Holly Springs Town Council
7:00 PM **Tuesday, March 18, 2025**
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 March 18, 2025 meeting agenda

RECOGNITIONS

5. Arbor Day Proclamation

CONSENT AGENDA

6. February 2025 Mayor and Council Retreat and February 18, 2025 business meeting minutes
7. Monthly Budget Amendments and Grants
8. Voluntary Annexation A24-04 4637 Optimist Farm Road
9. Voluntary Annexation A25-01 4016 Berman Edge Rd.
10. Ting Park Multi-Use Field Synthetic Turf Replacement
11. Utley Creek Greenway Phase 2 Design Contract Amendment #2
12. Audit Services Engagement and Annual Comprehensive Financial Report Services for year ending June 30, 2025
13. Surplus of Assets Valued Over $30,000
14. Installment Financing Agreement for Dewatering Centrifuge
15. Developer Agreement for West Maple Ave Waterline Extension

PUBLIC HEARINGS

16. 24-DP-07 Pine Springs Upper School Development Plan - Quasi-Judicial Public Hearing
17. 24-REZ-03 Graham Wood Rezoning & Development Agreement - Legislative Public Hearing
18. 24-REZ-04 Evans Property Rezoning - Legislative Public Hearing
19. Voluntary Annexation A24-05 0 Friendship Road - Legislative Public Hearing
20. Semiannual UDO Text Amendments 25-UDO-01 - Legislative Public Hearing

UNFINISHED BUSINESS

21. Ethics Policy Updates

PUBLIC COMMENT PERIOD

Each speaker may speak up to 3 minutes, and the total comment period will be 30 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: Arbor Day Proclamation
Strategic Priority Area: Growth Management & Economic Vitality
Vibrant Community
Staff Resource: Sarah Sularz, Development Services

Action(s):

- Proclaim March 22nd as Arbor Day in Holly Springs.

Explanation:

- March 21st (the first Friday following March 15) is Arbor Day in North Carolina.
- The Tree Advisory Committee will hold an event on Saturday, March 22, 2025 to celebrate Arbor Day, that includes planting a tree.

Background:

- In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that Arbor Day be established for the planting of trees, and it was observed with the planting of more than a million trees in Nebraska.
- Holding an annual Arbor Day event is one of the requirements of Tree City USA designation. The Town of Holly Springs has been awarded this designation since 2019.
- The Tree City USA program has been greening up cities and towns across America since 1976 and provides the framework necessary for communities to manage and expand their community tree canopy.
- The Tree Advisory Committee is responsible for assisting with the planning of the annual Arbor Day event.

Funding Source(s):
N/A

Attachment(s):
1. Proclamation Arbor Day 2025

Town of Holly Springs

A Proclamation By The Mayor

Arbor Day 2025

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and,

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and,

WHEREAS, Arbor Day is now observed throughout the nation and the world; and,

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wild-life; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products; and

WHEREAS, trees in our town increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and

WHEREAS, The Town of Holly Springs has created a Tree Advisory Committee in support of National Arbor Day and Tree City USA to recognize the Town's efforts to enhance and preserve the Town's urban forest.

NOW, THEREFORE, I, Sean Mayefskie, Mayor of the Town of Holly Springs, North Carolina, do hereby proclaim March 21, 2025 as

Arbor Day

in the Town of Holly Springs and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Proclaimed this, the 18th day of March, 2025.

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 18th day of March, 2025.

_____

Sean Mayefskie, Mayor

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Consent Agenda
Title: February 2025 Mayor and Council Retreat and February 18, 2025 business meeting minutes
Strategic Priority Area: Organizational Excellence
Staff Resource: Linda McKinney, Town Clerk

Action(s):
Approve the minutes of the February 6-8, 2025 Mayor and Coucil Retreat and February 18, 2025 business meeting.

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. 2025 Mayor and Council Retreat Feb. 2025
2. 2.18.25 minutes - DRAFT

MINUTES

The Holly Springs Town Council met for their annual retreat at the The Rizzo Center in Chapel Hill. Mayor Mayefskie presided, calling the meeting to order at 1:15 p.m. A quorum was established as the Mayor and five Councilmembers were present as the meeting opened.

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

Council Members Absent: None.

Staff Members Present: Randy Harrington, Town Manager; Scott Chase, Assistant Town Manager; Daniel Weeks, Assistant Town Manager; Corey Petersohn, Administration; John Schifano, Town Attorney; Jaime Joyner, Director, Human Resources; LeeAnn Plumer, Director, Parks and Recreation; Chris Hills, Director, Development Services; Linda McKinney, Town Clerk (recording the minutes); LeRoy Smith, Fire Chief; Paige Scott, Director, Public Works; Cassie Hack, Director of Communications and Marketing; Kendra Parrish, Executive Director of Utilities and Infrastructure; Tina Stroupe, Director, Finance; Paul Liquorie, Police Chief; Irena Krstanovic, Director, Economic Development; Jeff Wilson, Director, IT.

THURSDAY:

REVIEW OF AGENDA

Randy Harrington, Town Manager, gave an overview of the agenda and asked that, in order to allow Chief Smith to make a presentation to the Wake County Fire Commission's Communication Committee, the order of the agenda be switched to present the Emergency Management and Preparedness after the design charette. Lee Worsley discussed with Council what they needed to have a successful retreat. He asked Council how they would describe what a successful Holly Springs looks like in 2035.

Council consensus was to give staff direction on their priorities for the town over the short term through the next ten years.

PREPARING FOR OUR FUTURE – EMERGENCY MANAGEMENT, TING PARK, AND MIMS PARK

Ting Park & Mims Park Design Charettes

Chris Hills, Development Services, said that at the November Workshop Council directed staff to explore the possibility of a Sports and Entertainment District along N. Main Street. He shared some examples of such districts in other municipalities and pointed out 2.5 acres of opportunity sites at Ting Park. He said that Chris Geddes and Eric Krongold of Design Workshop would lead them through this exercise. He said after the Ting discussion, they would talk about the Mims Park location.

Mr. Hills shared the boundaries of Mims Park and the directive within the Downtown Area Plan to create a destination park that provides access to residents and visitors, providing a number of activities for interaction, recreation, and respite. He outlined some opportunities on the site.

Mr. Krongold shared some initial market findings and opportunities for the Ting Park area and outlined Holly Springs' "psychographics," existing retail conditions, existing hospitality conditions, and multi-family conditions. He then talked about "retail leakage," when residents go out of the town to spend money, and which items were most prone to that.

Mr. Geddes shared Ting Park's "metrics of opportunity" and the studies done in Kannapolis, NC and Augusta, GA. He outlined some integral pieces of Entertainment Districts including an Anchor Venue, housing, retail and dining, public spaces, connectivity, programming, and a scenic location. He outlined opportunities for these aspects in the Ting Park area.

Mr. Geddes then turned to Mims Park. He cited Cary's Downtown Park as a local precedent and outlined some opportunities for Mims Park.

Council participated in a "charette" where they expressed their desires for the two locations using maps and markers.

There was a short recess.

Emergency Management and Preparedness

Paul Liquorie, Chief of Police, outlined the emergency management background of key personnel in Town. He outlined known threats and hazards within or close to Holly Springs. He said that threats and hazards are catalogued, evaluated, and prioritized in several ways. The Wake County Hazard Mitigation Plan, updated every five years, the Threat & Hazard Identification and Risk Assessment (THIRA) updated every three years, and the FEMA National Risk Index Summary are plans that help to inform training needs, plan development, resources acquisition, and funding priorities. He explained the emergency management cycle from preparedness, response, recovery, to mitigation, and back to preparedness. He explained how differing resources, local, state, and federal, have different timelines and how local resources are always called on first.

Chief Liquorie gave an overview of the Incident Command System (ICS) and explained how that worked in the event of a disaster. He explained how NCGS 166A grants the authority to municipal governments who have an emergency declaration ordinance to declare a State of Emergency and to impose prohibitions or restrictions deemed necessary for a particular state of emergency. Town Code Article VIII Section 12-651 is the town ordinance which grants this authority to the Mayor, in consultation with the Manager, and provides for oversight by the Council. He spelled out the roles of the Manager and Staff and the Mayor and Council during an emergency.

Chief Liquorie said that key takeaways are that emergency management is constantly evolving. The Town continues to strengthen emergency management capabilities and regional partnerships. Council investments and staff planning can mitigate risks and enhance community resiliency, and executing their proper roles reduces confusion and increases chances for success in responding to an emergency.

Council discussed the various ways the Town has to communicate out to residents during a disaster and requested staff have an education campaign for residents to know what their options are. They discussed offering CERT (Community Emergency Response Team) training to the public in the future. There was discussion about how Intelligent Transportation Systems can assist in an emergency and the use of data analytics and whether future fire stations needed a police touchdown space.

The meeting recessed until 8:30 am on Friday.

FRIDAY:

The meeting reconvened at 8:30 am.

PREPARING FOR OUR FUTURE - THE FINANCIAL PICTURE

Budget Projections and Aging Facilities

Corey Petersohn, Budget, Innovation, and Strategy, said this item was to provide an outlook on the upcoming fiscal year, 10-year projection for the Town's operating budget, and preliminary budget considerations, including the implementation of the asset management plan. He outlined the major components of the budget and discussed how they are interrelated. Simplified, the budget consists of the operating budget, capital projects, and capital reserves. He said that within the Operating Budget, are the Enterprise Funds, which account for activities that provide goods or services to customers for a fee and should be self-supporting. i.e. the Utility Fund and the Stormwater Fund; and the General Fund which accounts for expenditures and financial resources for services to the public like Public Safety, Parks and Rec, Public Works, Infrastructure and Development, and General Government. Revenue for the general fund comes primarily from a*d valorem* taxes and sales taxes with small percentages from other sources. He shared revenue trends, with ad valorem taxes growing at about 5-6% and other sources remaining flat, showing small increases, or, in the case of sales tax, being unpredictable. Growth of most revenues is tied to growth. He said that Economic Development drives an increase in *ad valorum* taxes in addition to the natural growth, of about $1.5 to $2 million. He said this predicts about $3.6 to $4.3 million in potential budget growth.

Ten-Year Outlook

Mr. Petersohn said that revenue trends were likely to continue over the next ten years. He said that modeling assumptions for the 10-year outlook included focusing on General Fund operating budget and the natural growth of revenues being offset by natural growth of expenses. The model focuses on the impact of economic development and potential major changes to service delivery and new facilities. The economic development revenue is forecasted using projected valuations in Economic Development Agreements (EDAs). He showed an estimated investment total of $4.6 billion from the combined Phases 1 & 2 of both FujiFilm and Amgen. He showed a total property valuation projection over the next ten years from both natural growth and economic development impact, and which fiscal years these projects would hit the budget.

Mr. Petersohn said that potential significant expenses over the next ten years include increased facility maintenance, the addition of staff (6 facility maintenance technicians, 24 positions for Fire Station 4 and 24 for Fire Station 5) Eagles Landing operations (net of revenue) and utilities for the new facilities of Operations Campus, Eagles Landing, and Fire Stations 3, 4, and 5. He said that the Economic Development Revenue, net of anticipated expenses, shows a 10-year shortfall of $5.7 million, at an average of about $570,000 per year. This will have to be covered by natural growth, so this is a view of the impact of economic development.

Mr. Petersohn said key takeaways were that revenue forecasts for FY26 and beyond are largely dependent on property tax. There is a need for investments in maintaining Town assets. Economic Development will provide significant revenue, but falls short of fully funding anticipated new facilities, service expansions, and new Council priorities. Economic development related revenue growth provides an opportunity to fund major service growth needs and new facility operations and increased property tax rate stability.

Council and staff broke into small groups to discuss the outlook, if anything was missing that they wanted included in budget considerations, and other guidance Council had as these projections are refined over the coming fiscal years for future budget planning. Council discussed

potential investments for Mims and downtown, increased cost share from Wake County, the impact of the closing of the landfill in 2040, the importance of economic development, changes in legislation, and utility expansion. They discussed moving services to full cost recovery to mitigate the gap.

FY26 Budget Outlook

Mr. Petersohn reiterated the anticipated revenue increases for FY26, including increases in *ad valorem* and slight increases in other areas, stating that approximately $3.6 to $4 million would be available in the budget for Council priorities. Expected needs include about $2 to $3 million for facilities and assets (with some immediate needs that may not be able to wait for FY26) $2 to $3 million plus for personnel investments to service growth, safety, and business support and implement phase 2 of the pay and class review; and $1.5 to $2 million for Council priorities and other considerations including cash funding smaller capital projects, growth related service demands and advancing council priorities.

Aging Facilities – Implementation of the Asset Management Plan

Paige Scott, Public Works, said she wanted to share long-term impacts of funding on facility assets and request guidance based on funding proposals for facility maintenance. She said the current budget allows about $300,000 for facility maintenance, which includes corrective maintenance. The majority of assets are approaching the end of their lifecycle. She said that funding needs, based on asset analyses, would provide funding based on modeling recommendations that reach replacement criteria. Highs and lows create volatility in execution and create inconsistent funding challenges. Asset management would mitigate these problems.

Ms. Scott offered a proposed funding strategy that would increase funding initially by $2 million, followed by $1 million annually until the best practices of 2% to 5% of insured value is reached. She asked Council if they supported an approach of working to increase asset maintenance funding in the upcoming FY26 budget and future budgets with the goal of getting closer to best practice levels of asset maintenance funding.

Ms. Scott asked Council to discuss their support for an approach to increasing asset maintenance funding in the upcoming FY26 budget. AD asked about past practices and Ms. Scott said it was reactionary in the past, based on breakage and funding accessibility. Randy Harrington said each year some funding was set aside for maintenance, but it was not sufficient. For the past 20 to 30 years the emphasis has been on building new, but we are reaching the stage where these assets are aging out and needing more maintenance or replacement. Council said they needed to know where the money was coming from before they offered their support. Council member Forrest said he wanted to know what the dollars would be spent on. He asked for a prioritized list. He asked if there was cost sharing with the state or federal government that we could leverage.

FY26 Budget Outlook (cont.)

Ms. Scott said that the current budget for facility asset failures is $100,000, and to date, failures have accounted for approximately $193,000. As a result, corrective maintenance has been deferred. Without additional funds, the remaining FY25 maintenance budget can only be used for asset failures. She said immediate facility maintenance needs include $500,000 for Hunt Center HVAC replacement and $500,000 for other needs.

Mr. Petersohn said the turf on the four Ting soccer fields has reached end of life. The replacement estimate is $1.2 to $1.4 million. A summer 2025 replacement timing is preferred to minimize program disruptions, similar to the Womble Fields replacement timing. This would require Council approval and funding appropriation by March. He said that Council funded

engineering analysis and design for Ting parking lot repairs, and the preliminary repair estimate is $1-2 million. The final estimate will largely depend on the engineering assessment. It is anticipated that major repairs would likely be late FY26 / early FY27, potentially phased over multiple fiscal years. Once the engineering analysis is complete, it will be brought back to Council.

Mr. Petersohn said that the FY26 revenue forecast shows $3.6 - $4.3 million available for addressing immediate concerns. Preliminary expenses appear to be $5 to $8 million, with immediate facility needs accounting for $1 million of that, and the Ting Park four-field turf replacement accounting for $1.2 to $1.4 million. The potential funding gap is $2 to $4 million, plus. Staff recommended utilizing General Fund fund balance in the current budget year for immediate maintenance needs and preferred timing for the Ting fields turf replacement. This approach addresses urgent maintenance priorities, resumes corrective/preventive maintenance practices, enables projects to meet preferred timelines, and reduces the potential operating funding gap in FY26. He said that Council policy outlines a targeted fund balance of 20-25% of General Fund expenditures with amounts above 20% available for one-time uses. As of June, 2024 there was 39% in fund balance, dropping it to 25% would free up $8 million. In November, Council appropriated about $1.2 million in targeted projects but did not fund:

- $150,000 for Downtown enhancements;
- $100,000 for Holiday / Town Celebration Decorations; or
- $50,000 for Gateway Signage.

That leaves $6.8 million in remaining fund balance above the policy level of 25%. The recommendation is to use $2.2 to $2.4 million in Fund Balance in FY25 for immediate maintenance needs and potentially use $2.5 to $5 million in FY26 pending the Manager's Recommended Budget.

Consensus was to allocate fund balance for the Hunt Center HVAC, and Ting Fields Turf Replacement. The remainder of the fund balance discussion was put in the parking lot, until after Council has seen the remaining presentations.

There was a short recess.

Debt Affordability Outlook and Utility Rate Update

Tina Stroupe, Finance, said this item was to provide information on the updated 2025 General Debt Affordability Model and Utility Debt Affordability Model and provide information in Key Financial Metrics. She introduced Doug and Andrew Carter. Mr. Andrew Carter said that Holly Springs moved to the highest capital and debt affordability level in 2021. He said that today's session will outline debt capacities for the Community Investment Fund (CIF) and sensitivities and debt capacity and rate increases for the water and sewer fund. He outlined debt issued to date since the implementation of CIF and financial planning and projected new government debt for 2025 of $18,0000,000 in GO bonds for Transportation and $50,000,000 for Parks and Recreation, followed by an additional $50 million for Parks and Recreation in 2026. He said the current new debt capacity with 12.66 cents dedicated to debt service would pay all current debt services, the remaining Parks bonds, and leave an additional capacity of $46 million for a new issuance of approximately $23 million in 2028 and again in 2030. The foresight shown by Council to add .75 cents to debt service in the 2024 budget created additional capacity of $14 million more than it would have been. This provides for significant new capacity reflecting sound financial planning and a AAA action plan. Properly balancing operating resources and capital resources is a must in rapid growth.

Mr. Doug Carter outlined the factors used in modeling debt affordability and stressed that they are using conservative numbers. He said that based on historical growth trends and anticipated levels of investment from FujiFilm and Amgen, debt capacity might rise from $46

million to in excess of $100 million over the next four to eight years, but they recommend sticking to the conservative financial model.

Ms. Stroupe outlined projected Utility Rate increases over a five-year time frame using the NewGen Rate Model. Factors that could influence rates are the timing of projects, bid costs, interest rate adjustments, and increased usage by economic development partners and others. A 15% adjustment in water and sewer fees to fund capital investments would increase access fees from $32.80 to $37.70, and the volume rate from $86.50 to $98.70. Other effects on utility rates, are (positive effects) strong financial performance by the Town, grants awarded, and adjustments to the timing of debt issuances. Risks include additional increase in project or bid costs, and rescheduling of bid date and delay of projects. Hurricane Helene will have impacts to costs and timing.

Ms. Stroupe gave an overview of Fund balance and its uses. She showed the five-year performance of Holly Springs' fund balance and reviewed the balances in the capital reserve funds, both Parks and Recreation and Streets. She showed Council the amount of outstanding debt in dollar amount and expressed as a percentage of the Town's governmental noncapital expenditures. In FY24 it was at 17%, and the Town Policy is less than 15%. This is partially due to a calculation method used during the audit and may not actually be over 15%. Debt to Assessed Valuation is at 1.4% for FY24, and Town Policy is less than 2.5%. She said that Holly Springs bond rating is currently under review for upcoming debt issuance, but was Moody's Aa1 and S&P AAA. She said the town has strong financial foundations, and strategic and proactive financial management.

Council member Drees asked about the bond market's impact. Mr. Doug Carter said that the high credit rating gets you access to the best rates. Holly Springs is well known and rated so highly that he is not worried. Mr. Andrew Carter said that is part of the reason they use such conservative numbers.

PREPARING FOR OUR FUTURE – DOWNTOWN, HOUSING, AND PUBLIC INVESTMENTS

Downtown Area Plan Implementation

Sean Ryan, Development Services, said that this was to discuss the path forward for the Downtown Area Plan and receive direction on action steps. He recapped the implementation strategy for Public Spaces and character and Businesses and Partnerships and gave Council an update on implementation to date. He said that the strategy for character enhancements was to sustain momentum between big investments, build a sense of place, and activate opportunity spaces.

Mr. Ryan gave examples of reimagining streetscape and civic spaces with lighting, art and murals, pavement decoration, and infrastructure. He said that character enhancement grants could encourage downtown businesses to invest in beautifying storefronts to enhance the downtown experience. He said that small investments recommended by staff could include town hall lights, a mural, pavement art, a pilot grant program or a main street redesign study. Future investments could be public art, street tree lighting, bike lanes, sidewalk connections, and utility investments. He gave staff recommendations for small fund projects (see slide) and future ear considerations.

Mr. Ryan asked Council for feedback on which large projects are priorities and how we should move them forward. These could include Mims Park, Public Parking, Public Market or a Festival Street. He gave estimates for each of these, and said to do all four would cost about $66 million. He said that staff recommends, based on feasibility/space analysis, design, funding, property acquisition, speed to delivery and impact, was to start with the Festival Street, then Mims

Park Planning, Parking Garages, and a Public Market. He discussed the elements of a festival street including lighting, seating, and event space.

Mr. Ryan said that the Festival Street would cost around $5 million and could be funded with about $500,000 from fund balance for the design phase, and about $4.5 million for construction from Transportation Projects.

Council member Deshazor said that last year Council prioritized parking and asked if that was taken into consideration. Mr. Ryan said that the parking garages would be a significant investment of about $20 million each; we still need information to know how large they need to be. With developers wanting to come into downtown, we can partner with them so that the Town is not carrying the whole cost. Randy Harrington, Town Manager, said we have a chance to work with developers to get them to build the entire deck, with some future reimbursements to the developer so a garage can be built with no money out of pocket. Council member Drees asked about bike lanes being moved to a higher priority with the social district coming. Mr. Ryan said it could be moved up, but we were focusing on those things which have the greatest impact on the community, and infrastructure things do not generate the same level of excitement in the public.

Council broke into small group discussion over the small investments and the Festival Street design.

Council members reported that their discussions included whether the pavement art was worthwhile, the importance of lighting and downtown being a priority. There was discussion about working with the Arts Council, if it gets off the ground, or local businesses or high schools on public art and murals. There was agreement that the Festival Street should move forward, and Economic Development could use that to find a development partner to build the parking garage.

Mr. Worsley said he was hearing general support for the package, with a split on the specific item of pavement art. He is also hearing support for the festival street, but with keeping the parking structures in mind. Also, the realization that spending money in downtown is very important and making sure that these investments bear fruit.

There was a recess for lunch.

Social District Program Recommendation

Irena Krstanovic, Economic Development, said the purpose of this item was to outline the proposed social district implementation plan, including boundaries and operational elements and receive direction from Council for implementation at the February 18th Council meeting. She said that she thinks this would be a "quick win" for the downtown plan.

Ms. Krstanovic outlined the components of a social district and its benefits to the town. She said they recommend limiting it to wine and beer – not hard spirits. Businesses could opt-in or not – no business is required to participate.

Tyler Garner, Economic Development, said there are categories for businesses that sell alcoholic beverages, those that do not but would permit them to be brought in, and those who do not want drinks in their establishment. He said that staff proposes the hours to be from 12:00 noon 10:00 pm, Monday through Sunday and shared the hours neighboring municipalities have for their social districts. He showed the proposed social district boundary running from Oak Avenue to Center Street and from Main Steet to Avent Ferry, plus the area around the Cultural Center. Council member Drees asked about town facilities. Ms. Krstanovic said they are called out to help residents locate themselves on the map of the district, but Town Hall would have a sticker opting out. Council member Hewetson asked about the beer and wine sold at the Cultural Center. LeeAnn Plumer, Director of Parks and Recreation, said that, if it was the pleasure of Council, that they would participate as a "drinks sold her" location. Council member Deshazor asked about the

new developments going in along Earp. Ms. Krstanovic said those businesses were included and could choose to opt-in.

