whose use is further diminished by the ordinance. This impacts the resale and value of our home (especially since the emergence of Covid) as the use of outdoor spaces for gathering is requirement for most home buyers. Table 2.3.5-A requires a "maximum of 5' in height above finished grade and pools", and Table 2.2.1-A requires a minimum rear setback of 20' in NR districts. Per the above, we have no allowable yardage to "attach a deck". However, we can under current restrictions build "a free-standing deck one foot off/ beyond the back of the home at ground level" (several feet below the home entrance). The elevated deck was not only the solution to the soggy yard, but it was also a solution to the deteriorated wood landing and stairs off the back of the home down to the temporary gravel patio. This creates a hardship, as we are aging seniors (57 and 64 years old) with elderly family members who stay with us several months a year and use walkers and are in wheelchairs. Without the elevated deck, we (ourselves and family) would not have the same measure of safety or ease of access to a deck as others in the neighborhood.
- 2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

- a. Applicant Response: The location of the property on a cul-de-sac required that the home be placed to match the curvature of the road and in a smaller area on the lot due to the wetlands to the right and rear of the lot. The location of the residence on this lot creates a hardship condition that is unique to this lot which is the fact that the rear yard is significantly narrower, the maximum depth off the back of the home to the rear property line is 24 feet and the narrowest depth from the further most jetting of kitchen wall to property line is 20 feet. This small area has limited use but would be ideal for a deck – however the strict application of the ordinance would make this an impossibility. Under strict adherence to the ordinance, our property has diminished usage of the rear yard and cannot currently be enhanced with a deck which impacts our usage of the space and the resale / value of the property as every other home on our street does have a deck or additions.
NOTE: All land immediately behind 213 property is undeveloped woods and wetlands owned by HOA of Carrington Estates, and beyond the HOA land there is nothing but acres and acres of woods and lowlands.
- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
 - a. Applicant Response: I purchased the property in 2011 in large part to enjoy the outside of the residence which sat at the back of the cul-de-sac with mostly woods surrounding. I inquired at the time of purchase if a future deck could be built in lieu of the small patio as I noticed most if not all homes had either a screened in porch or patio. I was advised by the builder prior to purchase we would be able to add a deck with 5 foot setback allowance at a later date. We were not informed or aware there was a minimum yardage or height ordinance in place (not sure there was back then.) The height of the deck cannot be lowered due to the exit of the back door and grade of the lot.
- 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.
 - a. Applicant Response: The setback ordinance is designed so that new structures are not built that encroach on other properties and to provide for the safety and security of the residences. The deck we are requesting to build would not encroach on any other neighbors' property, be in the line of sight from any other home or from the street as we back up to wooded unused and undevelopable land. The HOA of Carrington Estates owns the land directly behind our home and beyond that, numerous acres of wooded wetlands that

are unable to be developed are owned by the city of Holly Springs. There will be no future building behind our home. The deck we are requesting to build would not infringe or encroach on any other neighbors' property, be in the line of sight from any other home or from the street or pose a safety concern.



VICINITY MAP (VTS)

LEGEND
 EEP=EXISTING IRON PIPE
 EPS=IRON PIPE SET
 G=GAZEBO
 E=ELECTRIC METER
 C=CABLE TV PEDESTAL
 T=TELEPHONE PEDESTAL
 W=WATER METER
 BOC=BACK OF CURB
 EOP=EDGE OF PAVEMENT
 R/W=RIGHT OF WAY
 CO=SEWER CLEAN OUT



CARRINGTON
 ESTATES HOME
 OWNERS
 ASSOCIATION
 DB 11512 PG 1483
 BM 2005 PG 1510

GENERAL NOTES

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS SURVEY.
3. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND ON DEEDS AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS G.S. 47-30, AND REQUIREMENTS OF LAW, BUT WITHOUT A FULL TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

Scot A. Frame 6-23-21
 SCOT A. FRAME PLS 4731 DATE

I, SCOT A. FRAME, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED. ANY MISREPRESENTATIONS ARE SHOWN HEREON.



CARRINGTON
 ESTATES HOME
 OWNERS
 ASSOCIATION
 DB 11512 PG 1483
 BM 2005 PG 1510

CURVE DATA:

C1
 RADIUS=25.00'
 CHORD=54.037502"W
 LENGTH=20.21'
 C2
 RADIUS=50.00'
 CHORD=103.3834"W
 LENGTH=42.78'

EXISTING IMPERVIOUS AREA:

HOUSE/DECK=2062.22 SF
 CONCRETE=740.93 SF

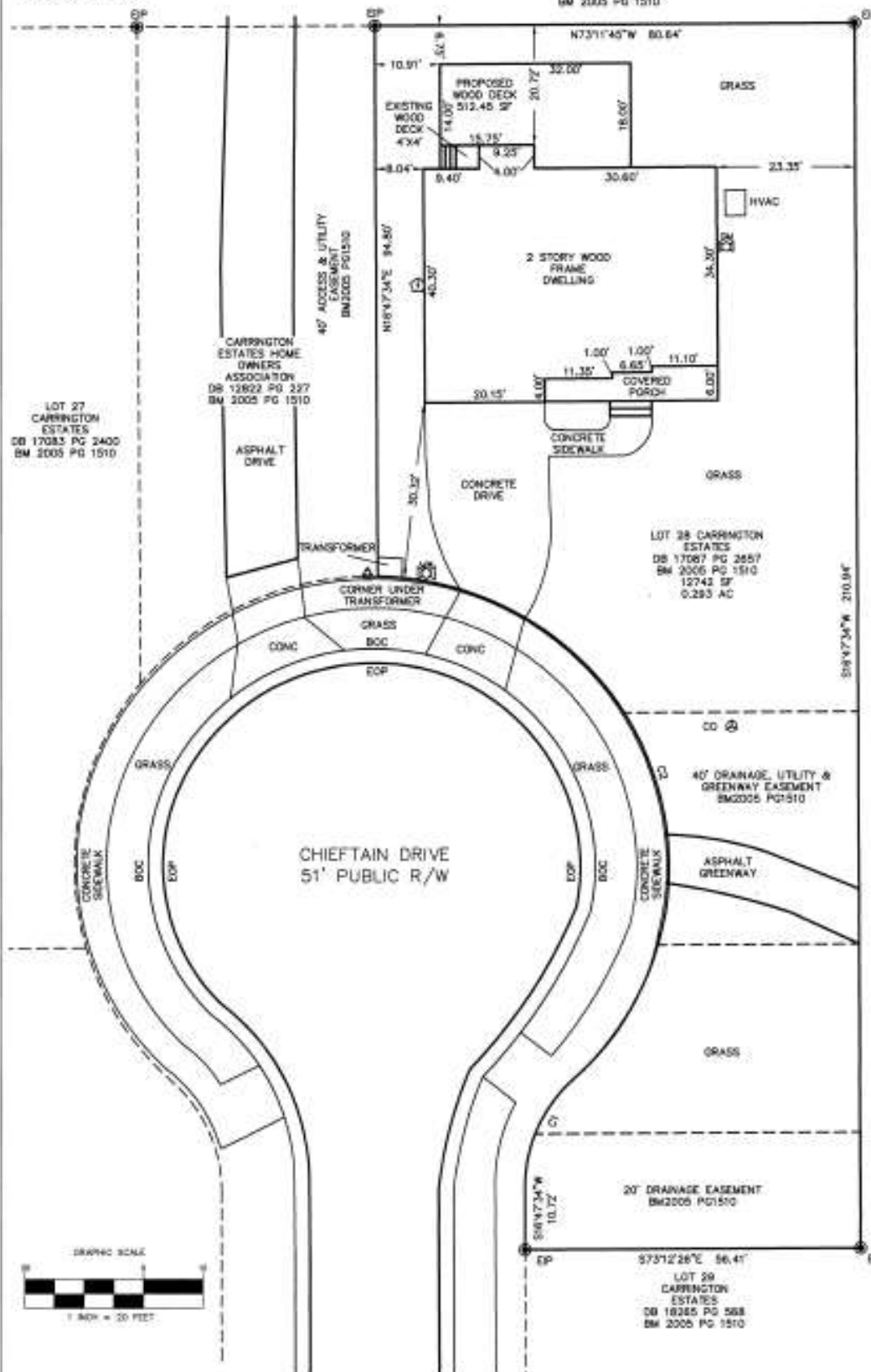
TOTAL IMPERVIOUS=2803.15 SF

PROPOSED IMPERVIOUS AREA:

DECK ADDITION=512.45 SF

NEW TOTAL IMPERVIOUS=3315.60 SF

ZONING - R-B



Project: 3616 213 Chieftain Drive

Drawn By: S. Frame

Scale: 1" = 20'

Date: 06-23-2021

Plot Plan for:
 David Wilson
 213 Chieftain Drive
 Holly Springs, N.C. 27540
 Middle Creek Township, Wake Co. N.C.
 D.B. 17087 P.G. 2657
 B.M. 2005, PG. 1510

Scot A. Frame P.L.S.

1350 Young Rd.
 Angier, N.C. 27501
 919-639-6284 Office
 919-586-2251 Mobile