Chief Liquorie, Chief of Police, said that for public safety considerations having a small boundary area is easier to manage, as is limiting the area to business frontage along Main Street. Standardized hours provide clarity for enforcement. Best practices learned from other successful social districts mean that public safety focus would be on clear guidelines, enforcement and monitoring. Council discussed whether the hours should be moved to 11:00 rather than noon, and the majority agreed.

Ms. Krstanovic showed the logo and branding for the cup stickers. She said the cost is estimated at between $14,000 to $16,000 and could be funded from existing General Fund operating budget contingency. The costs break down to $5,000 - $6,000 for signage, $6,000 for additional trash receptacles, $1,000 - $2,000 for business decals, and $2,000 for marketing materials.

Ms. Krstanovic said that next steps include Council approval of an ordinance amendment and a Management and Maintenance plan at their February 18th meeting, and staff soliciting vendors, creating branded stickers, marketing and signage, and ABC registration over the next one to three months, with a goal of having the social district go into effect on May 2, 2025, the date of the International Food Festival.

There was a short recess.

Capital Investments

Council went into closed session pursuant to N.C.G.S. 143-318.11(a)(5) to discuss real estate acquisition for a future fire station, pursuant to N.C.G.S. 143-318.11(a)(4) to discuss an economic development projects, and pursuant to N.C.G.S. 143-318.11(a)(3) to consult with the Town Attorney, with a motion by Council member Deshazor, a second by Council member Forrest, and a unanimous vote.

Motion to leave closed session was made by Council member Deshazor with a second by Council member Hewetson and a unanimous vote.

Transportation Investment Update

Michael Leonas, Utilities and Infrastructure, said this item was to give Council a status update of the current Transportation Project Portfolio and consider future investments. He said he would ask Council to confirm whether completing the Holly Springs Rd. corridor was a priority and to provide preliminary identification of future investments to support the Comprehensive Transportation Plan (CTP). He updated Council on current sidewalk investments, including Avent Ferry Road from Rex Hospital to The Block, and Main Street from Trellis Point Drive to Arbor Creek Drive, both of which are scheduled to start construction in 2025.

Next he outlined the current transportation bond projects including Main Street Right Turn Lane, Holly Springs Road Widening (central and east) and the NC 55 right turn lane. He explained the updated cost estimates from 2023 to date, with an increase of around $7 million. He said the US Department of Transportation showed an increase of 62% in highway construction costs from 2019 to the first quarter of 2024. Volatility in current market conditions and actual costs from benchmark projects are a factor as well as the NCDOT Hold in 2020. The revised estimates are based on 100% design and include scope changes of 8-foot sidewalks and updates to utilities costs and material requirements. Right of Way costs increased partially due to the Wake County

revaluation which increased property values up to 53%, and also the need for "full takes" in some instances. The contingency increased but remained proportional to overall costs at 12% of the project budget. This is good when you are facing normal uncertainty, but we are not facing normal uncertainty. The impact of Hurricane Helene on the availability of labor and construction material, and market volatility and the unknown impact of anticipated tariffs on steel, asphalt cement and binders and Portland cement are contributing factors to this increase, and it is difficult to assess how much this impact will be.

Corey Petersohn outlined a funding strategy with potential options to mitigate the $7 million gap by using former bridge project funding, street reserves, fund balance, two years of the vehicle tax fee, and pursuing additional LAPP grant funding. He said they would continue to pursue additional funding, as the $2 million is no longer 80% of the project.

Council said they wanted to pursue this, but to have a Plan B if the LAPP funding was not received.

Mr. Petersohn said next they wanted to talk about future transportation projects. He said that projected debt affordability leverages $46 million in debt by 2030. Staff estimates that Fire Station 4 costs will leave about $33 million for transportation. Using cash now will push back the ability to leverage future debt. He reminded Council that when the vehicle registration fee was raised from $10 to $15 per year, the additional revenue was dedicated to road improvement purposes only, and the General Fund fund balance was restricted to one-time uses.

Chris Hills, Development Services, said that at the end of this discussion, Council would be asked for feedback on 1. Is Holly Springs Rd still the priority; 2 if yes, what other high priority projects should staff seek to advance or 3. if no, what should the priority be? He reviewed the project scope, to widen to a 4-lane median divided road from Main Street to NC 55. He said the current preliminary estimate is $30 million and recommended funding sources for design and Right of Way / Construction.

He then outlined projects on the CTP, breaking 115 projects into near term, mid-term, and long-term projects. He showed where known improvements are being constructed. He showed the location of "hot spot" projects, both roadway and intersection projects, and corridor level projects which include roadway and bike/pedestrian/downtown projects.

Mr. Hills listed three or four projects for each of the three types: Bike/Ped/Downtown; Intersections; and Roadway, for Council's consideration. He said that staff's recommendation, based on previous Council guidance to prioritize the Holly Springs Road corridor, was to leverage existing debt affordability for Fire Station 4 and Holly Springs Road – West; to identify top priority areas for additional analysis/consideration of projected remaining debt capacity; and to identify future vehicle fee and/or fund balance opportunities to advance design of priority projects to create "shovel ready" projects for future LAPP grant consideration.

Mr. Hills said that Sunset Lake Road Widening – South would widen about 950 feet of Sunset Lake Road to a 4-lane median divided road to address a gap in the corridor, with a preliminary project estimate of $2.2. million.

Mr. Hills said the South Main Street Road "diet" would transform South Main Street to a Downtown Section by reducing the number of lanes from 3 to 2 and providing additional on-street parking. Preliminarily this would be from Mims to Town Hall Commons, or Earp to Town Hall Commons. The budget has not been determined. Another project would be the intersection of New Hill Road and Grant Hill Place. The scope includes restricting the intersection to right-in, right-out, left-out to improve safety, and widening about 950 feet of New Hill Road. This was identified as a Hot Spot in the CTP. The preliminary project estimate is about $4.4 million.

Mr. Hills said that the Holly Springs New Hill Road widening project would widen 1000 feet of New Hill Holleman Road to a 4-lane with median cross-section completing the broader corridor

from Green Oaks Parkway through Addison Pond's frontage on one side. Preliminary project estimate is for $2.3 million. Old Holly Springs Apex Road widening would address a gap by widening 250 feet to match the 4-lane cross section on one side and the preliminary estimate for this is $600,000.

Mr. Hills said the Avent Ferry Festival Street project would improve the streetscape of Avent Ferry Road in the Downtown area to create a livelier and more activated space for pedestrians and bicyclists. Improvements would also allow the street to be closed down for cultural events and festivals. A preliminary estimate for this project is $4.5 million.

Mr. Hills said the Capeside Avenue realignment would realign Capeside to function as a fourth leg of the Avent Ferry Rd. Cass Holt Rd. intersection. This was identified as a Hot Spot in the CTP and a preliminary estimate is for $4 million. The Cass Holt Rd. Corridor project would widen about 2600 feet of both sides of Cass Holt Rd. to a 4-lane with median cross section from Avent Ferry Road to the northern border of the Cass Holt Crossing Project improvements. This will help address improvements that will not be made by Wake County Public School System and has a preliminary project estimate of $12 million. He said that Sunset Lake Road widening – North would widen about 1150 feet of both sides of Sunset Lake Road to a 4-lane with median cross section from the Southern end of Peterson Station development to the northern end of road improvements done in conjunction with NC 540, and would have a preliminary project estimate of $5.3 million.

Council asked about the current capacity of Holly Springs Rd. West. Mr. Hills said that it is at 75% capacity. Council discussed what they were being asked to prioritize this over – all expenses or just transportation. Consensus was to keep Holly Springs Rd. west as a top transportation priority.

For additional projects, two Council members said the Festival Street. MPT Berry said the price of Holly Springs Road West will go up so he doesn't think there will be any money left. He would start with the Festival Street before Holly Springs Rd. West. Mr. Hills said that given that CAMPO likes to fund construction when they have funded design, and this project closes a gap, it is likely to score very highly. Mr. Worsley asked Council to have conversations about prioritizing projects, without considering the funding at this point, so that as opportunities arise, staff knows what to pursue.

Council said their priorities after Holly Springs Rd. West were the Festival Street, Cass Holt Road, Sunset Lake Road widening, and a downtown parking deck.

There was a short recess.

Ting Park & Mims Park Design Charette Results

Chris Geddes said they had worked with the input received yesterday to craft some plans for Council to consider. Council leaned toward Concept B, with an emphasis on athletic-focused uses, restaurants, and less density.

Mr. Geddes presented two plans for Mims Park. Both plans included moving Balentine Street to the other side of the Cultural Center, a library expansion, having an amphitheater, and potential townhome development on part of the land. Council member Deshazor said he does not want any townhouses. Council member Drees said ideally there would be no townhouses, but making the tradeoff could be a smart choice to make this happen sooner. But she would like to see the numbers. Mayor Mayefskie liked the townhomes between the park and the cemetery to help block noise. Council member Hewetson liked the parking and hotel in Concept B. Council discussed moving the stormwater pond and the parking and plans for that parcel.

Mr. Hills said that Mr. Geddes was going to go back and create some plans to leverage what we own and control to move towards what we envision. He said staff will have more to bring back to Council in the spring to discuss specific items.

Mayor Mayefskie said that since we are ahead of schedule, we could move some parking lot items to today. Consensus was to discuss the sesquicentennial and UDO updates.

Sesquicentennial Planning

Cassie Hack, Communications and Marketing, said that the Town will celebrate its 150th anniversary soon and she was seeking Council's guidance on the scope of the celebration. She said the timeline would be starting at the July 5th celebration in 2026 through the springs of 2027. The Town applied for its charter in 1976, and it was granted in January of 1877. The U.S. celebrates its 250th anniversary on July 4, 2026. She suggested that the cost be divided across two fiscal years and gave three levels of celebration with approximate costs.

Council discussed having "anchor" events interspersed with smaller things throughout the year. Consensus was to "go big" and to budget $200,000, split across two fiscal years.

UDO Updates

Sean Ryan, Development Services said he was here to give Council an update on Spring 2025 staff-initiated UDO text amendments, to receive direction on the proposed updates, and discuss potential future UDO amendments related to character and design. He said the proposed amendments involve the reorganization of setback encroachment allowances currently in Chapters 2 (Districts) and 8 (Design). And clarifications and cleanups to allowances in front, side, side corner, and rear yards / setbacks. He said there were parkland dedication or fee-in-lieu policy changes stemming from conversations council held previously with Parks and Recreation, including updates to Chapter 4 (Open Space) and the Development Procedures Manual (DPM). Other technical corrections and clarifications include clarifying the intent that additional standards also apply to Conditional Zoning Districts and clarifying definitions.

Mr. Ryan said that possible fall 2025 amendment topics would be public street requirements for apartment/multi-family projects and other design/character driven goals. He asked for Council's feedback on anything else they would like to see in the fall 2025 amendment package. Council member Drees asked if the issues with public art have been addressed. Mr. Ryan said we could dive into the mural allowance more. If that is something Council would like to tackle in the next round staff could dig into that. The majority of Council said they would like staff to look at murals.

Mr. Worsley gave a recap of the day's work and checked in on Council's hopes for the retreat.

The meeting was recessed until 9:00 am Saturday.

SATURDAY:

PREPARING FOR OUR FUTURE – EMPLOYEES, & MOBILITY

General Employee Pay Study

Sabrina McDonald, Human Resources, said this item was to discuss the general employee pay study, and she outlined what had been done internally to gather information on recruitment and retention. She said she was here to share information on human resource market trends and

offer recommendations from the general employee compensation study update, and request Council feedback on their pay philosophy, given the consultant's recommended methodology for salary range adjustments and future classification modifications. She said the initial study was done in 2021 of all positions, with adjustments implemented in July of 2022. A subsequent study focused on sworn public safety personnel with adjustments implemented in July 2024. Phase 2 of that study update is underway for general, non-sworn employees, and recommendations will be included in the proposed FY26 budget. She said the Town currently has 567 active employees, 425 full-time and 142 part-time. Annual vacancy rates fell from FY22 to FY24, but are rising again with the year-to-date vacancy rate of 12.1% exceeding that of FY22's 10.2%. She said the annual turnover rate varied from 17.1% in FY22 to 16.9% in FY24, with a year-to-date rate of 8.1%. The average range in the US over the same time period is 13.5%. She said that the average cost of replacing an existing employee with an hourly rate of $26.44, is $23,448.08.

Ms. McDonald outlined impacts to pay rates including labor market changes, high inflation rates, and the competitiveness of the Triangle area labor market. She said that prior to 2020 staff received a cost-of-living adjustment (COLA) that matched inflation, which was typically about 2%. Merit raises were from 0 to 3% with total annual salary adjustments ranging from 0 to 5%. In 2020 COLA was removed and a new merit only system was implemented with a range of 0 to 6%, budgeted at an average of 5%. The pre-COVID vision was for comprehensive market evaluation every three to four years, but significant market movements and recruitment retention pressure over the past few years has led to a shorter timeframe between reviews.

Ms. McDonald introduced Malayna Halverson-Maes of McGrath Human Resources. Ms. Halverson-Maes said that an investment in the employees is an investment in the community, because you cannot do the work you want to do in the future without them. She said that 2023-2024 was a year of quiet crisis in the public sector, with the top, nonretirement reasons for separation being compensation, private sector options, lack of growth opportunity, poaching from other government entities, and remote work/flexible options. She said that 2024-2025 appears to be a "fragile future" with some growth in local government jobs, and positive strides with recruitment and a "boutique" look at hard to fill positions. Retention problems come when new hires get further ahead in the ranges than existing employees. Other issues are employee perception of their value to the organization based on salary separation from new hires and between subordinates and supervisors, and employee demand for compensation at Market Rate. She said the top five priorities for most government entities are compensation, health & wellbeing, hybrid/flex work arrangements, work/life balance, and individualization of benefits. She said that nationwide employer response to hard to fill positions has been adjusting minimum qualifications and boosting training, internships, part-time or job sharing, utilizing retirees, poaching, and retention programs. She outlined some of the hard to fill positions.

Ms. Halverson-Maes said that the market is stabilizing but salary adjustments are still high. Other trends are focused compensation analysis, in-range adjustments for existing staff, and retention incentives. Performance is a lesser factor. She said that last time Council expressed a philosophy of average to the market (50th percentile) with a target rate slightly above average market, and a recommendation for updates at three-year intervals. She listed the comparable organizations which were used in the market analysis. She showed how the Town was meeting (or failing to meet) the 50th percentile goal across the average market minimum, average market midpoint, and average market maximum, and said that the target rate is deviating from the average market by between 9% and 11% overall, with the maximum falling short due to comparators continuing with 55% - 60% ranges. She recommended reviewing the Town's approach to annual salary adjustments, because the ranges are not keeping up. She said that Senior Leadership Team and management positions are compressing.

Ms. Halverson-Maes said that active markets require market studies every 3 years, while slower markets can get by with every 5 years. However, when not using COLA best practice is to perform studies every other year. She recommended reintroducing COLA into the Town's process, because it captures major changes before they affect retention and recruitment. She said the ranges need to move with COLA and employees need to move with COLA to keep their place in the range. This allows Merit to be merit only. The HR department would study the comparable municipalities' COLA annually to get an indication of how much to move the ranges each year. She gave examples using Public Works Technician I, with and without COLA.

Ms. Halverson-Maes said she would be asking Council whether they thought "slightly above average" was working. She recommended SLT pay ranges be redeveloped standalone to allow additional management level and specialty positions additional room. She offered three options for Council to consider.

1. Maintain the status quo, utilizing merit as merit and COLA, with market updates every three years;
2. Continue with merit only, but with market updates every other year and considering a stronger compensation philosophy for placement in the market; or
3. Incorporate COLA with Merit annually, market updates every 3 – 5 years, maintain current compensation philosophy and assess for further adjustment with HR metrics.

She asked Council their thoughts and perspectives.

Council discussed what was being done to keep "high value" employees who are thinking of leaving. They discussed where the vacancies are, cross-training, outsourcing, and other options. They discussed the costs of overtime as opposed to filling positions and paying straight time, and the risk of using part-time or seasonal employees for so many hours that they need to be paid benefits.

Council discussed what it would take to fix the problem. Mr. Worsley asked Council to focus on the three options for their priorities, so that staff could get some direction. The majority of Council wanted to investigate option 3, incorporating COLA with Merit, with an update every 3-5 years, maintaining the current compensation philosophy and assess for further adjustment and HR Metrics.

Randy Harrington, Town Manager, said that last year Council gave him a little flexibility to go up 15%, which was helpful in attracting qualified employees. Unfortunately, the policy states that internal candidates can only get 5% and that has kept some employees from accepting a promotion. He asked council for the flexibility to offer internal candidates that same offer that external candidates get. Council said yes, and asked him to bring the policy back to them to change. Council member Forrest asked for the standard across other municipalities. Mr. Harrington said that other municipalities have an internal policy of 10%. Ms. Halverson-Maes said 10% was pretty standard, but sometimes you need more flexibility.

There was a short recess.

Micro-Transit

Chris Hills, Development Services, said they were going to provide an overview of potential service models for microtransit including the type of service proposed and potential operating costs, and were requesting direction on the options, and pursuing available grant funding for offsetting the cost of operating microtransit. He said that the main ways to manage traffic were through land use, improved transportation options, and new transportation options. Microtransit could be small-scale, with flexible routes, on-demand, a broad service area, and a higher return on

investment than some other options. He shared success stories from Wake Forest and Wilson and explained why now was an opportune time to invest in microtransit because there is an opportunity to get in-perpetuity support funds from Wake County Transit.

Mr. Hills said that micro transit would serve Holly Springs because the populations served by microtransit are those in lower population density areas, those who choose alternate transportation, and persons with disabilities. He said this would reduce trips, and could even help with the downtown parking situation. He said that a customer would request a trip, the request would be sent to a server, a driver would be assigned and then the trip would be delivered.

Chris Garcia outlined potential service models for micro-transit. Corner-to-corner means the ride would pick you up at the nearest corner, not from your door. All options will be three vehicles, and the cost would be equivalent. Option 1 would be Town Limits Only, on-demand, corner-to-corner with no restrictions. Annual ridership is estimated to be 33,000 and the estimated cost $513,000. Option 2 would be Town Limits + ETJ, on-demand, corner-to-corner, no restrictions. Annual ridership is estimated to be 36,000 and estimated cost $514,000. Option 3 would be Town Limits + ETJ with on-demand, corner-to-corner with Zone restrictions. Annual ridership is estimated to be 41,000 and estimated cost is $514,000. This model would utilize 3 zones, overlapping near Main Street, and passengers wanting to go from one zone to another would change rides in this overlapping zone. Option 3 improves efficiency because the drivers are staying in one area. He said if Council wanted to consider an option with the ETJ, they would need to consider if or how to charge ETJ riders. He said that potential service model options and add-ons include adding 10 hours of Saturday service (+$105,000), add an additional vehicle to improve service (+$175,000), extending weekday hours to 10 pm (+$105,000), or reducing weekday service by 2 hours (-$135,000). Council member Deshazor asked if you could add Saturday hours, but reduce weekday hours to balance costs. Mr. Garcia said you could.

Mr. Hills outlined potential funding options using a combination of a CAMPO grant (50% match) $5 of the vehicle registration fee (by raising the fee from $25 to $30) and general funds. There is also the potential to explore user fees or sponsorships. He said that Wake Forest's service is fare-free. We could offset the cost by charging a fare. Many places start fare-free and implement user fees over time.

Mr. Hills asked what Council's level of interest was for further exploration or implementation of microtransit, whether staff should continue to pursue a CAMPO grant for this purpose, and whether staff should continue refining a service option and funding concepts.

Council discussed the opportunity relative to the new social district. They discussed whether to charge a fare from the beginning, phase a fare in later, or go fare-free. They discussed the traffic and parking congestion that could be relieved and who the targeted ridership would be, as well as which sources of funding they wanted to consider.

Council wanted to continue exploring the idea of microtransit, continue to pursue the grant from CAMPO, and find funding that includes a fare and does not include raising the vehicle fee. Mr. Harrington asked what information staff could expect to have by early April, for budgeting purposes. Mr. Garcia said they should have some idea by then and Mr. Harrington told Council it would be included on the April workshop.

PARKING LOT ITEMS / OPEN DISCUSSION

Parks & Recreation Project Updates

LeeAnn Plumer, Parks and Recreation, said she was here to present Council with an update on Parks and Recreation capital projects. She said the Cultural Center Theater Seat Replacement contract had been approved and installation was planned for July 2025. Staff is finalizing the scope

of work for the Womble Park Dugout Replacement project and targeting the summer of 2025 for installation.

Ms. Plumer said that Council approved the Guaranteed Maximum Price (GMP) for Phase 1 of Eagles Landing Park in January and work is expected to begin in April. This phase includes earth work, utilities, and rough grading. Phase 2 GMP will come to Council in April or May and includes vertical structures, park amenities, the recreation center building, etc. The park is expected to be completed in the summer of 2027 with the recreation center completed at the end of 2027.

Ms. Plumer said that the current greenway mileage is 12.5 miles, but by the end of 2025 it will be approximately 17 miles. The Middle Creek Greenway will be opening in mid-March. The Ting Park to Oak Hall Connector is at 30% design with anticipated construction at the end of 2025. Utley Creek Greenway Phase 2 is at 85% design, with easement acquisition and LAPP funding. She said the Sugg Farm Community Garden and Nature Play Area parking lot is complete and the garden is in final design/procurement. The Nature Play area is in development review and anticipated completion of this project is the end of summer 2025. The Hunt Center Lobby Renovation is 95% complete and the RecPass App Model is up and running and provides a lot more data about what areas are being used. This provides improved safety and increased data information. The Bass Lake Spillway Expansion will seek Council contract approval in February, with work to begin in late spring 2025 and completed in late summer. This creates a parking issue, which staff is working on. Council member Drees asked if the spillway expansion will get us over the 100-year flood issue. Ms. Plummer said yes, this will get us where we need to be according to FEMA.

Mr. Harrington said there were two items not funded from fund balance: holiday lighting ($100k) and $150K for smaller areas for the downtown area plan. Council has the option of approving using fund balance to go ahead and get them by the holiday. Or they can hold it for the upcoming budget. Or they can hold it for a few months and see where expenses are in a few months, but that could delay implementation. The $100,000 will start the process, but will be focused on the downtown area holiday decorations. Consensus of Council was to go ahead and make that happen.

Adjournment: There being no further business, Council member Forrest made a motion to adjourn at 11:38 am on Saturday, February 8, 2025. It was seconded by Council member Deshazor and passed with a unanimous vote.

Respectfully submitted on Tuesday, March 18, 2025.

Linda C. McKinney
Town Clerk

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, February 18, 2025. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and three 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, and Chris Deshazor.

Council Members absent: Council members Danielle Hewetson and Annie Drees.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Scott Chase and Daniel Weeks, *Assistant Town Managers;* John Schifano, *Town Attorney;* Linda McKinney, *Town Clerk* (recording the minutes); Kameron Womack and Jesse Dixon, *IT;* Corey Petersohn, *Budget and Sustainability;* Cassie Hack, *Director, Communications and Marketing*; Carrie Kennedy, *Utilities & Infrastructure*; Sean Ryan, *Development Services*; LeeAnn Plumer, *Director, Parks and Recreation;* Tina Stroupe, *Finance Director;* Jay Osborne, *Assistant Town Attorney*; LeRoy Smith, *Fire Chief;* Kathy White, *Deputy Clerk.*

2. and 3. The Pledge of Allegiance was recited followed by a moment of silence.

4. Agenda Adjustment: The February 18, 2025 meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry
Second: Forrest
Vote: Unanimous

REQUESTS AND COMMUNICATIONS

5. LaunchHOLLYSPRINGS Update

Bob Shimmel gave an update on LaunchHOLLYSPRINGS, thanked the Council, and said that he hoped they saw what a good return on their investment they were getting. He said they were helping to build the economy in Holly Springs. He said Cohort 8 will be graduating in May, by which time they will have graduated 150 low resource entrepreneurs. He outlined the number of businesses started, moved from part-time to full-time, and said that 85-90% of all graduates are still in business. He outlined the mentor program. He gave the highlights of 2024 and key 2025 initiatives, and thanked Council again for their support.

Mayor Mayefskie asked Mr. Shimmel how a business would apply to be a part of a cohort. Mr. Shimmel said they could apply through the website, and they then have an informational meeting and interviews. From those they then select the cohort. Mayor Mayefskie asked how a businessman could get involved to help. Mr. Shimmel said if they come to us we will put them to work. Particularly those with skills in management and financials.

6. Police Department 2024 Annual Report

Paul Liquorie, Chief of Police, said this report was to present an overview of the last 12 months for the Police Department. He highlighted various outreach projects the police department has engaged in, including assisting Asheville after Hurricane Helene, and said that Holly Springs remains one of the safest towns both locally and nationally, with property crime 16% lower than Wake County overall and violent crime 33% lower than Wake County. He reported on five-year trends in property crime and violent crime. He gave demographics of arrests, use of force incidents, and traffic stops.

Chief Liquorie said the department has a strong commitment to investing in our people. Enforcement remains statistically consistent and community engagement is at its highest level. He then called out some members of the department who had received awards, achievements, and promotions in the past year. He said that Holly Springs remains one of the safest towns, both locally and nationally. He said enforcement remains consistent, and community engagement is at its highest level.

Council member Forrest asked if the department is still encouraging officers to get certification for counseling. Chief Liquorie said that Crisis Intervention Training is mandated for promotions to certain levels.

MPT Berry said the increase in auto theft is notable. He said he knows it is regional, but asked what is being done about repeat offenders. Chief Liquorie said he has met with other Chiefs in the area to see what we can do. Most of the people we are arresting are from outside our town. There are ways to combat these types of crimes. We share information on a regular basis. Unfortunately one of the frustrations is that many of these are committed by juveniles. When they are adults we are going after them. We know the areas they are targeting, often apartment complexes and hotels, and we are targeting them. We are coming up with a regional information campaign. We know that locking doors works.

Randy Harrington, Town Manager asked him to comment on the Raleigh arrest. Chief Liquorie said Holly Springs Police were part of that. It was the high-performance auto ring where there is a demand for particular vehicles. That is an ongoing investigation but there have been some arrests.

MPT Berry said it was good to see the internal promotions. Council member Forrest asked about the license plate reader program. Chief Liquorie said it is going well. We made a tactical decision to have them semi-fixed, which allows us to see 85%. We are recently allowed to put them on state owned roads, as a pilot program, and we are hearing that it is going to be allowed to continue. He spoke of the ways it is working, and said he would like to see it expand. Council member Forrest asked about the pattern analysis, particularly related to organized crime. Kassie Langdon, crime analyst, said that we are addressing that with early detection. There are resource guides for patrol or investigations. It is coordinated with calls for service. When the initial analysis is done, they look at the data again to see if it was successful, or did they just displace the problem. We are also working with retail crime detection organizations and helping them improve their prevention processes. She talked about using photos and information from other agencies that helped them address the problem. Chief Liquorie said that the new positions that Council approved are enabling the department to address Council's strategic plan – putting "Cops on Dots." There is a concentrated effort and they are more quick to react. By the end of the year we will move to the geographic policing model and officers will get to know their zones and the crime in their zones and be even more effective.

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 Deshazor and a unanimous vote. The following actions were affected:

7. January 14, 2025 and January 21, 2025 minutes – Council approved the minutes from the January 14, 2025 workshop meeting and the January 21, 2025 business meetings.

8. Monthly Budget Amendments, Grants, and Personnel Policy Update – Council approved the adjustments to installment financing and an update to the Personnel Policy, and adopted Grants and Special Revenue Fund Project Ordinance (25-03) and PAYGO Capital Project Ordinance (25-05).

Copies of Ordinances 25-03 and 25-04 are attached to these minutes.

9. Bass Lake Spillway Enlargement – Council awarded the construction contract for the Bass Lake Spillway Construction contract for $657,745.000 and contingency of $65,774 for a total of $723,519 to the lowest responsible bidder, Jenns LLC and authorized the town manager to sign the town's standard construction contract, as well as any other necessary contracts and change orders that are within the total project budget and within the existing project scope.

10. Voluntary Annexation A24-05 0 Friendship Road – Council adopted Resolution 25-04 directing the Town Clerk to investigate the sufficiency of annexation petition A24-05 and setting the public hearing for March 18, 2025.

A Copy of Resolution 25-04 is attached to these minutes.

PUBLIC HEARINGS

11. Carolina Springs Town Center 22-DP-12

Brett Gosney, Development Services, said that this item is for Council to consider a request for a Development Plan for Carolina Springs Town Center. He said this went to Planning Board on January 28th. The area was rezoned on May 7, 2019 and the major subdivision was approved on February 18, 2020, and tonight Council is considering the Development Plan. He showed the location of the parcel and said that it was designated Regional Center on the Land Use and Character Plan and zoned Planned Unit Development (PUD). The area is located along Old Holly Springs Apex Road at the edge of the Carolina Springs PUD. He showed the location of open space areas, and the ten-foot sidepath, and said the area would contain 50,000 square feet of grocery store space, and an additional 85,000 square feet of commercial space. He highlighted the tree fountain in the open space between the buildings and showed elevations of the grocery store and Building A, saying the other buildings were similar.

Elliot Blonshine, Development Services, said the site would connect to water, reclaimed water, and sewer in Old Holly Springs Apex Rd and Carolina Springs Boulevard. He outlined the transportation improvements along Old Holly Springs Apex Road (completed with prior phases) and the proposed site access points. He said a Traffic Verification Memo was provided with the Development Plan. There are no changes since the rezoning that would impact the previously completed Traffic Impact Analysis.

Mr. Gosney said that staff finds this plan consistent with adopted Plans and Ordinances, and consistent with the approved PUD for Carolina Springs. Staff recommends approval.

Planning Board representative Van Crandall said that the Planning Board voted to recommend approval with a vote of 8 – 0 with one absence. He outlined the discussions held by the Planning Board.

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

Andrew Gaittens, professional engineer, working with Shenandoah Homes, said he was speaking for the applicant. He said the Town Center should be completed by 2027. He said there are 837 residential units, divided across two phases that are planned. A key milestone for building out those phases is the 425th building permit, which triggers the need to provide 20,000 square feet of commercial space to continue building more homes. He said Phases 9-10 of road improvements and signals will be completed soon. Club house and Swimming pool are due to open in the springs.

Mr. Gaittens said the Town Center District of the Carolina Springs PUD was 20.52 acres. He listed the permitted uses attached to the zoning of the area and said they would stay within those. He showed the locations of the buildings within the site and the open spaces and parking. They would be building over 135,000 square feet of commercial, to meet the requirements of the PUD. They envision

retail, restaurant, fitness space, and professional services. He outlined the number of parking spaces, including electric and electric-ready spaces. He said there would be 45 bike parking spaces and six-foot sidewalks for pedestrian access. Lane widths are designed to accommodate fire trucks. He showed the elevations, and said all buildings will be one story. He said they were emphasizing multiple primary facades with high-quality finishes to enhance the visual appeal of the sight.

Mr. Gaittens showed the utility connections that staff had already shown. He showed the pond and the Stormwater control. He said they would not be impacting any of the wetlands and would be tying into the sewer outfall plan.

Mr. Gaittens showed the landscape buffers and proposed sidepaths and showed where they would connect to Old Holly Springs Apex Rd. and multiple sites within the development. He highlighted the public art that would be in the open spaces and gave examples of the work. He outlined key amenities including a Little Free Library, shaded seating, dog park, and a gazebo with swing benches and game tables.

Mr. Gaittens showed the traffic counts from the approved PUD and what the proposed traffic for the Town Center would be, and they would not be exceeding the planned vehicle trips per hour.

MPT Berry said he was glad to see the commercial. We need it in that area of town. Council member Forrest said this project has been over 6 years in the making. We greatly need commercial out there. Mayor Mayefskie asked what the goal was for getting the retail filled. Mr. Gaittens said we will complete building out the site by 2027. Mayor Mayefskie asked if you were waiting for them to be filled. Michael Jeska, said they are underway with narrowing down the tenant list. They have letters of intent from several businesses, including a grocery store. They don't have the scheduling down yet but know the types of businesses they want to attract.

Council member Deshazor said he appreciates the walkability. He asked about the EV charging and whether they would be superchargers, or Level 1, 2, or 3. He said superchargers create a destination. Mr. Jeska said at this time we are working with a company that is interested in supercharges. They would like to have them. Behind the grocery store are many of the EV stations. On the trails, this is our commercial area, so there are seating areas etc., when we get into the apartment areas and the Village Square section, we will be looking at more active space, workout equipment, trails, etc. Mayor Mayefskie asked about the connection to 12Oaks. Mr. Jeska said we have preliminary layouts for the apartments near 12 Oaks and it involves a connector road that goes to a stubout in 12 Oaks. It will be evaluated in the future whether we need vehicle or pedestrian access.

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

Council member Deshazor said that there are no superchargers in this area, and they bring people in and bring revenue to the town so he would like to see that come.

Council member Forrest asked if our UDO allow superchargers. Chris Hills, Development Services, said we don't specify between the types of chargers. Our requirements are for a certain number of spaces and a certain number of EV-ready spaces.

Action: Motion to approve Resolution 25-05 to adopt Findings of Fact and approve 22-DP-12 Carolina Springs Town Center Development Plan.

Motion: Deshazor
Second: Berry
Vote: unanimous
A copy of Resolution 25-05 is attached to these minutes.

NEW BUSINESS

12. Social District

Tyler Garner, Economic Development, said this item was for Council to consider adopting a social district in downtown Holly Springs. He explained what a Social District is and how it would benefit the town and its businesses. He showed Council and the public the proposed logo for the district and the map outlining the boundaries of the district.

Mr. Garner said the hours for the social district would be the same every day – 11:00 am to 10:00 pm. Businesses can opt-in, and no business is required to participate. He outlined the different stickers that would be available for businesses to show whether they sold beverages, welcomed beverages, or prohibited beverages in their establishment. He described the requirements for the cups (and the stickers they must carry.) He said that next steps would be reaching out to businesses in the area, selecting a vendor for the beverage stickers, creating and distributing signage and decals, installing boundary markers to define the area and registering with the A.B.C. The launch of the district would be on May 2nd to correspond with the International Food Festival.

Council Member Deshazor said he would like the stickers to come from a local business. He also said that the majority of people he has spoken to are in favor of this, but there are a few who said we need to make sure we keep the character of Holly Springs. We have had special permits doing this on occasion, but this will bring people downtown and he said this would be good for the Town.

Action: Motion to adopt Ordinance 25-04 to establish and implement a social district in downtown Holly Springs.

Motion: Deshazor
Second: Berry
Vote: unanimous

13. Midterm Appointment to Parks and Recreation Advisory Committee

Linda McKinney, Town Clerk, said this item was for Council to make an appointment to the Parks and Recreation Advisory Committee. She said that after advertising on the Town website, social media, and other methods, 5 applications were received.

Action: Motion to appoint Will Ulmer to the Parks and Recreation Advisory Committee with a term ending June 30, 2027.

Motion: Forrest
Second: 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: three anonymous comments about traffic;

The following public comments were received in person: none.

OTHER BUSINESS

Council member Forrest thanked the Town for the retreat. It was a lively discussion. PRAC meeting last week – kudos to presenters. Our senior programs have grown and are doing well, as well as our CARE program. Accessibility and Inclusion programs have grown a lot, and he is pleased.

Council member Deshazor said Black History Month is this month and he has seen a lot of activities going on, and he thanked staff for that. He said Ernie Carpico is retiring from Planning Board, and he praised him and said he will be missed.

MANAGER'S REPORT

Randy Harrington, Town Manager, said he had 3 items.

1. A reminder that with tomorrow's weather town offices will be closed; no trash or recycling or yard waste collection; and Parks & Recreation programs are closed. He asked people to stay tuned to announcements for updates on Thursday.
2. This weekend Purdue baseball plays on Saturday and Sunday at Ting;
3. We have had a number of Black History Month activities, some in partnership with MLK Jr. Committee and we thank them for the partnership. Coming up this Friday is a History of Cooking demonstration at the Cultural Center; and on Feb 28th a poetry slam for Black History month, also at the Cultural Center.

CLOSED SESSION: none.

Adjournment: Council member Deshazor made a motion to adjourn at 8:33 pm. It was seconded by Council member Forrest and passed with a unanimous vote.

Respectfully submitted on Tuesday, March 18, 2025.

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#: 7.

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

Action(s):
Receive the following Town Manager approved budget amendments:

- **Amendment 1** - Social District Amendment

Approve the following budget amendments and associated ordinances:

- **Amendment 2** - Quarterly Budget Amendments

Approve the following positions reclassification:

- Reclassify existing Fire Inspector Positions (2) from the F4 paygrade to the F5 paygrade.

Explanation:

- The Budget Ordinance authorizes the Town Manager to approve inter-departmental amendments within the same fund up to $50,000 with notification to Town Council within the following month.
- Each month, when applicable, the Budget Department will provide a copy of these approved amendments:
    - **Amendment 1** - Social District Amendment: this amendment transfers $16,000 from General Fund operating contingency funds to the Economic Development Department and Parks and Recreation Department for the implementation of the newly created Social District per instructions from Town Council at the 2025 Mayor and Town Council Retreat.
- The Budget Ordinance requires Town Council approval for any inter-departmental amendments greater than $50,000 or amendments that change a total fund's appropriation.
    - **Amendment 2**- Quarterly Budget Amendments: at the end of a quarter, Budget and Finance staff assess the need for any amendments for technical adjustments and corrections. This amendment includes adjustments for the following purposes:
        - Adjustments to the General Fund Debt Service Fund (marked in the amendment with an account number beginning in "60") - these adjustments are to match the budget with the approved General Fund debt issuances (consistent with the Debt Model) as well as arbitrage payments for existing debt.

        - At the time of budget adoption, some debt service payments are estimated and dependent on the final timing of issuance.
        - Arbitrage is a technical calculation for interest earnings from bond proceeds that exceeded initial estimates and require a tax liability payment.
        - The interest earnings exceed the arbitrage liability and resulting in a net positive for the Town's overall finances.
        - All adjustments are consistent with the Town's Debt Model in coordination with the Town's Financial Advisors.
    - Adjustments to the Utility Fund Debt Service Fund (marked in the amendment with an account number beginning in "61") - these adjustments are to match the budget with the approved Utility Fund debt issuance (consistent with the Debt Model).
        - Similar to the General Fund, some debt service payments are estimated and dependent on the final timing of issuance.
        - All adjustments are consistent with the Town's Utility Rate Study and Debt Model in coordination with the Town's Financial Advisors.
    - Adjustment to the Utility Fund - this amendment includes an $800K correction to how the Town bills itself for utilities provided by the Town. This adjustment reduces both the expense and revenue by the same amount and is net neutral. This change in methodology reduces the total reported utility expenses of the Town and is beneficial for Utility Fund Debt Model calculations.
    - All other adjustments are updates to the implementation of the Town's Cost Allocation Model - this model is how the Town's Utility and Stormwater Funds, which are "Enterprise Funds" (meaning they operate as self-sustaining business-like funds), pay the General Fund for support services such as Finance, Legal, and Human Resources. The total adjustments resulted in a net of $537,829 for the General Fund which is being utilized for:
        - $150,000 to offset and reduce the use of General Fund - Unassigned Fund Balance for the Downtown Area Plan enhancements approved by Town Council at the February Business Meeting.
        - $100,000 to offset and reduce the use of General Fund - Unassigned Fund Balance for the funding of Holiday/Town Celebration decorations approved by Town Council at the February Business Meeting.
        - $142,957 for up-fitting of appropriated Police vehicle replacements - these funds will cash fund radios and cameras as part of approved Police vehicle replacements included in the FY25 Approved Budget. These elements were originally appropriated with the vehicle financing package but will now be cash funded by the Cost Allocation Model adjustments. This change will reduce the debt burden and have a slight improvement on the Town's Debt Model. This item, along with last month's budget amendment to reduce the total financing package, is net neutral to the total adopted budget.
        - $144,872 is the remaining amount that will be placed in a General Fund Operating Contingency Account for future potential operating expense, which if unused at the end of the fiscal year, would return to General Fund - Unassigned Fund Balance.
- To improve the recruitment of Fire Inspectors, the Town Manager is requesting to

reclassify the two existing positions from the F4 pay grade to F5.

- Fire Inspectors not only play a critical role in maintaining public safety, but are necessary for the inspection of new economic development facilities in Town.
- The Fire Department has struggled to recruit Fire Inspectors, with one such position remaining vacant for an extended period of time.
- This reclassification will adjust the minimum salary for Fire Inspectors from $60,175 to $63,785.
- General Fund lapse salary will fund this reclassification in the current fiscal year budget.

Background:

- All budget amendments maintain a balanced budget.
- Mid-year adjustments to debt service funds are often necessary as at the time of initial budget adoption some financing arrangements are still pending final approvement.
- All debt service adjustments are consistent with the Town's Debt Model and Utility Rate Model.
- The Town's Cost Allocation method is based on the prior year's expenditures and require adjustments mid-year to adjust for close-out of the previous year's financial statements.
- The position numbers for the proposed Fire Inspectors reclassification are 420-058 and 420-066.

Funding Source(s):

- Amendment 1: Operating Budget - General Fund Contingency
- Amendment 2: Operating Budget - General Fund / Utility Fund / Stormwater Fund - Operating Revenues
- Position Reclassifications: Operating Budget - General Fund Lapse Salary

Attachment(s):

1. Amendment 1 - Social District
2. Amendment 2 - Quarterly Amendments

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: Admin / Economic Development **Date:** 2/28/2025

Reason for Budget Amendment:

Transfering operating contingency funds to Economic Development and Parks and Recreation for the implementation of the Downtown Social District per Council's direction at the 2025 Retreat.

Expense

Account #	*Account Description*	*Increase*	*Decrease*
10-410-82.98	General Fund - Operating Contingency		$ 16,000
10-425-26-41.04	Parks and Recreation - Park Grounds Maint.	$ 6,000	
10-416-62.04	Economic Development - Department Supplies	$ 10,000	
	Total Expense:	**$ 16,000**	**$ 16,000**

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.

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: Administration / Budget **Date:** 3/18/2025

Reason for Budget Amendment:

Amendment include: (1) Adjustments to General Debt Service & Utility Debt Service to match actual debt expenditures, (2) Technical correction to how the Town pays for it's own Utility usuage resulting in a $800K decrease to revenue and expense (net neutral), and (3) cost allocation adjustments.

Expense			
Account #	***Account Description***	***Increase***	***Decrease***
60-422-8525.004	General Fund Debt - 2024 LOB Interest Payment	$ 549,955	
60-432-8600.004	General Fund Debt - Arbitrage for 2021 GO Bond	$ 635,161	
60-425-8600.007	General Fund Debt - Arbitrage for 2021 GO Bond	$ 164,840	
60-420-8510.019	General Fund Debt - Fire Vehicle Principle	$ 18,203	
60-420-8515.019	General Fund Debt - Fire Vehicle Interest	$ 2,745	
60-425-8510.019	General Fund Debt - P&R Vehicle Principle	$ 19,262	
60-425-8515.019	General Fund Debt - P&R Vehicle Interest	$ 2,905	
60-418-8510.019	General Fund Debt - Police Vehicle Principle	$ 65,911	
60-418-8515.019	General Fund Debt - Police Vehicle Interest	$ 9,938	
60-422-8510.019	General Fund Debt - PW Vehicle Principle	$ 28,213	
60-422-8515.019	General Fund Debt - PW Vehicle Interest	$ 4,254	
61-430-8525.004	Utility Fund Debt - 2024 LOB Interest Payment	$ 549,955	
61-430-8510-019	Utility Fund Debt - Vehicle Principle	$ 60,231	
61-430-8515-019	Utility Fund Debt - Vehicle Interest	$ 9,082	
30-410-20.06	Utility Fund - Central Services - Util. Water/Sewer		$ 800,000
30-95.71	Utility Fund Transfer Out to Utility Capital Res.		$ 489,570
30-95.61	Utility Fund Transfer Out to Utility Debt Serv. Fund		$ 461,970
30-410-01.10	Utility Fund - Cost Allocation (Personnel)	$ 380,204	
30-410-82.99	Utility Fund - Cost Allocation (Operating)	$ 81,766	
31-410-01.10	Stormwater Fund - Cost Allocation (Personnel)	$ 82,100	
31-410-82.99	Stormwater Fund - Cost Allocation (Operating)	$ 35,672	
10-411-01.10	General Fund (Various Cost Allocation Accounts)		$ 39,758
10-412-11-01.10	General Fund (Various Cost Allocation Accounts)		$ 29,935
10-412-12-01.10	General Fund (Various Cost Allocation Accounts)		$ 25,501
10-412-13-01.10	General Fund (Various Cost Allocation Accounts)		$ 32,055
10-412-14-01.10	General Fund (Various Cost Allocation Accounts)		$ 14,262
10-412-15-01.10	General Fund (Various Cost Allocation Accounts)		$ 108,954
10-413-01.10	General Fund (Various Cost Allocation Accounts)		$ 119,861
10-414-01.10	General Fund (Various Cost Allocation Accounts)		$ 36,375
10-422-21-01.10	General Fund (Various Cost Allocation Accounts)		$ 52,227
10-422-30-01.10	General Fund (Various Cost Allocation Accounts)	$ 5,968	
10-410-82.99	General Fund (Various Cost Allocation Accounts)	$ 16,510	

10-411-82.99	General Fund (Various Cost Allocation Accounts)		$ 14,746
10-412-11-82.99	General Fund (Various Cost Allocation Accounts)	$ 2,388	
10-412-12-82.99	General Fund (Various Cost Allocation Accounts)		$ 29,127
10-412-13-82.99	General Fund (Various Cost Allocation Accounts)		$ 16,061
10-412-14-82.99	General Fund (Various Cost Allocation Accounts)		$ 11,196
10-412-15-82.99	General Fund (Various Cost Allocation Accounts)		$ 32,786
10-413-82.99	General Fund (Various Cost Allocation Accounts)		$ 44,781
10-414-82.99	General Fund (Various Cost Allocation Accounts)		$ 56,704
10-422-21-82.99	General Fund (Various Cost Allocation Accounts)	$ 79,893	
10-422-30-82.99	General Fund (Various Cost Allocation Accounts)	$ 21,741	
10-410-82.98	General Fund - Central Services - Op Contingency	$ 144,872	
10-418-18-90.02	General Fund - Police Department - Capital Vehicles	$ 142,957	
	Total Expense:	**$ 3,114,726**	**$ 2,415,869**

Revenue			
Account #	***Account Description***	***Increase***	***Decrease***
60-360.16	General Fund Debt - Approp from Debt Fund Bal.	$ 1,501,387	
61-355.01	Utility Fund Debt - Transfer In	$ 619,268	
30-307.01	Utility Fund - Revenue (Reclaim water sales)		$ 800,000
30-305.04	Utility Fund - Revenue (cost alloc. balancing)		$ 489,570
31-355.11	Stormwater Fund - Revenue (cost alloc balancing)	$ 117,772	
10-360.08	General Fund - Fund Balance (Downtown Plan)		$ 150,000
10-360.08	General Fund - Fund Balance (Town Decorations/lights)		$ 100,000
	Total Revenue:	**$ 2,238,427**	**$ 1,539,570**

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.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Consent Agenda
Title: Voluntary Annexation A24-04 4637 Optimist Farm Road
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sarah Sularz, Development Services

Action(s):

- Adopt Resolution 25-06 directing the Town Clerk to investigate the sufficiency of annexation petition A24-04 and setting the public hearing for April 15, 2025.

Explanation:

- The Town has received a petition for voluntary annexation of +/- 1.307 acres.
- The property is located at 4637 Optimist Farm Road and is owned by Michael and Dana Nardella.
- The parcel is contiguous to town limits.
- Staff requested feedback from all departments and there were no issues reported with this annexation.
- The requested action is to set the public hearing, and to verify that the petition meets the statutory requirements for annexation.

Background:

- Pursuant to NCGS 160A-31(c) Council is required, upon receiving a petition for annexation, "to cause the clerk of the municipality to investigate the sufficiency thereof and to certify the result of the investigation and to fix a date for a public hearing on the question of annexation."

Funding Source(s):
N/A

Attachment(s):
1. A24_04 map
2. A24-04 - 4637 Optimist Farm Rd- Resolution of Sufficiency

Annexation Information

Annexation Number

A24-04

Total Acres

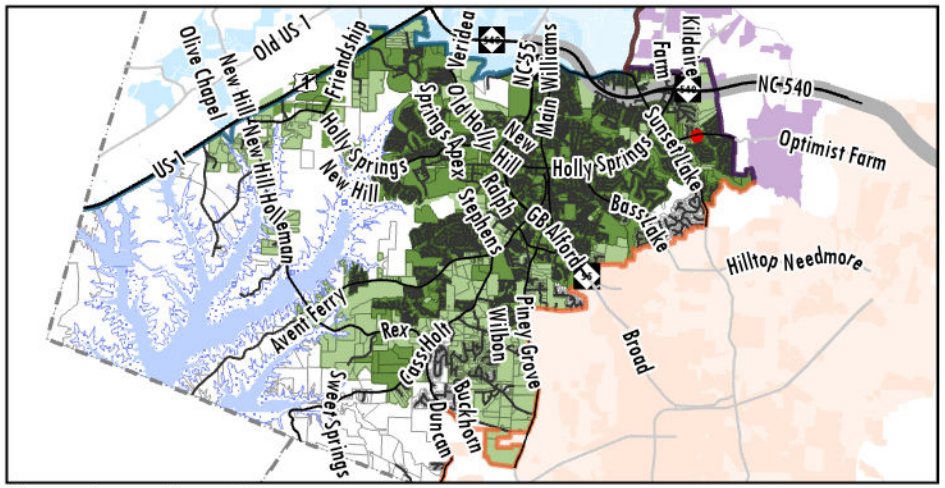
1.307 +/- | Deed Acres

Property Address

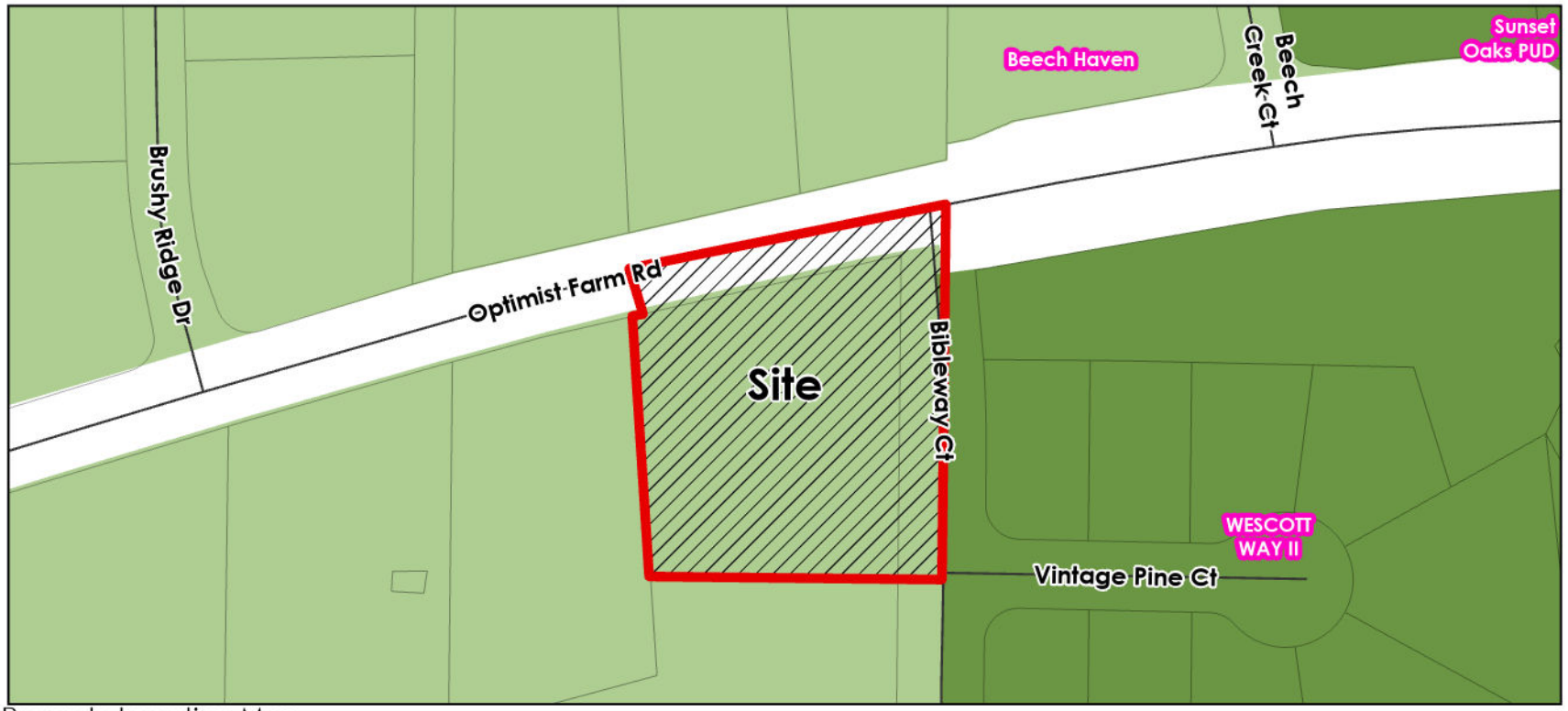
46370 Optimist Farm Rd

Contiguous to Town Limits

■ Yes ☐ No



Town Location Map



Property Location Map

Holly Springs
Town Limits
ETJ

Apex
Town Limits
ETJ

Fuquay-Varina
Town Limits
ETJ

Cary
Town Limits
ETJ

Subdivision

Apex/Cary Annexation Agreement

Apex/Holly Springs Annexation Agreement

Cary/Holly Springs Annexation Agreement

FV/Holly Springs Annexation Agreement

Shearon Harris

Future Lake Level

Parcels

Resolution No. 25-06
Date Adopted: March 18, 2025
Annexation No.: A24-04

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:

Property located at 4637 Optimist Farm Road within Holly Springs, more particularly described as Wake County Pins: 0669365324, containing 1.307 +/- acres.

Beginning at an existing iron pipe near the southern right-of-way of Optimist Farm Road, said point having NC Grid

Coordinate values of North - 696,432.423, East - 2,063,422.428 and
being the same point on Lot 5 as shown in Book of Maps 2024, Page 1881 in the Wake County Register of Deeds;

THENCE North 03 degrees 42 minutes 17 seconds West for a distance of 35.13 feet to a point in the centerline of Optimist Farm Road;
THENCE with the centerline of Optimist Farm Road North 78 degrees 30 minutes 43 seconds East for a distance of 238.63 feet to a point in the intersection of Optimist Farm Road and Bibleway;
THENCE with the centerline of Bibleway South 00 degrees 36 minutes 05 seconds West for a distance of 277.23 feet to a point in the centerline of Bibleway;
THENCE leaving the centerline of Bibleway North 89 degrees 24 minutes 00 seconds West for a distance of 216.23 feet to a point and being a common corner between Lots 5 and 6 as shown in Book of Maps 2024, Page 1881 in the Wake County Register of Deeds;
THENCE North 03 degrees 42 minutes 17 seconds West for a distance of 192.77 feet to the point and place of beginning.

Together with and subject to covenants, easements, and restrictions of record.
Said property contains 1.307 acres more or less.

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, April 15, 2025.

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 18th day of March, 2025.

ATTEST:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Consent Agenda
Title: Voluntary Annexation A25-01 4016 Berman Edge Rd.
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sarah Sularz, Development Services

Action(s):

- Adopt Resolution 25-08 directing the Town Clerk to investigate the sufficiency of annexation petition A25-01 and setting the public hearing for April 15, 2025.

Explanation:

- The Town has received a petition for voluntary annexation of +/- 1 acre.
- The property is located at 4016 Berman Edge Rd. and is owned by SIRE Development LLC.
- The parcel is contiguous to town limits.
- Staff requested feedback from all departments and there were no issues reported with this annexation.
- The requested action is to set the public hearing, and to verify that the petition meets the statutory requirements for annexation.

Background:

- Pursuant to NCGS 160A-31(c) Council is required, upon receiving a petition for annexation, "to cause the clerk of the municipality to investigate the sufficiency thereof and to certify the result of the investigation and to fix a date for a public hearing on the question of annexation."

Funding Source(s):
N/A

Attachment(s):
1. A25-01 map
2. Resolution 25-08 A25-01 Resolution of Sufficiency

Annexation Information

Annexation Number

A25-01

Total Acres

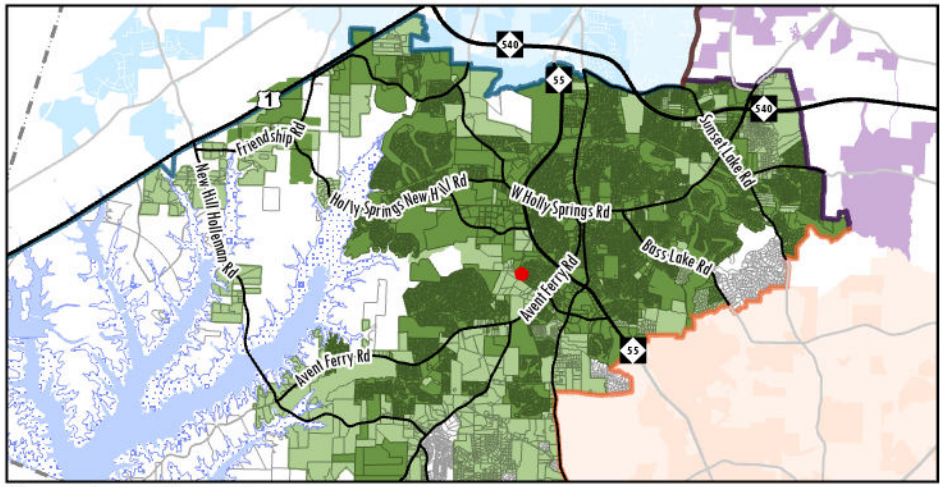
1.00 +/- | Deed Acres

Property Address

4016 Berman Edge Rd

Contiguous to Town Limits

■ Yes ☐ No



Town Location Map

Property Location Map

Holly Springs
Town Limits
ETJ

Apex
Town Limits
ETJ

Fuquay-Varina
Town Limits
ETJ

Cary
Town Limits
ETJ

Subdivision

Apex/Cary Annexation Agreement

Apex/Holly Springs Annexation Agreement

Cary/Holly Springs Annexation Agreement

FV/Holly Springs Annexation Agreement

Shearon Harris

Future Lake Level

Parcels

Resolution No. 25-08
Date Adopted: March 18, 2025
Annexation No.: A25-01

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 an 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:

Being Lot 1 of the Hockaday property, recorded in Book of Maps 2007 Page 1228; having Wake County Pin #0648488641; and being more particularly described as follows:
Beginning at an EIP, being the Southeastern corner of Lot 16 the Bluffs at Morgan Park, having NC grid coordinates N – 688622.80' E – 2044681.39'; and being the Point and place of beginning;

THENCE North 40 degrees 03 minutes 18 seconds East for a distance of 172.67 feet along the Eastern line of Lot 16 to an EIP;
THENCE South 53 degrees 12 minutes 18 seconds East for a distance of 232.97 feet to and EIS on the Right of Way of Utley Bluffs Drive;
THENCE along a curve to the left having a radius of 1024.99 feet and an arc length of 143.08 feet, being subtended by a chord of South 32 degrees 47 minutes 03 seconds West for a distance of 142.96 feet along said Right of Way to an EIS;
THENCE South 28 degrees 49 minutes 47 seconds West for a distance of 14.60 feet along said Right of Way to and EIS at the turnout with Berman Edge Road;
THENCE along a curve to the right having a radius of 25.00 feet and an arc length of 44.17 feet, being subtended by a chord of South 79 degrees 26 minutes 35 seconds West for a distance of 38.64 feet to an EIS on the Right of Way of Berman Edge Road;
THENCE North 49 degrees 55 minutes 34 seconds West for a distance of 229.01 feet along said Right of Way to the Point and Place of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.00 acre more or less.

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, April 15, 2025.

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 18th day of March, 2025.

ATTEST:

_____
Sean Mayefskie, Mayor

_____
Linda C. McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Consent Agenda
Title: Ting Park Multi-Use Field Synthetic Turf Replacement
Strategic Priority Area: Vibrant Community
Staff Resource: Adam Huffman, Parks & Recreation

Action(s):

- Authorize the Town Manager to enter the Town into a contract with GeoSurfaces for the synthetic turf replacement for the multi-use fields at Ting Park in the amount of $1,226,104.
- Approve budget amendment and adopt associated Parks and Recreation Capital Project Ordinance (25-07).
- Authorize the Town Manager to approve contracts up to the project budget total that are consistent with the project scope necessary to deliver the project.

Explanation:

- Ting Park's synthetic turf multi-use field (excluding the Ting Park baseball turf) has reached the end of its useful life and is in need of replacement.
- In order to strategically schedule its replacement during the 2025 summer months and not interfere with scheduled leagues and camps, an agreement must be approved in March to secure the summer construction timeline. A delay will force the field replacement into the winter of 2026.
- Town Council supported this mid-year funding at its annual retreat to accommodate the strict project timelines.
- Staff recommends GeoSurface's Ironturf for the application, which is the product used for the Womble turf replacement project. This 10-year-warranted product has performed extremely well at Womble Park and other facilities across the nation.
- The project scope includes the removal and recycling of the existing carpet and re-use of the existing infill material. The Town logo will be installed in the center of each field.
- The Town will utilize a TIPS cooperative purchasing agreement for best pricing.
- The total budget for this project is $1,287,104, which includes the turf replacement contract and $61,000 in project contingency (approximately 5% of the project amount).
    - Parks and Recreation Capital Project Ordinance (25-07) re-appropriates all projects within the project fund with the addition of the soccer turf replacement at Ting Park.

Background:

- The original Ting Park multi-use field was installed in the Winter of 2015. This 183,300 square foot complex can accommodate a variety of sports and activities within its quadrant style or two-large field configurations.
- The expected lifespan for a synthetic turf field is seven to fifteen years. Due to its high

demand for use of public play, soccer, football, and lacrosse tournaments and leagues, the Ting Soccer field reached its useful life in ten years.

Funding Source(s):

- Community Investment Plan - General Fund Unassigned Fund Balance

Attachment(s):

1. Contract for PURCHASE OF ASSETS - Formal Bid - w install - GeoSurfaces
2. FY25 Budget Amendment Form - Ting Soccer Turf
3. Summary of Ordinance Changes for Mar 18 2025
4. Parks and Rec Project Ordinance (25-07)

CONTRACT TO PURCHASE ASSET(S)
FORMAL BID

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

Town hereby desires to enter into a contract for the purchase of certain assets with the Vendor and the Vendor agrees to enter into this contract and deliver the assets to the Town as set forth below or as stated in **Exhibit A**, in the manner and time hereinafter described, and both parties do hereby agree as follows:

SERVICES OF VENDOR

The assets to be purchased are described in **Exhibit A** (the "Quote") as attached hereto and incorporated by reference. Vendor agrees to employ such personnel as may be needed to secure, make, and deliver the assets in the manner and time prescribed herein. Such personnel shall be employees of the Vendor and said Vendor shall be an independent Vendor of the Town.

BRIEF SUMMARY OF PURCHASE(S) AND/OR SERVICE(S): contract for the purchase and installation of new synthetic turf for the soccer fields at Ting Stadium, to include the removal and disposal of the existing synthetic turf and redressing base layer and leveling as needed, as more particularly described in Exhibit A.

TOWN'S RESPONSIBILITIES

The Town shall make available the facilities to the Vendor, as necessary to complete delivery and/or installation of assets, and shall not impede the work of the Vendor, expect as necessary. Any additional Town responsibilities shall be listed in **Exhibit A**.

BIDDING COMPLIANCE:

The Town shall comply with the bidding laws of the State of North Carolina. Failure to do so shall make this Contract void. The Town's Contract Manager for this Contract is:

Adam Huffman, Parks & Recreation (Name, Department)
Email: adam.huffman@hollyspringsnc.gov
Phone: (919) 557-2925

For purchases $90,000 and above, formal (public) bidding is required. All construction and repair work which costs a total of $500,000 and above requires formal bidding be utilized.

BONDING: 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.

Name of Bonding Company: Liberty Mutual Insurance Co. (Attached as **Exhibit D**)

~~The Contract Manager certifies that public bidding has taken place and the Vendor has been selected as the lowest responsible, responsive bidder.~~

OR

The Contract Manager certifies that an exception to public bidding applies. The exception is: N.C.G.S. 143-129(e)(3), purchases made through a competitive bidding group purchasing program, namely TIPS contract # 23020101.

_____
Contract Manager **Date Signed:**
Printed Name: Adam Huffman

_____
Department Head/Supervisor **Date Signed:**
Printed Name: LeeAnn Plumber

PAYMENT

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

X The Vendor shall provide the Town with an invoice upon the receipt and installation of the goods described in **Exhibit A**, which the Town shall have thirty (30) days to pay. The Contract total shall not exceed **$1,226,104.00**.

OR

__ Description of Alternative Payment Terms:
_____
_____
_____

TIME AND MANNER FOR PURHASE OF ASSETS

The times and manner for the purchase of the assets subject to this Contract are set forth in **Exhibit A**, or as otherwise set forth below:

All ownership terms shall be F.O.B. 128 S. Main Street, Holly Springs, NC 27540, unless the Town's Contract Administrator specifies a different delivery address below:

Ting Park, 101 Sportsmanship Way, Holly Springs, NC 27540; Soccer complex.

GENERAL CONSIDERATIONS

1. **Standards of Performance.**

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

1.2 Vendor represents that, prior to submitting the Bid and executing this Contract, Vendor 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 complete delivery and/or installation of assets as described in Exhibit A.

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

1.4 Vendor 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

Vendor's scope of services, times of performance, or compensation.

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

2. Warranty.

2.1 Vendor knows and understands the purpose to which the assets are being purchased by the Town. Vendor hereby warrants that the materials that are the subject of this contract are fit for the purpose intended by the Town, and agrees to warrant good craftsmanship for a period of not less than 1 year, or any term longer stated in **Exhibit A**. In the event of any contradictory language in **Exhibit A**, this language shall apply. If the Vendor offers any additional warranties, they shall be included as **Exhibit C**.

3. Term and Termination.

3.1 The term for this contract is until receipt of the good(s) described in **Exhibit A**, or one (1) year, whichever is shorter.

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

3.2.1 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.

3.2.2 For failure to consistently satisfy the Standards of Performance in the opinion of the Town Contract.

3.2.3 Upon mutual agreement.

4. Controlling Law.

4.1 This agreement is to be governed by the law of the State of North Carolina.

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

5. Notices.

5.1 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.

5.1.1 For the Town:

Adam Huffman, Asst. Director	(Name, Title)
Parks & Recreation	(Department)
P.O. Box 8	(Address)

Holly Springs, NC 27540
(919) 557-2925 (Phone)
Adam.huffman@hollyspringsnc.gov (e-mail)

5.1.2 For the Vendor/Vendor:

Todd Penley, Sr. VP of Bus. Dev. (Name, Title)
GeoSurfaces Southeast, Inc. (Company)
150 River Park Road (Address)
Mooresville, NC 28117
(704) 200-8770 (Phone)
t.penley@geosurfaces.com (e-mail)

6. Severability.

6.1 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 Vendor, 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.

7. Waiver.

7.1 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.

8. Attorney's Fees.

8.1 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.

9. Insurance & Indemnification Requirement.

9.1 If the Vendor is to provide installation services on Town property or for Town assets, then Vendor shall provide general liability insurance for a minimum of $1,000,000 per occurrence, $2,000,000 aggregate, and an umbrella policy for at least $5,000,000 for the complete term of the contract. Additionally, the Vendor shall supply workman's compensation insurance coverage to all employees within the statutory limits. If this requirement is triggered, then the Vendor shall provide a Certificate of Insurance, naming the Town as an additional insured entity for so long as required to complete the installation, which Certificate is attached as **Exhibit B.** Any acceptance of lower insurance limits must be authorized on the Exhibit B cover page.

10. Prohibition Against Sex Offenders.

10.1 In the event that Vendor or its employees are being granted access to the Town's Park system and/or Town Facilities (collectively "Facility") during hours of operation. Vendor 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 Vendor of the Vendor to access any area of the Facility. Vendor 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, Vendor, subcontractor, officer, director, or any person that shall in any way perform under this contract. Vendor 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. Vendor 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 Vendor's failure to ensure compliance with this section. This indemnification includes a duty to provide a legal defense.

11. Independent Vendor.

11.1 Vendor's status shall be that of an independent Vendor and not an agent, servant, employee, or representative of Town in the performance of the Services. Vendor 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 Vendor in the performance of this Contract shall be construed as making Vendor the agent, servant or employee of Town, or making Vendor 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 Vendor's Control Over Services Provided for Installation. Vendor shall retain the unqualified right of control over the means, manner and methods by which the Installation is performed, and the right to perform such services at the locations and times as required to complete said installation of asset(s), and as approved by the Town. Vendor shall be responsible for providing all equipment, materials and supplies that Vendor determines are needed to timely complete the Installation.

11.3 The Vendor agrees to waive any and all claims against the Town from itself or its employees arising from materials supplied, delivery by the Vendor and work performed by the Vendor pursuant to this Contract and to 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 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 Vendor/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.

12. Non-Discrimination.

12.1 As a condition of this Contract, Vendor covenants that Vendor will take all necessary actions to insure that, in connection with any operations under this Contract, Vendor, 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. Vendor 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, Vendor 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. Vendor's Employees.

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

1) had a conviction of 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 VENDOR 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, VENDOR shall remain liable for completion of the Contract work in the event of default by the successor Vendor or assignee.

15. Right of Review and Audit.

15.1 Town may review any and all of the services performed by Vendor under this Contract. Town is granted the right to audit, at Town's election, all of Vendor's records and billings relating to the performance of this Contract. Vendor 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. **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.

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

Exhibit A – Quote or Purchase Agreement

Exhibit B – Certificate of Insurance, if installation

Exhibit C – Warranty, if applicable

Exhibit D – Payment & Performance Bond -Pre-Qualification Letter

[Signature Page Follows]

TOWN OF HOLLY SPRINGS:

BY:_____
Randy J. Harrington, Town Manager
Date:

VENDOR:

Signature _____

Name:_____

Title: _____

WITNESS:

_____
Linda McKinney, Town Clerk
Date:

Contract Manager: _____ Date:

Purchasing Manager: _____ Brettany DeVolld
Date:

Purchase Order No.: _____ (if applicable)

Approved as to form:

_____
John Schifano, Town Attorney Date:

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

_____
Tina Stroupe, Director of Finance Date:

EXHIBIT A

Date: December 2, 2024 (revised 2/27/25, 3/11/25)
RE: Synthetic Turf Replacement – Ting Park
Quote: 2412-02TP1 R2

The following is a budget proposal by GeoSurfaces Southeast to supply and install synthetic turf surface at Holly Springs Ting Park located at Sportsmanship Way, Holly Springs, NC. Upon acceptance of this proposal, GeoSurfaces Southeast will provide all materials, equipment and labor as outlined below. The scope of this proposal includes the following:

Soccer Field Tear-out and Replacement Scope of Work

- GeoSurfaces Southeast to remove and dispose of the existing artificial turf and infill as necessary.
- GeoSurfaces Southeast to redress base layer and level as needed for turf placement. Repairs beyond this scope may require an additional charge.
- Supply & install approx. 183,300 sqft of **GreenFields' IRONTURF 2" 59 oz.** turf system with combination all new SBR and sand infill. Turf color to be chosen from standard color line.
- Supply & install center logo.
- Supply & install permanent game lines to match Eagle's Landing Layout.

Turf Field Scope of Work Total …… $ 1,226,104.00

~~**Alternate #1 Soccer Field Tear-out and Replacement Scope of Work - Pivot**~~
∀

~~of **GreenFields' IRONTURF 2" 59 oz.** turf system with combination all new SBR and sand infill. Turf color to be chosen from standard color line.~~

~~**Alternate #1 Turf Scope of Work Total …… Add $ 306,525.00**~~

Notes:
- Pricing assumes GeoSurfaces to begin construction no later than May 30th, 2025.
- Pricing includes P&P bonding.
- Pricing based on TIPS contract #23020101.
- Pricing does not include handling or hauling of any hazardous or regulated materials.
- Utility disconnects are not included in scope or pricing.
- Rock or repair of unsuitable soil will be an extra charge.
- Price assumes access to the job site 24 hours a day, 7 days a week.
- Freight pricing is FOB jobsite.

Thank you for allowing GeoSurfaces Southeast the opportunity to provide you with this proposal for your project. GeoSurfaces Southeast specializes in solutions for athletic facilities and surfacing while delivering extensive expertise, comprehensive project management and excellence in service to our customers. If you have any questions please don't hesitate to contact me.

Respectfully Submitted,

Todd Penley
VP of Business Development
704-200-8770
t.penley@geosurfaces.com

EXHIBIT B

_____ **Insurance requirement waived**

_____ **Lower Insurance Limit Approved**

Approved by: _____

Printed Name:_____

____X____ **Certificate of Insurance attached**

COI Expires: 6/30/2025

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/2/2024

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
Hub International Midwest West
55 East Jackson Boulevard
Suite 14th Floor
Chicago IL 60604

License#: 100290819
TOUCTOP-01

CONTACT NAME:
PHONE (A/C, No, Ext): 312-922-5000 **FAX (A/C, No):** 312-922-5358
E-MAIL ADDRESS: csuconstruction@hubinternational.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Westchester Surplus Lines Insurance Co.	10172
INSURER B : Liberty Mutual Fire Insurance Company	23035
INSURER C : LM Insurance Corporation	33600
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
GeoSurfaces Southeast, Inc.
150 River Park Road
Moorseville, NC 28117

COVERAGES **CERTIFICATE NUMBER:** 453718501 **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	
B	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			EB2-681-054704-034	6/30/2024	6/30/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 2,000,000 $ 300,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
B	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			AS2-681-054704-044	6/30/2024	6/30/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) CSL Excess:	$ 2,000,000 $ $ $ $
A	UMBRELLA LIAB X OCCUR X **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 0			G48660526 001	6/30/2024	6/30/2025	EACH OCCURRENCE AGGREGATE 	$ 4,000,000 $ 4,000,000 $
C C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WA5-68D-054704-014 WC5-681-054704-024	6/30/2024 6/30/2024	6/30/2025 6/30/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 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
128 South Main Street
Holly Springs NC 27540
USA

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

© 1988-2015 ACORD CORPORATION. All rights reserved.

EXHIBIT C

WARRANTY INFORMATION:

__X___ Attached hereto

_____ Found at the following link:

_____ Not Available/Applicable

Turf Installation Limited Warranty

GEO Surfaces SE application of high-quality materials and the latest installation techniques permit us to offer a guarantee against defects in workmanship related to the installation of the artificial turf field for a period of one (1) year after substantial completion. This warranty is offered in addition to the Manufacturer's Limited Warranty provided by our turf manufacturer. Our installed turf system consists of laying shock attenuation and drainage pad (if included in project); laying turf; sewing or gluing seams; installing inlays (hash marks, numbers, logos and end zone letters); installing infill, and final field groom. Defects in workmanship may result in seam separation, inlays coming loose, inadequate infill quantity, or movement of the turf.

GEO Surfaces SE obligations under this limited warranty are restricted to the repair or, at GEO Surfaces SE sole option,

replacement of all, or the affected parts covered herein. IN NO EVENT SHALL THE OBLIGATIONS OF GEO Surfaces SE UNDER THIS LIMITED WARRANTY EXCEED THE PURCHASE PRICE OF THE TURF INSTALLATION.

Conditions and Exclusions

Within this Turf Installation Limited Warranty, GEO Surfaces SE is not responsible for the overall performance of the base or poor-quality soils below subgrade which may lead to settlement of the base causing a dip in the field surface. GEO Surfaces SE is not responsible for the obligations or liabilities covered within the turf Manufacturer's Limited Warranty. The warranty does not warrant against damage caused by improper use, neglect, unauthorized alterations to the material or install, deliberate acts of vandalism, accidents or acts of God, floods, change in water table, fire, natural disasters, or static loads greater than 300 lbs/sq ft within the perimeter of the turf / drainage system. The artificial turf system must be maintained in accordance with manufacturer's recommendations.

The obligations of GEO Surfaces SE under the warranty are subject to full payment of all monies due GEO Surfaces SE for materials and / or labor related to the project.

This warranty becomes null and void if any other contractor or turf installer other than GEO Surfaces SE performs any service on the subject field without prior written consent from an officer of GEO Surfaces SE.

It is agreed that all claims by purchaser made under the foregoing limited warranty shall be invalid and null and void unless made in writing to GEO Surfaces SE within (1) year from date of substantial completion and within (30) days of learning of the defect giving rise to its claim.

Issued To: _____

Project Name:_____

Date of Substantial Completion: _____

Installation Location: _____

Expiration Date: _____

Signed: _____

Print: _____

Title: _____

GEO Surfaces SE • 150 River Park Road • Mooresville, NC • 28117
(P) 704.660.3000 • (F) 704.660.3001
www.geosurfaces.com

MANUFACTURER'S LIMITED WARRANTY 10 YEARS NON-PRORATED GREENFIELDS® TUFTED TURF

1. **Limited warranty**. Subject to the terms, conditions and limitations contained in this Limited Warranty, Greenfields USA/TenCate Grass N. A. ("Greenfields") warrants to the person, firm or entity indicated on the signature page ("Purchaser"): That under normal, ordinary use the Greenfields tufted turf product purchased("Product") will, for the Relevant Period ***as determined in Table A*** from the Substantial Completion Date, (1) be free from defects in material and workmanship; (2) with respect to the yarn component, maintain UV-stability and suitable "tuft bind"; and, (3) the *system* shall continue to function as surface suitable for play, as determined by a 3rd party accredited sports performance lab . The yarn component of the Greenfields tufted turf Products acquired by Purchaser will be deemed to have maintained its UV-stability if (i) the original tensile strength of the Product does not decrease by more than fifty percent or (ii) the tuft bind strength is not less than 6 lbs/force during such normal and ordinary use for the identified applications. This warranty is only valid for the original installation pursuant to the terms and conditions herein. Purchaser must promptly inspect all Products upon delivery. Anything herein to the contrary notwithstanding, to the extent that any defects, shortages or non- conformities in the Products are discoverable by inspection upon delivery of the Products, all obligations of Greenfields to Purchaser with respect to such defects, shortages and non-conformities shall be deemed to be satisfied, and all Products shall be deemed to be free of such defects, shortages, and non-conformities unless Purchaser notifies Greenfields of such defects, shortages, or non-conformities in writing within 30 days after delivery.

2. **Remedy**. As Purchaser's sole and exclusive remedy should the Product fail to perform as warranted, Greenfields will, at its discretion, provide sufficient product to either replace (i) the affected area or (ii) the full field. If Greenfields no longer offers the original Product, it will provide one of equivalent grade. Replacement of Product shall not extend the Relevant Period. This Limited Warranty and the foregoing exclusive remedy do not include any costs associated with removal or disposal of defective product or the installation of replacement product and such costs are expressly disclaimed. IN NO EVENT SHALL THE OBLIGATIONS OF GREENFIELDS HEREUNDER EXCEED THE ORIGINAL PURCHASE PRICE RECEIVED BY GREENFIELDS FOR PRODUCTS WARRANTED HEREUNDER AND ACQUIRED BY PURCHASER.

3. **Exclusions and Limitations on coverage.** This warranty does not apply: (i) if the Product is used for any application other than a sports playing surface (i.e., football, lacrosse, hockey, soccer, rugby, baseball, softball, etc.) and the listed Intended Use; (ii) to any damage caused during or on account of improper processing, installation, or repair; and/or (iii) to the extent that any defect or damage is caused by: (a) Burns, cuts, accidents, vandalism, abuse, negligence, or neglect; (b) Improper design, type, or failure of the sub-base of the sports field or court; (c) Wear or abrasion caused by an inadequate or improper sub-base; (d) Use of infill products of an incorrect grade (according to accredited test institutes, such as ISA-Sport/Labosport/SportsLabs or other test institutes accredited by Greenfields, FIFA and other agencies) or containing chemicals that cause or contribute to any chemical reaction that damages the turf (such as, without limitation infill made in whole or in part from volcanic ash, including, but not limited to Clinoptilolite zeolite); (e) Failure to maintain infill products at the correct level (according to accredited test institutes, such as ISA- Sport/Labosport/SportsLabs, or other test institutes accredited by Greenfields); (f) Use of inappropriate footwear (e.g., metal cleats, spikes or similar projections other than conventional rubber knob cleats designed for football, soccer, or baseball), flat soled shoes, or improper sports equipment; (g) The playing surface being used other than for the purpose for which it was designed and installed; (h) Use of chemicals (including unapproved cleaning agents), that cause a chemical reaction detrimental to the Product; (i) Use of improper cleaning methods, including high-pressure water; (j) Acts of God or other conditions beyond the reasonable control of Greenfields (including, without limitation, accident, fire, misuse, negligence, improper installation, improper storage on the turf, modification, alteration, tampering, vandalism); (k) Post fibrillation after or during installation for purposes other than to get the infill materials in place; or (l) **Failure to properly maintain, protect or repair the turf in accordance with the most recent Greenfields Maintenance Manual applicable to the Product (including failure to keep maintenance logs as required in the Maintenance Manuals)**; (m) Inappropriate use of the Product as described in maintenance manuals; (n) Static or dynamic loads exceeding manufacturer specifications; (o**) Excessive use** (more than 3000 playing hours annually and/or other unapproved use such as parking of vehicles, repetitive drills in certain field locations); (p) **Normal or expected wear and tear** (all synthetic turf is subject to normal or expected wear and tear. Normal or expected wear and tear is not a manufacturing defect and is not covered by this warranty. In addition to the factors mentioned above, wear and tear depends on, without limitation, the construction of the synthetic turf (fiber face weight, stitch rate, fiber pile height and gauge) and the intensity of use of the synthetic turf. Wear in lacrosse creases and baseball or softball batter boxes, catcher boxes, around bases, down base paths and on artificial mounds are not covered by this Warranty. Metal or steel spikes may be used on the field but damage to any portion of the turf is excluded.;) Field use of any type prior to signed certificate of completion voids the warranty.; (iii) if the Product is maintained and/or repaired at any time by anyone other than a service company authorized by Greenfields and/or (iv) if the Purchaser fails to clearly log all use, maintenance, repairs, and/or other upkeep performed on the field and fails to produce log for inspection by Greenfields upon request . Greenfields shall not be responsible for any warranty issued or made by any other person to third parties, including, without limitation, any warranty with respect to useful life.

4. **Limitation of liability**. IN NO EVENT SHALL GREENFIELDS BE LIABLE, WHETHER IN CONTRACT OR IN TORT (INCLUDING BUT NOT LIMITED TO NEGLIGENCE) OR UNDER ANY OTHER LEGAL THEORY (INCLUDING BUT NOT LIMITED TO STRICT LIABILITY), FOR BODILY INJURY, DEATH, LOST PROFITS OR REVENUES, LOSS OF USE OR SIMILAR ECONOMIC LOSS, OR FOR INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR SIMILAR DAMAGES ARISING OUT OF OR IN CONNECTION WITH THE USE, CONDITION, POSSESSION, PERFORMANCE, MAINTENANCE, NON-DELIVERY OR LATE DELIVERY OF THE PRODUCTS, EVEN IF GREENFIELDS HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

5. **No Other Warranties**. THE WARRANTY PROVIDED HEREIN IS THE SOLE AND EXCLUSIVE WARRANTY WITH RESPECT TO THE SPECIFIED GREENFIELDS PRODUCTS AND SUPERSEDES ANY AND ALL OTHER WARRANTIES, ORAL OR WRITTEN, OF ANY TYPE RELATING TO THOSE GREENFIELDS PRODUCTS. ANY PRODUCTS OF GREENFIELDS NOT COVERED BY THIS WARRANTY ARE SOLD "AS IS," WITHOUT WARRANTIES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, THOSE OF MERCHANTABILITY, FITNESS FOR ANY PARTICULAR PURPOSE, AND/OR NON-INFRINGEMENT OF THIRD PARTY RIGHTS, AND GREENFIELDS HEREBY DISCLAIMS THE SAME. THE REMEDY OF REPLACEMENT SET FORTH IN SECTION 2 OF THIS LIMITED WARRANTY IS THE SOLE OBLIGATION OF GREENFIELDS, AND THE SOLE REMEDY OF PURCHASER, UNDER THIS WARRANTY. EXCEPT AS SPECIFICIALLY PROVIDED HEREIN, GREENFIELDS MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, NATURE OR DESCRIPTION WITH RESPECT TO ANY OF ITS PRODUCTS, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY, FITNESS OF ANY OF THE PRODUCTS FOR ANY PARTICULAR PURPOSE, AND/OR NON-INFRINGEMENT OF THIRD PARTY RIGHTS, AND GREENFIELDS HEREBY DISCLAIMS THE SAME.

6. **Notification of claims**. Notwithstanding any other language contained in this limited warranty to the contrary: Greenfields' obligations under this warranty are conditioned on full payment of Greenfields' invoices for Product when due and submission of the Certificate of Substantial Completion to Greenfields pursuant to Secton 12 as validation of the installation within thirty (30) days of the installation to: Warranty Dept., Greenfields USA, 1131 Broadway St., Dayton, TN 37321. This limited warranty is further conditioned on Purchaser submitting a claim under this warranty in writing within 30 days of discovery of an alleged defect, such written claim including proof of sale and installation date, name and address of the end-user, roll numbers and/or panel numbers affected, copies of maintenance records, location of installation, Product sample/fiber material, sample of infill material(s) and a minimum of three clear pictures showing the problem to: Warranty Dept., Greenfields USA, 1131 Broadway St., Dayton, TN 37321. Once the complete claim has been received by Greenfields, Greenfields shall be allowed a reasonable amount of time to respond to the claim, including time to inspect the Product and the alleged defect(s) at the installation site during reasonable business hours, and to conduct such tests as Greenfields in is discretion may deem necessary. Greenfields shall also be allowed a reasonable opportunity to cure any alleged defect(s). Greenfields shall not be responsible for any costs or expenses incurred by Purchaser or others with respect to any tests, inspections, or consultations conducted by Purchaser or others. Greenfields shall be furnished copies of any and all written reports of any tests performed by or for the Purchaser and/or Owner. Said reports shall identify the name and address of the entity or individual that performed the tests made the basis of the reports.

7. **Modifications**. This warranty, together with the Sales Agreement for the project listed below, is the complete, final and exclusive agreement of the parties with respect to the quality and performance of the Products and any and all representations and warranties concerning the Products. In the event of a conflict between this warranty and the Sales Agreement, this warranty shall prevail. No one has the authority to make any representations or warranties with respect to the Products, to extend any Relevant Period hereunder or otherwise to change, modify, amend, or supplement the provisions of this warranty. None of the provisions of this warranty may be changed, modified, amended or supplemented except by a written instrument signed by an authorized representative of Greenfields. This warranty applies to the Greenfields Product identified herein and sold to Purchaser.

8. **Waiver**. No failure on the part of Greenfields to exercise, and no delay by Greenfields in exercising any right, power or remedy hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power, or remedy by Greenfields preclude any other or further exercise thereof or the exercise of any other right, power, or remedy.

9. **Governing law**. This warranty and the rights and obligations of the parties under this warranty shall be governed by the laws of the State of Tennessee without regard to its conflicts of laws principles. Sales of products by Greenfields to Purchaser shall not be subject to the United Nations Convention on the International Sale of Goods.

10. **Severability**. If any provision or portion of any provision of this warranty shall be held to be illegal, invalid, or unenforceable by a court of competent jurisdiction, the Product shall be deemed sold AS IS and the remaining provisions or portions thereof shall remain in full force and effect and constitute the parties' agreement with respect to the subject matter hereof, and all such remaining provisions or portions thereof shall remain in full force and effect.

11. **Assignment**. Purchaser may not transfer, convey or otherwise assign all or any of its rights under this warranty without the prior written consent of Greenfields. Any such transfer or assignment by Purchaser without Greenfields's prior written consent shall void this warranty. This warranty shall inure to the benefit of and be binding upon Greenfields and Purchaser and their respective successors and permitted assigns. Claims under this warranty may only be made by Purchaser and not by Purchaser's customers or any other third parties.

12. **Effect.** Signature and return by an authorized representative of Greenfields is a condition precedent to this limited warranty taking effect.

Greenfields Reference:		**Product Installed:**	
Intended Use:		**Substantial Completion Date:**	

Purchaser/Warranty Holder:	
Address:	

Field/Installation Name:		**Field Size:**	
Address:			

Owner/End-User:	
Address:	

Installation Company:	
Installer:	

GREENFIELDS USA

Signed: _____

(Name & Title)

Date: _____

Table A

Field Size (in square feet)	Relevant Period (years)	Prorated
< 10,000	0 (no warranty; sold AS IS	No
10,000 - 19,999	1	No
20,000 - 29,999	2	No
30,000 - 39,999	4	No
40,000-49,999	5	No
> 50,000	8-10	No

Products Covered by Warranty
AllSport Ultra
AllSport XP
AllSport Diamond
ProSport Ultra
ProSport XPS
GeoGreen XPS
GeoGreen Blend
GeoTrax
GeoGreen Pen
TX
Other approved Product

EXHIBIT D

MarshMcLennan Agency

Marsh McLennan Agency
47 Postal Parkway
Newnan | GA 30263
T: 770-683-1033 | 800-226-4520
MarshMMA.com

January 21, 2025

RE: GeoSurfaces Southeast, Inc.
Surety Prequalification

To Whom It May Concern:

Liberty Mutual Insurance Company is the Surety for GeoSurfaces Southeast, Inc., and we consider them a highly valued Surety client. Our experience to date has been most satisfactory. We have the ability to accommodate GeoSurfaces Southeast, Inc. with Performance and Payment bonds on single projects up to $30,000,000 with an aggregate limit of $100,000,000. In our opinion, GeoSurfaces Southeast, Inc. remains properly financed, well equipped and capably managed.

Such prequalification and approval would be conditioned upon applicable underwriting considerations such as acceptable contract terms and bond forms, confirmation of satisfactory financing, and a favorable review of current underwriting information at the time of the request for the bonds.

This letter is not an assumption of liability, nor is it a Bid Bond or a Performance Bond. It is issued only as a bonding reference requested from us by our client. Our consideration and issuance of bonds is a matter between GeoSurfaces Southeast, Inc. and Liberty Mutual Insurance Company, and we assume no liability to any third party by issuance of this letter.

Liberty Mutual Insurance Company is listed on the U.S. Treasury Department's Listing of Approved Sureties (Department Circular 570) and is rated A by A.M. Best Rating Services with a Financial Size Category of XV.

Sincerely,

J. Erik McMichael
Executive Vice President, Marsh McLennan Agency
Attorney-in-Fact, Liberty Mutual Insurance Company

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: Parks and Recreation **Date:** 3/18/2025

Reason for Budget Amendment:

Utilizing General Fund - Fund Balance for the replacement of the soccer turf fields at Ting Park.

Expense			
Account #	***Account Description***	***Increase***	***Decrease***
10-95.49	Transfer Out to Park Projects	$ 1,287,104	
	Total Expense:	**$ 1,287,104**	**$ -**

Revenue			
Account #	***Account Description***	***Increase***	***Decrease***
10-360.08	General Fund - Unassigned Fund Balance	$ 1,287,104	
	Total Revenue:	**$ 1,287,104**	**$ -**

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 or Ordinance Changes for March 18, 2025, Town Council

Parks and Recreation Capital Project Ordinance

Current Parks and Recreation Capital Ordinance Appropriation	**$120,119,153**
Replacement Soccer Turf at Ting Park	$1,287,104
Parks and Recreation Capital Ordinance (25-07)	**$121,406,257**

Ordinance No. 25-07
Date Submitted: March 18, 2025
Date Adopted: March 18, 2025

Parks and Recreation 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 parks and recreation capital projects.

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: Parks and Recreation Fees shall be deposited directly in the fund and the following amounts are appropriated for the project funds effective March 18, 2025:

Parks and Recreation Capital Project Fund	
Expenditures:	
Parks and Recreation Capital Project Fund	121,406,257
Total	**121,406,257**

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

Park and Recreation Capital Project Fund	
Revenues:	
Bond Proceeds	99,627,668
Transfer In	14,582,049
State Grants	3,734,340
Other Grants	2,300,000
Federal Grants	1,133,000
Miscellaneous Revenues	29,200
Total	**121,406,257**

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 March 18, 2025, in accordance with the laws of the State of North Carolina.

Adopted this, the 18th day of March 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Consent Agenda
Title: Utley Creek Greenway Phase 2 Design Contract Amendment #2
Strategic Priority Area: Growth Management & Economic Vitality
Vibrant Community
Community Safety
Staff Resource: LeeAnn Plumer, Parks & Recreation, Michael Leonas, Utilities and Infrastructure, Dirk Siebenbrodt, Utilities and Infrastructure

Action(s):
Approve design contract amendment with Alta Planning + Design, Inc. in the amount of $75,861 for the Utley Creek Phase 2 Greenway project design.

Explanation:
- The Town entered into an agreement with Alta Planning + Design, Inc. in September 2020 for the design of the Utley Creek Phase 2 Greenway project, connecting Evergreen View Drive to the Utley Creek Phase 1 Greenway where it meets the Morgan Park Greenway.
- In the Summer of 2023, Amendment #1 was approved, increasing the original contract fee from $324,602 to $524,719 to cover the costs due to scope changes which included coordination with Duke Energy for land easements, a connection to the future Public Works Operations Center facility, and additional design requirements for the NC Dept of Transportation (NCDOT), Locally Administrated Projects Program (LAPP) grant funding that has been awarded for this project.
- Amendment #2 covers the costs due to establishing easements on Town properties, new environmental requirements, an updated categorical exclusion (CE) as well as design changes in response to NCDOT and Town standard requirements. CEs are actions determined by a Federal agency that do not, individually or cumulatively, have a significant effect on the human environment, therefore not requiring an environmental assessment or environmental impact statement.
- The requested amendment increases the original contract fee from $524,719 to $600,579.92.

Background:
- The Utley Creek (UC) Greenway will provide a significant bike/ pedestrian connection to the west side of town. This second phase will connect the Holly Glen neighborhood to the Utley Creek Phase 1 Greenway where it meets the Morgan Park Greenway.
- The UC Greenway will ultimately connect the Holly Glen and Morgan Park neighborhoods to downtown Holly Springs via an off-street greenway trail.This 10-foot-wide greenway segment will be approximately 5,500 feet in total length and will traverse south of the Utley Creek Water Reclamation Facility and will also provide a connection to the future Public Works Operations Center campus.

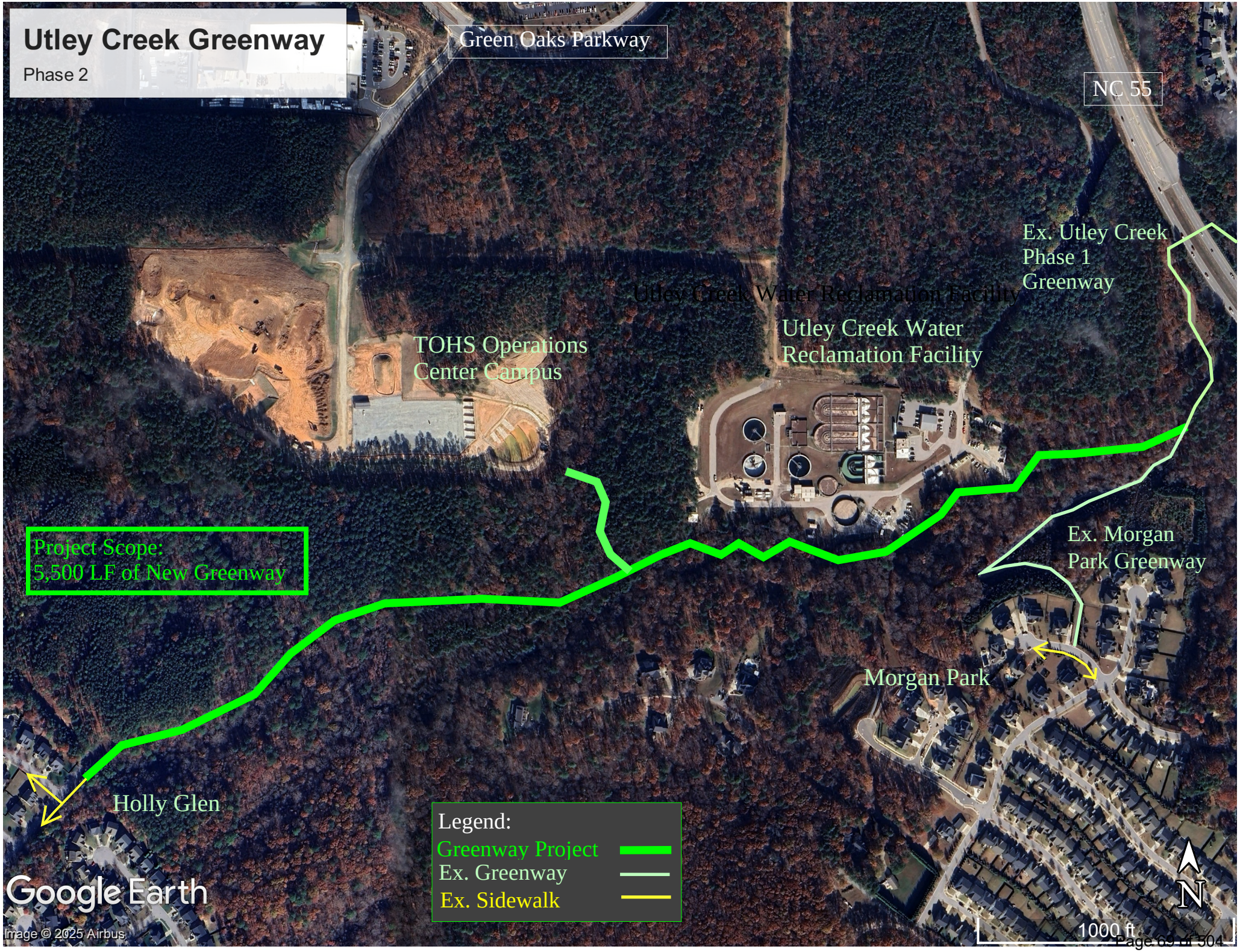
- This greenway section will require easements for four private property owners, one HOA property, four Town properties as well as two Duke Energy properties.
- The Town was awarded a NCDOT Locally Administrated Projects Program (LAPP) grant in 2023 in the amount of $1,920,000 (70% of $2.75M) to assist with the construction cost of this greenway. The Town's funding match is $825,000 (30% of $2.75M) which was approved in FY22.
- For the amount that will be over the combined $2.75M threshold, a supplemental LAPP grant will be applied for at the end of the construction phase, covering 50% of any additional costs.
- With a total estimated project cost of $5,444,000, the Town's total funding requirement is estimated to be $2,640,000. This funding level is within the current budget appropriations for the project.
- While the budget appears to be sufficient at this time, uncertainties surrounding the current federal funding processes have injected potential risks that could adversely affect the budget in the future.
- The current project schedule has construction beginning in January 2026 and with completion in November 2026.

Funding Source(s):

- Community Investment Plan - Park Reserves / Grant

Attachment(s):

1. Utley Creek Greenway Phase 2 - Project Map
2. Utley Creek Greenway Phase 2 - Contract Amendment #2


Utley Creek Greenway
Phase 2
Green Oaks Parkway
NC 55
Ex. Utley Creek
Phase 1
Greenway
Utley Creek Water Reclamation Facility
Utley Creek Water
Reclamation Facility
TOHS Operations
Center Campus
Project Scope:
5,500 LF of New Greenway
Ex. Morgan
Park Greenway
Morgan Park
Holly Glen
Legend:
Greenway Project
Ex. Greenway
Ex. Sidewalk
Google Earth
Image © 2025 Airbus
N
1000 ft

CHANGE ORDER INSTRUCTIONS

A. GENERAL INFORMATION

This document was developed to provide a uniform format for handling Contract changes that affect the Contract Sum or Price or the Contract Time or Times. Changes that have been initiated by a Work Change Directive must be incorporated into a subsequent Change Order if they affect the Contract Sum or Price or the Contract Time or Times.

Changes that affect the Contract Sum or Price or the Contract Time or Times should be promptly covered by a Change Order. The practice of accumulating change order items to reduce the administrative burden may lead to unnecessary disputes.

If milestones have been listed, any effect of a Change Order thereon should be addressed.

For supplemental instructions and minor changes not involving a change in the Contract Sum or Price or the Contract Time or Times, a Field Order may be used.

B. COMPLETING THE CHANGE ORDER FORM

Engineer or Architect initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by Contractor, or requests from Owner, or both.

Once Engineer or Architect has completed and signed the form, all copies should be sent to Contractor for approval. After approval and signature by Contractor, all copies should be sent to Owner for approval. Engineer or Architect should distribute executed copies after approval by Owner.

If a change only applies to the Contract Sum or Price or to the Contract Time or Times, cross out the part of the tabulation that does not apply.

CHANGE ORDER

CHANGE ORDER NO.: **2** DATE: **3/13/2025**

Project: Utley Creek Greenway Phase 2

Contractor:_____

Engineer/Architect/Consultant: Alta Planning & Design, Inc.

CONSULTANT is directed to make the following changes in the Contract Documents.

Description:

See Exhibit A

Attachments: **Utley Creek Phase 2 Greenway Project Scope of Services Amendment # 2**

CHANGE IN CONTRACT SUM OR PRICE:	CHANGE IN CONTRACT TIME OR TIMES:
Original Contract Price **$324,601.86**	Original Contract Times **N/A** Substantial Completion:_____ Ready for final payment: _____ days or dates
Net change from previous Change Order No. 1 **$200,116.91**	Net change from previous Change Orders No. ____ to No. _____: _____ days
Contract Sum or Price prior to this Change Order **$524,718.77**	Contract Times with all approved Change Orders Substantial Completion:_____ Ready for final payment:_____ days or dates
Net Increase (decrease) of this Change Order **$75,861.15**	Net Increase (decrease) of this Change Order _____ days
Contract Sum or Price with all approved Change Orders **$600,579.92**	Contract Times with all approved Change Orders Substantial Completion:_____ Ready for final payment:_____ days or dates

RECOMMENDED:	**APPROVED:**	**ACCEPTED:**
By: _____	By: _____	By: _____
Director of Utilities & Infrastructure	Town Manager	Contractor
(Authorized Signature)	(Authorized Signature)	(Authorized Signature)
Date: _____	Date: _____	Date: _____

CHANGE ORDER NO.: 2

Page ___ of ___

The adjustment in Contract Sum or Price and/or Contract Time or Times stated in this Change Order shall comprise the total price and/or time adjustment due or owed the CONTRACTOR for the work or changes defined in this Change Order. By executing the Change Order, the CONTRACTOR acknowledges and agrees that the stipulated price and/or time adjustments include the costs and delays for all work contained in the Change Order, including costs and delays associated with the interruption of schedules, extended overheads, delay, and cumulative impacts or ripple effect on all other non-affected work under this Contract. Signing of the Change Order constitutes full and mutual accord and satisfaction for the adjustment in Contract Sum or Price or Contract Time or Times as a result of increases or decreases in costs and time of performance caused directly and indirectly from the change, subject to the current scope of the entire work as set forth in the Contract Documents. Acceptance of the waiver constitutes an agreement between OWNER and CONTRACTOR that the Change Order represents an equitable adjustment to the Contract, and that CONTRACTOR waives all rights to file a claim on this Change Order after it is properly executed.

IN WITNESS WHEREOF, the undersigned have caused the execution hereof:

CONSULTANT: _____

ATTEST:

_____
Secretary

[Corporate Seal]

By: _____

Name: _____

Title: _____

Address: _____

Date: _____

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

By: _____ Date: _____

Title: _____

OWNER: TOWN OF HOLLY SPRINGS

Approval as to form and legal sufficiency:

By: _____

Title: _____

Date: _____

By: _____

Name: _____

Title: _____

Date: _____

Utley Creek Phase 2 Greenway Project
Scope of Services
Amendment #2

Project Understanding

The Utley Creek Phase 2 Greenway consists of a proposed 10-foot wide greenway and associated improvements from Evergreen View Drive to the Utley Creek Phase 1 Greenway, in Holly Springs, NC. This Phase 2 segment is approximately 5,500 feet in length. The proposed route of the greenway is to the south side of Utley Creek near the water treatment plant. The proposed route will require several small stream or wetland area crossings, which include a maximum of 6 boardwalk crossings across Utley Creek and a maximum of 4 drainage culverts.

This Scope of Services Amendment #2 documents the changes that are required at this stage of design, which resulted from Town review comments, changes in permit requirements, and further progression of the design, as follows:

- Town request to acquire easements on town owned property.
- Town Development Services review comment requesting Stormwater report that meets Town standards, not just NCDOT.
- Town Development Services review comment requesting a 5-rail fence be prepared in place of the 3-rail fence originally proposed with proposed work as follows:
    - Create detail on plans.
    - Revise existing flood model.
    - If flood model is accepted, updated entire submission package.
- Town request for assistance on Design Exception Memo.
- Town request to have bi-weekly virtual meetings.
- For changes in permit requirements, see Task 3.

This amendment updates the scope as described below and updates the fee in accordance with Table 1 – Schedule of Fees and Charges, which is attached at the end of this document. As a result of these changes, the project fee increases from $524,718.77 to $600,579.92.

Scope of Work Update

Below we describe, task by task, the scope changes included in this amendment. As was the case with our original scope, the following approach is based on our understanding of the Town's needs and our experience with similar projects and national best practices.

Task 1: Location Surveys

The original scope of services has been completed and activities from amendment #1 to the scope of services are on-going. After the 65% design submittal, the Town requested to have plats and legal descriptions prepared for their own properties. As such, the Alta team will prepare property acquisition documents for 4 Town parcels as follows:

- REAL ESTATE ID 0481411 can be done with 1 strip map and will have 2 easement descriptions for the Proposed Trail Easement (PTE) and Temporary Construction Easement (TCE)
- REAL ESTATE ID 0032286 will take 2 strip maps and will have 3 PTE areas and 7 TCE areas to describe

- REAL ESTATE ID 0108046 will be 1 strip map and will have 1 PTE and 2 TCE areas to describe
- REAL ESTATE ID 0428671 will take 1 strip map and will have 1 PTE and 2 TCE areas to describe

All documents will be submitted electronically.

Task 2: Geotechnical Services

The original and amendment #1 scopes of services remain unchanged.

Task 3: Environmental Survey and Documentation

The original and amendment #1 scopes of services are on-going. However, an amendment is needed due to the design progression, new environmental requirements, additional requests from NCDOT that were not provided in previous approved scopes, and time lapses of various studies as follows:

- NCDOT Division 5 is now requiring all Local Administered Projects follow the same procedures as in-house NCDOT projects. These items include a Start of Study Input Request and additional agency coordination.
- NCDOT has issued new templates for the CE and the Natural Resource Technical Report. These items were completed but not approved by NCDOT. As such, they need to be done in the current templates.
- The USFWS species list has changed since the Natural Resource Technical Report and will need to be updated.
- Michaux's Sumac survey will need to be redone as the previous survey is now out of date.
- NCDOT now requires that the project area have a bat survey performed.

The following sections provide descriptions of each task and the modified scope of services to be provided by the Alta team:

3.1 Update CE and CE Documentation

The following tasks need to be completed/updated for inclusion in the Draft CE:

<u>Start of Study Input Request</u>

This item is now required by NCDOT Division 5 for all Local Administered Projects where it used to be only required for NCDOT only projects.

- Develop a start of study distribution list and send a start of study email to various resource and permitting agencies requesting their input on the subject project.
- Compile comments/responses received.

<u>Update Draft CE</u>

- Convert the existing Draft CE using the new CE template provided by NCDOT to be used for all submittals starting on 1/1/2025.
- Update cost estimates
- Add updated Natural Resource Technical Report (NRTR) information (IPaC and bat language, etc.)
- Recheck/recalculate stream and wetland impacts based on current designs
- Develop Environmental Features figure to include in CE showing JD features and FEMA floodway & floodplain.

Supporting Documentation

- Submit the following supporting documentation to the Town of Holly Springs to upload to EBS:
    - Direct and Indirect Screening Tool
    - NRTR
    - Environmental Phase I ESA
    - Section 106 Coordination
    - SOS comments from agencies

3.2 Update to Natural Resource Technical Memorandum

The Alta team will update the existing Natural Resource Technical Memorandum (NRTM). These revisions include the following items:

- NCDOT has updated their Natural Resources Technical Report template (2024). Therefore, the document for this project will be updated to meet current standards.
- The USFWS species list for the project has changed since the draft NRTM was submitted. Therefore, the NRTM will be revised to reflect these changes.
- Surveys for Michaux's Sumac will expire prior to the project's Let date. Therefore, re-surveys for this species will be completed during the 2025 optimal survey window.
- To meet NCDOT requirements, all structures that meet survey criteria will need to be surveyed for bats. This was not included in the previous scopes. This work will be completed concurrent to the sumac re-survey and will not require any additional cost.

NRTM Deliverables:

- DRAFT NRTM Update, including all figures and appendices
- FINAL NRTM Update, including all figures and appendices
- A copy of all shapefiles used to create the figures
- QA/QC forms with signatures, if requested

3.3 Environmental Permitting Support

Base environmental permitting has already been scoped. However, since that time, permitting needs have increased, and now more agency coordination is being required.

Task 4: 25% Design Phase

This task has been completed and no changes are required.

Task 5: Hydrologic/Hydrologic Analysis and Design and Erosion Control Design

The original and amendment #1 scopes of services are on-going. To comply with Town standards, drainage calculations in a stamped and signed Stormwater report will be prepared. The original scope of services only complied to NCDOT standards.

The Alta team will provide additional drainage calculations and prepare the Stormwater report per Town standards as of 2/3/25 and will submit it into the Town system. The current greenway design is located in a floodplain, which can only be permitted with exemptions. Any changes in design requested by the Town that require revision to the report will be considered an additional service to be covered by future contract amendments.

Task 6: Structural Engineering Design

The original and amendment #1 scopes of services are on-going.

Task 7: 100% Design Phase

The original and amendment #1 scopes of services are on-going. However, various items have been included that were not part of the original or amendment #1 scopes of services. They are as follows:

- Site Plan Review
  - Use of the Site Plan review process and submittal of documentation to the online portal.
- 5-Rail Fence
  - Design iteration from a 3-rail fence to a 5-rail fence. There was no CAD file available for the 5-rail fence and it had to be digitized.
- Town Easements
  - Requested to include easements on municipal properties.
- Design Exception Memo
  - Creation of a design exception memo for the boardwalks sections that are below the 100-year floodplain elevation. Alta will assist the Town with design documentation that has already been prepared by the Town.

Task 8: PS&E Design Phase

The original and amendment #1 scopes of services remain unchanged.

Task 9: Public Involvement and Various Meetings

The original scope of services has been completed and the amendment #1 scope of services is on-going. However, on-going bi-weekly meetings were not original scoped for the project. The original client PM had previously authorized shifting budgets to cover these additional meetings over the past few months; but those funds have been exhausted. In addition, since that time an in-person Site Plan Review meeting was requested that was not part of the original scope.

Accordingly, additional fee is required to cover these additional meetings. The fee included in this task amendment #2 will cover meeting time already spent that was not originally scoped and include 1-hour maximum virtual check-ins with the Town to be attended by the Alta Principal-in-Charge and Project Manager for calendar year 2025. The project is expected to be bid by late 2025 and it is assumed that the bi-weekly meetings will no longer be needed next year.

Task 10: Bidding Services and Award Construction Contract (T&M)

The original and amendment #1 scopes of services remain unchanged.

Task 11: Revise Flood Model

After the 65% design submission, the Town requested that the proposed 3-rail fence on the project that was approved at the 25% design stage, be modified to a 5-rail fence. The design of the 5-rail fence is considered an obstruction when doing the flood model. As such, the flood model will need to be revised. This task will cover the work needed to update the floodplain model to determine if the 5-rail fence can be used without an adverse impact to the floodplain.

Task 12: Revise CLOMR Package

If the flood model analysis done in Task 11 shows that the 5-rail fence can be incorporated into the design, a revised CLOMR package will need to be provided. This task will cover the revision of the existing CLOMR package to include the revised flood model. Revisions due to agency comments will be done under the original scope of services for Task 5.

Exclusions and Other Assumptions

Improvements such as amenity design, wayfinding, retaining walls, trail heads, landscaping, stream bank mitigation and stream buffer improvements are not anticipated to be needed and are not included in this scope.

The project will have impacts to existing wetlands and surface water features which will require various environmental permits. Construction land disturbance is expected to be more than 1 acre, so a North Carolina Department of Environmental Quality (NCDEQ) Erosion and Sediment Control Certificate of Approval will be required.

The Town will provide all coordination and land acquisition services with Duke Energy, private property owners, and NCDOT to acquire a NCDOT ROW Certification. As such, those services are not included in the scope.

Table 1 - Schedule of Fees and Charges

Task	Original Contract Fee	Amendment #1 Fee	Amendment #2 Fee	Total Fee
Task 1: Location Surveys	$65,368.16	$27,225.00	$4,260.00	$96,853.16
Task 2: Geotechnical Services	$32,848.00	$8,160.00	$0.00	$41,008.00
Task 3: Environmental Survey and Documentation	$13,164.70	$16,711.91	$9,716.15	$39,592.76
Task 4: 25% Design Phase	$47,041.00	$0.00	$0.00	$47,041.00
Task 5: Hydrologic/Hydrologic Analysis and Design and Erosion Control Design	$84,484.00	$37,890.00	$12,780.00	$135,154.00
Task 6: Structural Engineering Design	$24,350.00	$15,794.00	$0.00	$40,144.00
Task 7: 100% Design Phase	$33,542.00	$85,504.00	$4,025.00	$123,071.00
Task 8: PS&E Design Phase	$12,002.00	$5,238.00	$0.00	$17,240.00
Task 9: Public Involvement and Various Meetings	$6,806.00	$0.00	$16,225.00	$23,031.00
Task 10: Bidding Services and Award Construction Contract (T&M)	$4,996.00	$3,594.00	$0.00	$8,590.00
Task 11: Revise Flood Model	$0.00	$0.00	$13,265.00	$13,265.00
Task 12: Revise CLOMR Package	$0.00	$0.00	$15,590.00	$15,590.00
Total	$324,601.86	$200,116.91	$75,861.15	$600,579.92

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

Consent Agenda
Title: Audit Services Engagement and Annual Comprehensive Financial Report Services for year ending June 30, 2025
Strategic Priority Area: Organizational Excellence
Staff Resource: Tina Stroupe, Finance

Action(s):
Approve Contracts for Audit Services and Annual Comprehensive Financial Report Engagement for fiscal year ending June 30, 2025.

Explanation:

- North Carolina General Statute §159-34 requires local governments to obtain an annual independent audit and present an Annual Comprehensive Financial Report.
- The audit fulfills the state legal requirement and provides accountability to the Town's citizens and other interested parties by reporting the Town's financial position and results of operations for the 2024-25 Fiscal Year.
- The North Carolina Local Government Commission requires all audit contracts be approved by their office.
- Cherry Bekaert LLP is the firm selected to perform the annual audit.
- The Fiscal Year 2024-25 annual audit fee is $70,000 and includes two single audit programs. Any additional single audit programs will be an additional $6,500 per program. The fee for the production of the Annual Comprehensive Financial Report is not to exceed $40,000.

Background:

- The Town performed an audit services RFP in 2021, and Cherry Bekaert LLP was selected after a detailed evaluation process.
- The Town has worked with Cherry Bekaert LLP for the past four years, and has been highly satisfied with their responsiveness, knowledge, and quality of work provided.
- Staff are recommending an additional one-year extension to the audit contract.
- Finance staff have consulted with the NC Local Government Commission (LGC), who noted that the RFP process may be a best practice to perform every five or more years. Staff recommends performing an RFP for audit services and the Annual Comprehensive Financial Report service for year ending June 30, 2026.

Funding Source(s):

- Operating Budget - General Fund

Attachment(s):

1. Town of Holly Springs North Carolina 6-30-23 Audit Engagement Letter (1)

2. Town of Holly Springs, North Carolina 6-30-25 LGC Contract
3. Town of Holly Springs - Cherry Bekaert Accounting Advisory FY25 Engagement Letter

Cherry Bekaert LLP
Your Guide Forward

April 28, 2023

VIA EMAIL:
Tina.stroupe@hollyspringsnc.gov

Tina Stroupe
Finance Director
Town of Holly Springs, North Carolina
128 S. Main Street
Holly Springs, North Carolina 27540

Dear Ms. Stroupe:

This engagement letter between Town of Holly Springs, North Carolina (hereafter referred to as the "Town" or "you" or "your" or "management") and Cherry Bekaert LLP (the "Firm" or "Cherry Bekaert" or "we" or "us" or "our") sets forth the nature and scope of the services we will provide, the Town's required involvement and assistance in support of our services, the related fee arrangements, and other Terms and Conditions, which are attached hereto and incorporated by reference, designed to facilitate the performance of our professional services and to achieve the mutually agreed-upon objectives of the Town.

Summary of services

We will provide the following services to the Town as of and for the year ended June 30, 2023:

Audit and attestation services

1. We will audit the basic financial statements of the Town as of and for the year ended June 30, 2023 including the governmental activities, the business type activities, each major fund and the remaining fund information, including the disclosures.

2. We will audit the schedule of expenditures of federal and state awards. As part of our engagement, we will apply certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America ("GAAS").

3. We will audit the combining and individual fund statements and schedules, budgetary schedules, and other schedules. As part of our engagement, we will apply certain procedures, including comparing and reconciling such information directly to underlying accounting and other records used to prepare the financial statements themselves.

4. The supplementary information, such as the introductory and statistical sections accompanying the financial statements, will not be subjected to the audit procedures applied in our audit of the financial statements and our auditor's report will not provide an opinion or any assurance on that information.

5. We will apply limited procedures to the required supplementary information (RSI), such as management's discussion and analysis (MD&A), the Law Enforcement Officers' Special Separation Allowance, the Local Government Employees' Retirement System, and the Other Post-Employment Benefits, which will consist of inquiries of Town's management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the financial statements.

Nonattest accounting and other services

We will provide the following additional services:

1. Complete the appropriate sections of and sign the Data Collection Form.

Your expectations

As part of our planning process, we have discussed with you your expectations of Cherry Bekaert, changes that occurred during the year, your views on risks facing you, any relationship issues with Cherry Bekaert, and specific engagement arrangements and timing. Our services plan, which includes our audit plan, is designed to provide a foundation for an effective, efficient, and quality-focused approach to accomplish the engagement objectives and meet or exceed the Town's expectations. Our services plan will be reviewed with you periodically and will serve as a benchmark against which you will be able to measure our performance. Any additional services that you may request, and that we agree to provide, will be the subject of separate written arrangements.

The Town recognizes that our professional standards require that we be independent from the Town in our audit of the Town's financial statements and our accompanying report in order to ensure that our objectivity and professional skepticism have not been compromised. As a result, we cannot enter into a fiduciary relationship with the Town and the Town should not expect that we will act only with due regard to the Town's interest in the performance of this audit, and the Town should not impose on us special confidence that we will conduct this audit with only the Town's interest in mind. Because of our obligation to be independent of the Town, no fiduciary relationship will be created by this engagement or audit of the Town's financial statements.

The engagement will be led by April Adams, who will be responsible for assuring the overall quality, value, and timeliness of the services provided to you.

Audit and attestation services

Our audit will be conducted in accordance with GAAS; and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the provisions of Uniform Guidance; the Single Audit Act Amendments of 1996; State Single Audit Implementation Act and OMB *Guidance for Grants and Agreements* (2 CFR 200) and the State Single Audit Implementation Act.. The objective of our audit is to obtain reasonable assurance about whether the Town's basic financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinion(s) about whether the Town's basic financial statements are presented fairly, in all material respects, in conformity with U.S. generally accepted accounting principles ("GAAP") and to report on the fairness of the additional information referred to in the Summary of Services section when considered in relation to the basic financial statements taken as a whole. Reasonable assurance is a high level of assurance

but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements in conformity with the basis of accounting noted above. The objective also includes reporting on:

- Internal control over financial reporting and compliance with the provisions of applicable laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards.*

- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with laws, regulations and the provisions of contracts or grant agreements that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and *Title 2 U.S. Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"), and the State Single Audit Implementation Act.

Auditor's responsibilities for the audit of the financial statements

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of accounting records and other procedures as deemed necessary to enable us to express such an opinion about whether the financial statements are fairly presented, in all material respects, in conformity with GAAP. We will also:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Obtain an understanding of the Town and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risk, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion(s). The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstance, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

Nonattest accounting and other services

In connection with any of the audit, accounting, or other services noted below, we will provide a copy of all schedules or other support for you to maintain as part of your books and records supporting your basic financial statements. You agree to take responsibility for all documents provided by Cherry Bekaert and will retain copies based on your needs and document retention policies. By providing these documents to you, you confirm that Cherry Bekaert is not responsible for hosting your records or maintaining custody of your records or data and that Cherry Bekaert is not providing business continuity or disaster recovery services. You confirm you are responsible for maintaining internal controls over your books and records including business continuity and disaster recovery alternatives. In addition, any documents provided to Cherry Bekaert by the Town in connection with these services will be considered to be copies and will not be retained by Cherry Bekaert after completion of the accounting and other services. You are expected to retain anything you upload to a Cherry Bekaert portal and are responsible for downloading and retaining anything we upload in a timely manner. Portals are only meant as a method of transferring data, are not intended for the storage of client information, and may be deleted at any time. You are expected to maintain control over your accounting systems to include the licensing of applications and the hosting of said applications and data. We do not provide electronic security or back-up services for any of your data or records. Giving us access to your accounting system does not make us hosts of information contained within.

The accounting and other services described in this section are nonaudit services, which do not constitute audit services under *Government Auditing Standards*, and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming Town's management responsibilities.

In conjunction with providing these accounting and other services, we may use third party software or templates created by Cherry Bekaert for use on third party software. Management expressly agrees that the Town has obtained no rights to use such software or templates and that Cherry Bekaert's use of the Town's data in those applications is not deemed to be hosting, maintaining custody, providing business continuity, or disaster recovery services.

Accounting services

We will advise Town's management about the application of appropriate accounting principles, and may propose adjusting journal entries to the Town's financial statements. The Town's management is responsible for reviewing the entries and understanding the nature of

any proposed entries and the impact they have on the Town's financial statements. If, while reviewing the journal entries, the Town's management determines that a journal entry is inappropriate, it will be the Town's management's responsibility to contact us to correct it.

Town's management responsibilities related to accounting and other services

For all nonattest services we perform in connection with the engagement, you are responsible for designating a competent employee to oversee the services, make any management decisions, perform any management functions related to the services, evaluate the adequacy of the services, retain relevant copies supporting your books and records, and accept overall responsibility for the results of the services.

Prior to the release of the report, the Town's management will need to sign a representation letter acknowledging its responsibility for the results of these services and acknowledging receipt of all appropriate copies.

Town's management responsibilities related to the audit

The Town's management is responsible for (1) designing, implementing, and maintaining internal controls, including internal controls over federal and state awards, and for evaluating and monitoring ongoing activities, relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that the Town's management and financial information is reliable and properly reported. The Town's management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal and state awards and all accompanying information in conformity with GAAP; and for compliance with applicable laws and regulations (including federal statutes) and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationship in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

The Town's management is responsible for making all financial records and related information available to us, including additional information that is requested for purposes of the audit (including information from outside of the general and subsidiary ledgers), and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which it is aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters, (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance and the State Single Audit Implementation Act, (3) additional information that we may request for the purpose of the audit and (4) unrestricted access to persons within the Town from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Town involving (1) the Town's management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Town received in communications from employees, former employees, grantors, regulators, or other. In addition, you are responsible for identifying and ensuring that the Town complies with applicable laws, regulations contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, or grant agreements that we report. Additionally, as required by the Uniform Guidance and the State Single Audit Implementation Act, it is the Town's management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal and state awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan.

The Town's management is responsible for identifying all federal and state awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal and state awards (including notes and noncash assistance received, and COVID-19 related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance and the State Single Audit Implementation Act. You agree to include our report on the schedule of expenditures of federal and state awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal and state awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal and state awards that includes our report thereon OR make the audited financial statements readily available to intended users of the schedule of expenditures of federal and state awards no later than the date the schedule of expenditures of federal and state awards is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal and state awards in accordance with the Uniform Guidance and the State Single Audit Implementation Act, (2) you believe the schedule of expenditures of federal and state awards, including its form and content, is stated fairly in accordance with the Uniform Guidance and the State Single Audit Implementation Act, (3) the methods of measurement or presentation have not changed from those used in the prior period or, if they have changed, the reasons for such changes), and (4) the Town has disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal and state awards.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with GAAP. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the

supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP, (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP, (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes), and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

The Town's management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. The Town's management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the *Audit and attestation services* section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing Town's management views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

The Town's management agrees to assume all management responsibilities relating to the financial statements, schedule of expenditures of federal and state awards and disclosures, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, schedule of expenditures of federal and state awards, and disclosures, and that you have reviewed and approved the financial statements, schedule of expenditures of federal and state awards, and disclosures prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

The Town's management is responsible for disclosing to us all documents that comprise the annual report and preparation of the annual report. You agree you will provide us with the final version of all documents comprising the annual report prior to the date of the auditor's report so that required audit procedures can be completed prior to the issuance of the auditor's report. If obtaining the final version of these documents is not possible prior to the date of the auditor's report, then the documents will be provided as soon as practicable, and the Town will not issue the annual report prior to providing them to the us and allowing sufficient time to apply required audit procedures. If the documents comprising the annual report are provided after the date of the auditor's report and we concluded that there is a material inconsistency or misstatement then we will take appropriate actions which may include communicating the matter to those charged with governance or obtaining legal advice.

Reporting

Our report will be addressed to the Honorable Mayor of the Town Council of the Town. Circumstances may arise in which our report may differ from its expected form and content based on the result of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs to our auditor's report, or if necessary, withdraw from this engagement. If our opinion is other

than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express opinions or issue reports, or may withdraw from this engagement.

We will also issue written reports upon completion of our Single Audit. The *Government Auditing Standards* report on internal control over financial reporting and on compliance, and will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering internal control over financial reporting and compliance. The Uniform Guidance and the State Single Audit Implementation Act report on internal control over compliance will include a paragraph that states that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance and the State Single Audit Implementation Act. Both reports will state that the report is not suitable for any other purpose.

Management representations

The Firm will rely on the Town's management providing the above noted representations to us, both in the planning and performance of the audit, and in considering the fees that we will charge to perform the audit.

Fees

The estimated fees contemplate only the services described in the Summary of Services section of this letter. You may request that we perform additional services not addressed in this engagement letter. If this occurs, we will communicate with you concerning the scope of the additional services and the estimated fees which will be at our standard billing rates noted in the table below. We also may issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter. If the Town's management requests additional services not listed above, we will provide an estimate of those fees prior to commencing additional work.

The following summarizes the fees for the services described above:

Description of services	Estimated fee
Audit services	
Audit of the financial statements	$ 63,750
Audit of each additional single audit program beyond one (1) Federal and one (1) State program ($5,000)	
Accounting services	
Completion of Data Collection Form	Included above
Total	$ 63,750

The fees will be billed periodically. Invoices are due on presentation. A service charge will be added to past due accounts equal to 1½% per month (18% annually) on the previous month's balance less payments received during the month, with a minimum charge of $2.00 per month.

If the foregoing is in accordance with your understanding, please sign a copy of this letter in the space provided and return it to us. No change, modification, addition, or amendment to this letter shall be valid unless in writing and signed by all parties. The parties agree that this letter may be electronically signed and that the electronic signatures will be deemed to have the same force and effect as handwritten signatures.

If you have any questions, please call April Adams at (919) 782-1040.

Sincerely,

CHERRY BEKAERT LLP

Cherry Bekaert LLP

ATTACHMENT – Engagement Letter Terms and Conditions

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

ACCEPTED BY: _____

TITLE: _____ DATE: _____

Cherry Bekaert LLP
Engagement Letter Terms and Conditions

The following terms and conditions are an integral part of the attached engagement letter and should be read in their entirety in conjunction with your review of the letter.

Limitations of the audit report

Should the Town wish to include or incorporate by reference these financial statements and our report thereon into *any* other document at some future date, we will consider granting permission to include our report into another such document at the time of the request. However, we may be required by GAAS to perform certain procedures before we can give our permission to include our report in another document such as an annual report, private placement, regulator filing, official statement, offering of debt securities, etc. You agree that the Town will not include or incorporate by reference these financial statements and our report thereon, or our report into any other document without our prior written permission. In addition, to avoid unnecessary delay or misunderstandings, it is important to provide us with timely notice of your intention to issue any such document.

Limitations of the audit process

In conducting the audit, we will perform tests of the accounting records and such other procedures as we consider necessary in the circumstances to provide a reasonable basis for our opinion on the financial statements. We also will assess the accounting principles used and significant estimates made by the Town's management, as well as evaluate the overall financial statement presentation.

Our audit will include procedures designed to obtain reasonable assurance of detecting misstatements due to errors or fraud that are material to the financial statements. Absolute assurance is not attainable because of the nature of audit evidence and the characteristics of fraud. For example, audits performed in accordance with GAAS are based on the concept of selective testing of the data being examined and are, therefore, subject to the limitation that material misstatements due to errors or fraud, if they exist, may not be detected. Also, an audit is not designed to detect matters that are immaterial to the financial statements. In addition, an audit conducted in accordance with GAAS does not include procedures specifically designed to detect illegal acts having an indirect effect (e.g., violations of fraud and abuse statutes that result in fines or penalties being imposed on the Town) on the financial statements.

Similarly, in performing our audit we will be aware of the possibility that illegal acts may have occurred. However, it should be recognized that our audit provides no assurance that illegal acts generally will be detected, and only reasonable assurance that illegal acts having a direct and material effect on the determination of financial statement amounts will be detected. We will inform you with respect to errors and fraud, or illegal acts that come to our attention during the course of our audit unless clearly inconsequential. In the event that we have to consult with the Town's counsel or counsel of our choosing regarding any illegal acts we identify, additional fees incurred may be billed to the Town. You agree that the Town will cooperate fully with any procedures we deem necessary to perform with respect to these matters.

We will issue a written report upon completion of our audit of the Town's financial statements. If, for any reason, we are unable to complete the audit, or are unable to form, or have not formed an opinion on the financial statements, we may decline to express an opinion or decline to issue a report as a result of the engagement. We will notify the appropriate party within your organization of our decision and discuss the reasons supporting our position.

Audit procedures – general

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve professional judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by the Town's management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the Town or to acts by the Town's management or employees acting on behalf of the Town. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits, nor do they expect auditors to provide reasonable assurance of detecting waste and abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of the Town's management of any material errors, fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditor is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customer, creditors and financial institutions. We will request written representations from the Town's attorneys as part of the engagement, and they may bill the Town for responding to this inquiry. At the conclusion of our audit, we will also require certain written representations from you about the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS.

Audit procedures – internal controls

Our audit will include obtaining an understanding of the Town and its environment, including internal controls relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinion(s). The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial

statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control, including cybersecurity, and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards.*

As required by the Uniform Guidance and the State Single Audit Implementation Act, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance and the State Single Audit Implementation Act.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to the Town‘s management and those charged with governance internal control related matters that are required to be communicated under American Institute of Certified Public Accountants (“AICPA”) professional standards, and *Government Auditing Standards,* and the Uniform Guidance and the State Single Audit Implementation Act.

Audit procedures - compliance

As part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of the Town's compliance with provisions of applicable laws and regulations, contracts and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance and the State single Audit Implementation Act requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal and state awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the Town’s major programs. For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on the Town’s compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance and the State Single Audit Implementation Act.

Nonattest services (if applicable)

All nonattest services to be provided in the attached engagement letter (if applicable) shall be provided pursuant to the AICPA Code of Professional Conduct. The AICPA Code of Professional Conduct requires that we establish objectives of the engagement and the services to be performed, which are described under nonattest services in the attached letter.

You agree that the Town‘s designated individual will assume all the Town‘s management responsibilities for the nonattest services we provide; oversee the services by designating an individual, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them. In order to ensure we provide such services in compliance with all professional standards, the designated individual is responsible for:

- Making all financial records and related information available to us
- Ensuring that all material information is disclosed to us
- Granting unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence
- Identifying and ensuring that such nonattest complies with the laws and regulations

The accuracy and appropriateness of such nonattest services shall be limited by the accuracy and sufficiency of the information provided by the Town‘s designated individual. In the course of providing such nonattest services, we may provide professional advice and guidance based on knowledge of accounting, tax and other compliance, and of the facts and circumstances as provided by the Town‘s designated individual. Such advice and guidance shall be limited as permitted under the AICPA Code of Professional Conduct.

Communications

At the conclusion of the audit engagement, we may provide the Town‘s management and those charged with governance a letter stating any significant deficiencies or material weaknesses which may have been identified by us during the audit and our recommendations designed to help the Town make improvements in its internal control structure and operations related to the identified matters discovered in the financial statement audit. As part of this engagement, we will ensure that certain additional matters are communicated to the appropriate members of the Town. Such matters include (1) our responsibilities under GAAS, (2) the initial selection of and changes in significant accounting policies and their application, (3) our independence with respect to the Town, (4) the process used by Town‘s management in formulating particularly sensitive accounting estimates and the basis for our conclusion regarding the reasonableness of those estimates, (5) audit adjustments, if any, that could, in our judgment, either individually or in the aggregate be significant to the financial statements or our report, (6) any disagreements with the Town‘s management concerning a financial accounting, reporting, or auditing matter that could be significant to the financial statements, (7) our views about matters that were the subject of the Town‘s management’s consultation with other accountants about auditing and accounting matters, (8) major issues that were discussed with the Town‘s management in connection with the retention of our services, including, among other matters, any discussions regarding the application of accounting principles and auditing standards, and (9) serious difficulties that we encountered in dealing with the Town‘s management related to the performance of the audit.

Other matters

Access to working papers

The working papers and related documentation for the engagement are the property of the Firm and constitute confidential information. We have a responsibility to retain the documentation for a period of time to satisfy legal or regulatory requirements for records retention. It is our policy to retain all workpapers and client information for seven years from the date of issuance of the report. It is our policy to retain emails and attachments to emails for a period of 12 months, except as required by any governmental regulation. Except as

discussed below, any requests for access to our working papers will be discussed with you prior to making them available to requesting parties. Any parties seeking voluntary access to our working papers must agree to sign our standard access letter.

We may be requested to make certain documentation available to regulators, governmental agencies (e.g., SEC, PCAOB, HUD, DOL, etc.), or their representatives ("Regulators") pursuant to law or regulations. If requested, access to the documentation will be provided to the Regulators. The Regulators may intend to distribute to others, including other governmental agencies, our working papers and related documentation without our knowledge or express permission. You hereby acknowledge and authorize us to allow Regulators access to and copies of documentation as requested. In addition, our Firm, as well as all other major accounting firms, participates in a "peer review" program covering our audit and accounting practices as required by the AICPA. This program requires that once every three years we subject our quality assurance practices to an examination by another accounting firm. As part of the process, the other firm will review a sample of our work. It is possible that the work we perform for the Town may be selected by the other firm for their review. If it is, they are bound by professional standards to keep all information confidential. If you object to having the work we do for you reviewed by our peer reviewer, please notify us in writing.

Electronic transmittals

During the course of our engagement, we may need to electronically transmit confidential information to each other, within the Firm, and to other entities engaged by either party. Although email is an efficient way to communicate, it is not always a secure means of communication and thus, confidentiality may be compromised. As an alternative, we recommend using our Client Portal ("Portal") to transmit documents. Portal allows the Town, us, and other involved entities to upload and download documents in a secure location. You agree to the use of email, Portal, and other electronic methods to transmit and receive information, including confidential information, between the Firm, the Town, and other third party providers utilized by either party in connection with the engagement.

Use of third party providers and alternative practice structure

Cherry Bekaert LLP and Cherry Bekaert Advisory LLC (an associated, but not affiliated entity) are parties to an administrative services agreement ("ASA"). Cherry Bekaert LLP and Cherry Bekaert Advisory LLC are operating in an arrangement commonly described as an "alternative practice structure". Pursuant to the ASA, Cherry Bekaert LLP leases professional and administrative staff, both of which are employed by Cherry Bekaert Advisory LLC, to support Cherry Bekaert LLP's performance under this engagement letter. As a result, Cherry Bekaert LLP will share your confidential information with Cherry Bekaert Advisory LLC so that the leased employees are able to support Cherry Bekaert LLP's performance under this engagement letter. These leased employees are under the direct control and supervision of Cherry Bekaert LLP, which is solely responsible for the professional performance of the services under this engagement letter. The leased employees are subject to the standards governing the accounting profession, including the requirement to maintain the confidentiality of client information, and Cherry Bekaert LLP and Cherry Bekaert Advisory LLC have contractual agreements requiring confidential treatment of all client information.

To the extent Cherry Bekaert Advisory LLC will provide tax, advisory, and/or consulting services to you, Cherry Bekaert LLP will provide Cherry Bekaert Advisory LLC with access to your accounting, financial, and other records that Cherry Bekaert LLP maintains to enable Cherry Bekaert Advisory LLC to provide those services to you.

In addition to the structure noted above, in the normal course of business, we may on occasion use the services of an independent contractor or a temporary or loaned employee, all of whom may be considered a third party service provider. On these occasions, we remain responsible for the adequate oversight of all services performed by the third party service provider and for ensuring that all services are performed with professional competence and due professional care. We will adequately plan and supervise the services provided by the third party service provider; obtain sufficient relevant data to support the work product; and review compliance with technical standards applicable to the professional services rendered. We will enter into a contractual agreement with the third party service provider to maintain the confidentiality of information and be reasonably assured that the third party service provider has appropriate procedures in place to prevent the unauthorized release of confidential information to others.

Subpoenas

In the event we are requested or authorized by the Town, or required by government regulation, subpoena, or other legal process to produce our working papers or our personnel as witnesses with respect to our engagement for the Town, the Town will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expense, as well as the fees and expenses of our counsel, incurred in responding to such a request at standard billing rates.

Dispute resolution provision

This Dispute Resolution Provision sets forth the dispute resolution process and procedures applicable to any dispute or claim arising out of or relating to this engagement letter or the services provided hereunder, or any other audit or attest services provided by or on behalf of the Firm or any of its subcontractors or agents to the Town or at its request (“Disputes”), and shall apply to the fullest extent of the law, whether in contract, statute, tort (such as negligence), or otherwise.

Mediation

All Disputes shall be first submitted to nonbinding confidential mediation by written notice to the parties, and shall be treated as compromise and settlement negotiations under the standards set forth in the Federal Rules of Evidence and all applicable state counterparts, together with any applicable statutes protecting the confidentiality of mediations or settlement discussions. If the parties cannot agree on a mediator, the International Institute for Conflict Prevention and Resolution (“CPR”), at the written request of a party, shall designate a mediator.

Arbitration procedures

If a Dispute has not been resolved within 90 days after the effective date of the written notice beginning the mediation process (or such longer period, if the parties so agree in writing), the mediation shall terminate and the Dispute shall be settled by binding arbitration to be held at a mutually agreeable location. The arbitration shall be conducted in accordance with the CPR Rules for Non-Administered Arbitration that are in effect at the time of the commencement of the arbitration, except to the extent modified by this Dispute Resolution Provision (the “Rules”). The arbitration shall be conducted before a panel of three arbitrators. Each of the Town and the Firm shall designate one arbitrator in accordance with the “screened” appointment procedure provided in the Rules, and the two party-designated arbitrators shall jointly select the third in accordance with the Rules. No arbitrator may serve on the panel unless he or she has agreed in writing to enforce the terms of the engagement letter and to

abide by the terms of the Rules. Except with respect to the interpretation and enforcement of these arbitration procedures (which shall be governed by the Federal Arbitration Act), the arbitrators shall apply the laws of the Commonwealth of Virginia (without giving effect to its choice of law principles) in connection with the Dispute. The arbitrators may render a summary disposition relative to all or some of the issues, provided that the responding party has had an adequate opportunity to respond to any such application for such disposition. Any discovery shall be conducted in accordance with the Rules. The result of the arbitration shall be binding on the parties, and judgment on the arbitration award may be entered in any court having jurisdiction.

Costs

Each party shall bear its own costs in both the mediation and the arbitration; however, the parties shall share the fees and expenses of both the mediators and the arbitrators equally.

Waiver of trial by jury

In the event the parties are unable to successfully arbitrate any dispute, controversy, or claim, the parties agree to WAIVE TRIAL BY JURY and agree that the court will hear any matter without a jury.

Independent contractor

Each party is an independent contractor with respect to the other and shall not be construed as having a trustee, joint venture, agency, or fiduciary relationship.

No third party beneficiaries

The parties do not intend to benefit any third party by entering into this agreement, and nothing contained in this agreement confers any right or benefit upon any person or entity who or which is not a signatory of this agreement.

Statute of limitations

The Town agrees not to bring any claims against any partner or employee of the Firm in any form for any reason. The Town and the Firm agree that any suit arising out of or related to the services contemplated by this engagement letter must be filed within one year after the cause of action arises. The cause of action arises upon the earlier of (i) delivery of the final work product for which the firm has been engaged, (ii) where applicable, filing of the final work product for which the firm has been engaged, or (iii) the date which the services contemplated under this engagement letter are terminated by either party.

Terms and conditions supporting fees

The estimated fees set forth in the attached engagement letter are based on anticipated full cooperation from the Town’s personnel, timely delivery of requested audit schedules and supporting information, timely communication of all significant accounting and financial reporting matters, the assumption that unexpected circumstances will not be encountered during the audit, as well as working space and clerical assistance as mutually agreed upon and as is normal and reasonable in the circumstances. We strive to ensure that we have the right professionals scheduled on each engagement. As a result, sudden Town requested scheduling changes or scheduling changes necessitated by the agreed information not being ready on the agreed-upon dates can result in expensive downtime for our professionals. Any last minute schedule changes that result in downtime for our professionals could result in

additional fees. Our estimated fees do not include assistance in bookkeeping or other accounting services not previously described. If, for any reason, the Town is unable to provide such schedules, information, and assistance, the Firm and the Town will mutually revise the fee to reflect additional services, if any, required of us to achieve these objectives.

The estimated fees contemplate that the Town will provide adequate documentation of its systems and controls related to significant transaction cycles and audit areas**.**

In providing our services, we will consult with the Town with respect to matters of accounting, financial reporting, or other significant business issues as permitted by professional standards. Accordingly, time necessary to affect a reasonable amount of such consultation is reflected in our fees. However, should a matter require research, consultation, or audit work beyond that amount, the Firm and the Town will agree to an appropriate revision in our fee.

The estimated fees are based on auditing and accounting standards effective as of the date of this engagement letter and known to apply to the Town at this time. Unless otherwise indicated, estimated fees do not include any time related to the application of new auditing or accounting standards that impact the Town for the first time. If new auditing or accounting standards are issued subsequent to the date of this letter and are effective for the period under audit, we will estimate the impact of any such standard on the nature, timing, and extent of our planned audit procedures and will communicate with the Town concerning the scope of the additional procedures and the estimated fees.

The Town agrees to pay all costs of collection (including reasonable attorneys' fees) that the Firm may incur in connection with the collection of unpaid invoices. In the event of nonpayment of any invoice rendered by us, we retain the right to (a) suspend the performance of our services, (b) change the payment conditions under this engagement letter, or (c) terminate our services. If we elect to suspend our services, such services will not be resumed until your account is paid. If we elect to terminate our services for nonpayment, the Town will be obligated to compensate us for all time expended and reimburse us for all expenses through the date of termination.

This engagement letter sets forth the entire understanding between the Town and the Firm regarding the services described herein and supersedes any previous proposals, correspondence, and understandings whether written or oral. Any subsequent changes to the terms of this letter, other than additional billings, will be rendered in writing and shall be executed by both parties. Should any portion of this engagement letter be ruled invalid, it is agreed that such invalidity will not affect any of the remaining portions.

The Governing Board: Town Council

of Primary Government Unit: Town of Holly Springs, North Carolina

and Discretely Presented Component Unit (DPCU) (if applicable): N/A

Primary Government Unit, together with DPCU (if applicable), hereinafter referred to as Governmental Unit(s)

and Auditor Name: Cherry Bekaert, LLP

Auditor Address: 3800 Glenwood Avenue, Suite 200, Raleigh, North Carolina 27612

Hereinafter referred to as Auditor

for Fiscal Year Ending: 06/30/23 | Date Audit Will Be Submitted to LGC: 10/31/23

Must be within four months of FYE

hereby agree as follows:

1. The Auditor shall audit all statements and disclosures required by U.S. generally accepted auditing standards (GAAS) and additional required legal statements and disclosures of all funds and/or divisions of the Governmental Unit(s). The non-major combining, and individual fund statements and schedules shall be subjected to the auditing procedures applied in the audit of the basic financial statements and an opinion shall be rendered in relation to (as applicable) the governmental activities, the business- type activities, the aggregate DPCUs, each major governmental and enterprise fund, and the aggregate remaining fund information (non-major government and enterprise funds, the internal service fund type, and the fiduciary fund types). The basic financial statements shall include budgetary comparison information in a budgetary comparison statement, rather than as RSI, for the General Fund and any annually budgeted Special Revenue funds.

2. At a minimum, the Auditor shall conduct the audit and render the report in accordance with GAAS. The Auditor shall perform the audit in accordance with *Government Auditing Standards (GAGAS)* if the Governmental Unit expended $100,000 or more in combined Federal and State financial assistance during the reporting period. The auditor shall perform a Single Audit if required by Title 2 US Code of Federal Regulations Part 200 *Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards, Subpart F* (Uniform Guidance) or the State Single Audit Implementation Act. This audit and all associated audit documentation may be subject to review by Federal and State agencies in accordance with Federal and State laws, including the staffs of the Office of State Auditor (OSA) and the Local Government Commission (LGC). If the audit requires a federal single audit in accordance with the Uniform Guidance (§200.501), it is recommended that the Auditor and Governmental Unit(s) jointly agree, in advance of the execution of this contract, which party is responsible for submission of the audit and the accompanying data collection form to the Federal Audit Clearinghouse as required under the Uniform Guidance (§200.512).

Effective for audits of fiscal years beginning after June 30, 2023, the LGC will allow auditors to consider whether a unit qualifies as a State low-risk auditee based upon federal criteria in the Uniform Guidance §200.520(a), and (b) through (e) as it applies to State awards. In addition to the federal criteria in the Uniform Guidance, audits must have been submitted timely to the LGC. If in the reporting year, or in either of the two previous years, the unit reported a Financial Performance Indicator of Concern that the audit was late, then

the report was not submitted timely for State low-risk auditee status. Please refer to "Discussion of Single Audits in North Carolina" on the LGC's website for more information.

If the audit and Auditor communication are found in this review to be substandard, the results of the review may be forwarded to the North Carolina State Board of CPA Examiners (NC State Board).

3. If an entity is determined to be a component of another government as defined by the group audit standards, the entity's auditor shall make a good faith effort to comply in a timely manner with the requests of the group auditor in accordance with AU-6 §600.41 - §600.42.

4. This contract contemplates an unmodified opinion being rendered. If during the process of conducting the audit, the Auditor determines that it will not be possible to render an unmodified opinion on the financial statements of the unit, the Auditor shall contact the LGC Staff to discuss the circumstances leading to that conclusion as soon as is practical and before the final report is issued. The audit shall include such tests of the accounting records and such other auditing procedures as are considered by the Auditor to be necessary in the circumstances. Any limitations or restrictions in scope which would lead to a qualification should be fully explained in an attachment to this contract.

5. If this audit engagement is subject to the standards for audit as defined in *Government Auditing Standards*, 2018 revision, issued by the Comptroller General of the United States, then by accepting this engagement, the Auditor warrants that he/she has met the requirements for a peer review and continuing education as specified in *Government Auditing Standards*. The Auditor agrees to provide a copy of the most recent peer review report to the Governmental Unit(s) and the Secretary of the LGC prior to the execution of an audit contract. Subsequent submissions of the report are required only upon report expiration or upon auditor's receipt of an updated peer review report. If the audit firm received a peer review rating other than pass, the Auditor shall not contract with the Governmental Unit(s) without first contacting the Secretary of the LGC for a peer review analysis that may result in additional contractual requirements.

If the audit engagement is not subject to *Government Auditing Standards* or if financial statements are not prepared in accordance with U.S. generally accepted accounting principles (GAAP) and fail to include all disclosures required by GAAP, the Auditor shall provide an explanation as to why in an attachment to this contract or in an amendment.

6. It is agreed that time is of the essence in this contract. All audits are to be performed and the report of audit submitted to LGC Staff within four months of fiscal year end. If it becomes necessary to amend the audit fee or the date that the audit report will be submitted to the LGC, an amended contract along with a written explanation of the change shall be submitted to the Secretary of the LGC for approval.

7. It is agreed that GAAS include a review of the Governmental Unit's (Units') systems of internal control and accounting as same relate to accountability of funds and adherence to budget and law requirements applicable thereto; that the Auditor shall make a written report, which may or may not be a part of the written report of audit, to the Governing Board setting forth his/her findings, together with his recommendations for improvement. That written report shall include all matters defined as "significant deficiencies and material weaknesses" in AU-C 265 of the *AICPA Professional Standards (Clarified)*. The Auditor shall file a copy of that report with the Secretary of the LGC.

For GAAS or *Government Auditing Standards* audits, if an auditor issues an AU-C §260 report, commonly referred to as "Governance Letter," LGC staff does not require the report to be submitted unless the auditor cites significant findings or issues from the audit, as defined in AU-C §260.12 - .14. This would include issues such as difficulties encountered during the audit, significant or unusual transactions, uncorrected misstatements, matters that are difficult or contentious reviewed with those charged with governance, and other significant matters.

8. All local government and public authority contracts for audit or audit-related work require the approval of the Secretary of the LGC. This includes annual or special audits, agreed upon procedures related to internal controls, bookkeeping or other assistance necessary to prepare the Governmental Unit's records for audit, financial statement preparation, any finance-related investigations, or any other audit- related work in the State of North Carolina. Approval is also required for the Alternative Compliance Examination Engagement for auditing the Coronavirus State and Local Fiscal Recovery Funds expenditures as allowed by US Treasury. Approval is not required on audit contracts and invoices for system improvements and similar services of a non-auditing nature.

9. Invoices for services rendered under these contracts shall not be paid by the Governmental Unit(s) until the invoice has been approved by the Secretary of the LGC. This also includes any progress billings [G.S. 159-34 and 115C-447]. All invoices for audit work shall be submitted in PDF format to the Secretary of the LGC for approval. the invoice marked 'approved' with approval date shall be returned to the Auditor to present to the Governmental Unit(s) for payment. This paragraph is not applicable to contracts for audits of hospitals.

10. In consideration of the satisfactory performance of the provisions of this contract, the Governmental Unit(s) shall pay to the Auditor, upon approval by the Secretary of the LGC if required, the fee, which includes any costs the Auditor may incur from work paper or peer reviews or any other quality assurance program required by third parties (federal and state grantor and oversight agencies or other organizations) as required under the Federal and State Single Audit Acts. This does not include fees for any pre-issuance reviews that may be required by the NC Association of CPAs (NCACPA) Peer Review Committee or NC State Board of CPA Examiners (see Item 13).

11. If the Governmental Unit(s) has/have outstanding revenue bonds, the Auditor shall submit to LGC Staff, either in the notes to the audited financial statements or as a separate report, a calculation demonstrating compliance with the revenue bond rate covenant. Additionally, the Auditor shall submit to LGC Staff simultaneously with the Governmental Unit’s (Units’) audited financial statements any other bond compliance statements or additional reports required by the authorizing bond documents, unless otherwise specified in the bond documents.

12. After completing the audit, the Auditor shall submit to the Governing Board a written report of audit. This report shall include, but not be limited to, the following information: (a) Management’s Discussion and Analysis, (b) the financial statements and notes of the Governmental Unit(s) and all of its component units prepared in accordance with GAAP, (c) supplementary information requested by the Governmental Unit(s) or required for full disclosure under the law, and (d) the Auditor’s opinion on the material presented. The Auditor shall furnish the required number of copies of the report of audit to the Governing Board upon completion.

13. If the audit firm is required by the NC State Board, the NCACPA Peer Review Committee, or the Secretary of the LGC to have a pre-issuance review of its audit work, there shall be a statement in the engagement letter indicating the pre-issuance review requirement. There also shall be a statement that the Governmental Unit(s) shall not be billed for the pre-issuance review. The pre-issuance review shall be performed prior to the completed audit being submitted to LGC Staff. The pre-issuance review report shall accompany the audit report upon submission to LGC Staff.

14. The Auditor shall submit the report of audit in PDF format to LGC Staff. For audits of units other than hospitals, the audit report should be submitted when (or prior to) submitting the final invoice for services rendered. The report of audit, as filed with the Secretary of the LGC, becomes a matter of public record for inspection, review and copy in the offices of the LGC by any interested parties. Any subsequent revisions to these reports shall be sent to the Secretary of the LGC. These audited financial statements, excluding the Auditors' opinion, may be used in the preparation of official statements for debt offerings by municipal bond rating services to fulfill secondary market disclosure requirements of the Securities and Exchange Commission and for other lawful purposes of the Governmental Unit(s) without requiring consent of the Auditor. If the LGC Staff determines that corrections need to be made to the Governmental Unit's (Units') financial statements and/or the compliance section, those corrections shall be provided within three business days of notification unless another deadline is agreed to by LGC Staff.

15. Should circumstances disclosed by the audit call for a more detailed investigation by the Auditor than necessary under ordinary circumstances, the Auditor shall inform the Governing Board in writing of the need for such additional investigation and the additional compensation required therefore. Upon approval by the Secretary of the LGC, this contract may be modified or amended to include the increased time, compensation, or both as may be agreed upon by the Governing Board and the Auditor.

16. If an approved contract needs to be modified or amended for any reason, the change shall be made in writing and pre-audited if the change includes a change in audit fee (pre-audit requirement does not apply to hospitals). This amended contract shall be completed in full, including a written explanation of the change, signed and dated by all original parties to the contract. It shall then be submitted to the Secretary of the LGC for approval. No change to the audit contract shall be effective unless approved by the Secretary of the LGC, the Governing Board, and the Auditor.

17. A copy of the engagement letter, issued by the Auditor and signed by both the Auditor and the Governmental Unit(s), shall be attached to this contract, and except for fees, work, and terms not related to audit services, shall be incorporated by reference as if fully set forth herein as part of this contract. In case of conflict between the terms of the engagement letter and the terms of this contract, the terms of this contract shall take precedence. Engagement letter terms that conflict with the contract are deemed to be void unless the conflicting terms of this contract are specifically deleted in Item 30 of this contract. Engagement letters containing indemnification clauses shall not be accepted by LGC Staff.

18. Special provisions should be limited. Please list any special provisions in an attachment.

19. A separate contract should not be made for each division to be audited or report to be submitted. If a DPCU is subject to the audit requirements detailed in the Local Government Budget and Fiscal Control Act and a separate audit report is issued, a separate audit contract is required. If a separate report is not to be issued and the DPCU is included in the primary government audit, the DPCU shall be named along with the primary government on this audit contract. DPCU Board approval date, signatures from the DPCU Board chairman and finance officer also shall be included on this contract.

20. The contract shall be executed, pre-audited (pre-audit requirement does not apply to hospitals), and physically signed by all parties including Governmental Unit(s) and the Auditor, then submitted in PDF format to the Secretary of the LGC.

21. The contract is not valid until it is approved by the Secretary of the LGC. The staff of the LGC shall notify the Governmental Unit and Auditor of contract approval by email. The audit should not be started before the contract is approved.

22. Retention of Client Records: Auditors are subject to the NC State Board of CPA Examiners' Retention of Client Records Rule 21 NCAC 08N .0305 as it relates to the provision of audit and other attest services, as well as non-attest services. Clients and former clients should be familiar with the requirements of this rule prior to requesting the return of records.

23. This contract may be terminated at any time by mutual consent and agreement of the Governmental Unit(s) and the Auditor, provided that (a) the consent to terminate is in writing and signed by both parties, (b) the parties have agreed on the fee amount which shall be paid to the Auditor (if applicable), and (c) no termination shall be effective until approved in writing by the Secretary of the LGC.

24. The Governmental Unit's (Units') failure or forbearance to enforce, or waiver of, any right or an event of breach or default on one occasion or instance shall not constitute the waiver of such right, breach or default on any subsequent occasion or instance.

25. There are no other agreements between the parties hereto and no other agreements relative hereto that shall be enforceable unless entered into in accordance with the procedure set out herein and approved by the Secretary of the LGC.

26. E-Verify. Auditor shall comply with the requirements of NCGS Chapter 64 Article 2. Further, if Auditor utilizes any subcontractor(s), Auditor shall require such subcontractor(s) to comply with the requirements of NCGS Chapter 64, Article 2.

27. **Applicable to audits with fiscal year ends of June 30, 2020 and later.** For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct and *Government Auditing Standards, 2018 Revision* (as applicable). Financial statement preparation assistance shall be deemed a "significant threat" requiring the Auditor to apply safeguards sufficient to reduce the threat to an acceptable level. If the Auditor cannot reduce the threats to an acceptable level, the Auditor cannot complete the audit. If the Auditor is able to reduce the threats to an acceptable level, the documentation of this determination, including the safeguards applied, must be included in the audit workpapers.

All non-attest service(s) being performed by the Auditor that are necessary to perform the audit must be identified and included in this contract. The Governmental Unit shall designate an individual with the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the services and accept responsibility for the results of the services performed. If the Auditor is able to identify an individual with the appropriate SKE, s/he must document and include in the audit workpapers how he/she reached that conclusion. If the Auditor determines that an individual with the appropriate SKE cannot be identified, the Auditor cannot perform both the non-attest service(s) and the audit. See "Fees for Audit Services" page of this contract to disclose the person identified as having the appropriate SKE for the Governmental Unit.

28. **Applicable to audits with fiscal year ends of June 30, 2021 and later. T**he auditor shall present the audited financial statements including any compliance reports to the government unit's governing body or audit committee in an official meeting in open session as soon as the audited financial statements are available but not later than 45 days after the submission of the audit report to the Secretary. The auditor's presentation to the government unit's governing body or audit committee shall include:

a) the description of each finding, including all material weaknesses and significant deficiencies, as found by the auditor, and any other issues related to the internal controls or fiscal health of the government unit as disclosed in the management letter, the Single Audit or Yellow Book reports, or any other communications from the auditor regarding internal controls as required by current auditing standards set by the Accounting Standards Board or its successor;

b) the status of the prior year audit findings;

c) the values of Financial Performance Indicators based on information presented in the audited financial statements; and

d) notification to the governing body that the governing body shall develop a "Response to the Auditor's Findings, Recommendations, and Fiscal Matters," if required under 20 NCAC 03 .0508.

29. Information based on the audited financial statements shall be submitted to the Secretary for the purpose of identifying Financial Performance Indicators and Financial Performance Indicators of Concern. See 20 NCAC 03 .0502(c)(6).

30. All of the above paragraphs are understood and shall apply to this contract, except the following numbered paragraphs shall be deleted (See Item 17 for clarification).

31. The process for submitting contracts, audit reports and invoices is subject to change. Auditors and units should use the submission process and instructions in effect at the time of submission. Refer to the N.C. Department of State Treasurer website at https://www.nctreasurer.com/state-and-local-government-finance-division/local-government-commission/submitting-your-audit

32. All communications regarding audit contract requests for modification or official approvals will be sent to the email addresses provided on the signature pages that follow.

33. Modifications to the language and terms contained in this contract form (LGC-205) are not allowed.

FEES FOR AUDIT SERVICES

1. For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct (as applicable) and *Government Auditing Standards,2018 Revision*. Refer to Item 27 of this contract for specific requirements. The following information must be provided by the Auditor; contracts presented to the LGC without this information will be not be approved.

Financial statements were prepared by: ☐ Auditor ☑ Governmental Unit ☐ Third Party

If applicable: Individual at Governmental Unit designated to have the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the non-attest services and accept responsibility for the results of these services:

Name:	***Title and Unit / Company:***	***Email Address:***
Tina Stroupe	Finance Director	tina.stroupe@hollyspringsnc.gov

OR Not Applicable ☐ *(Identification of SKE Individual on the LGC-205 Contract is not applicable for GAAS-only audits or audits with FYEs prior to June 30, 2020.)*

2. Fees may not be included in this contract for work performed on Annual Financial Information Reports (AFIRs), Form 990s, or other services not associated with audit fees and costs. Such fees may be included in the engagement letter but may not be included in this contract or in any invoices requiring approval of the LGC. See Items 8 and 13 for details on other allowable and excluded fees.

3. The audit fee information included in the table below for both the Primary Government Fees and the DPCU Fees (if applicable) should be reported as a specific dollar amount of audit fees for the year under this contract. If any language other than an amount is included here, the contract will be returned to the audit form for correction.

4. Prior to the submission of the completed audited financial report and applicable compliance reports subject to this contract, or to an amendment to this contract (if required) the Auditor may submit interim invoices for approval for services rendered under this contract to the Secretary of the LGC, not to exceed 75% of the billings for the unit's last annual audit that was submitted to the Secretary of the LGC. All invoices for services rendered in an audit engagement as defined in 20 NCAC .0503 shall be submitted to the Commission for approval before any payment is made. Payment before approval is a violation of law. (This paragraph not applicable to contracts and invoices associated with audits of hospitals).

PRIMARY GOVERNMENT FEES

Primary Government Unit	Town of Holly Springs, North Carolina
Audit Fee	$ $63,750 (includes 2 single audit programs)
Additional Fees Not Included in Audit Fee:	
Fee per Major Program	$ $5,000 per each additional major program
Writing Financial Statements	$
All Other Non-Attest Services	$

DPCU FEES (if applicable)

Discretely Presented Component Unit	N/A
Audit Fee	$
Additional Fees Not Included in Audit Fee:	
Fee per Major Program	$
Writing Financial Statements	$
All Other Non-Attest Services	$

SIGNATURE PAGE

AUDIT FIRM

Audit Firm* Cherry Bekaert, LLP	
Authorized Firm Representative (typed or printed)* April Adams	Signature* April Adams
Date* 04/28/23	Email Address* aadams@cbh.com

GOVERNMENTAL UNIT

Governmental Unit* Town of Holly Springs, North Carolina	
Date Primary Government Unit Governing Board Approved Audit Contract* (G.S.159-34(a) or G.S.115C-447(a))	05/16/23
Mayor/Chairperson (typed or printed)*	Signature*
Date	Email Address

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE

Required by G.S. 159-28(a1) or G.S. 115C-441(a1).
Not applicable to hospital contracts.

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Primary Governmental Unit Finance Officer* (typed or printed) Tina Stroupe	Signature*
Date of Pre-Audit Certificate*	Email Address* tina.stroupe@hollyspringsnc.gov

SIGNATURE PAGE – DPCU
(complete only if applicable)

DISCRETELY PRESENTED COMPONENT UNIT

DPCU* N/A	
Date DPCU Governing Board Approved Audit Contract* (Ref: G.S. 159-34(a) or G.S. 115C-447(a))	
DPCU Chairperson (typed or printed)*	Signature*
Date*	Email Address*

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

DPCU – PRE-AUDIT CERTIFICATE

Required by G.S. 159-28(a1) or G.S. 115C-441(a1).
Not applicable to hospital contracts.

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

DPCU Finance Officer (typed or printed)*	Signature*
Date of Pre-Audit Certificate*	Email Address*

Remember to print this form, and obtain all required signatures prior to submission.

PRINT

The Governing Board: Town Council

of Primary Government Unit: Town of Holly Springs, NC

and Discretely Presented Component Unit (DPCU) (if applicable): N/A

Primary Government Unit, together with DPCU (if applicable), hereinafter referred to as Governmental Unit(s)

and Auditor Name: Cherry Bekaert LLP

Auditor Address: 3800 Glenwood Avenue, Suite 200, Raleigh, North Carolina 27612

Hereinafter referred to as Auditor

for

Fiscal Year Ending	Date Audit Will Be Submitted to LGC
06/30/25	12/31/25

Must be within six months of FYE

hereby agree as follows:

1. The Auditor shall audit all statements and disclosures required by U.S. generally accepted auditing standards (GAAS) and additional required legal statements and disclosures of all funds and/or divisions of the! Governmental Unit(s). The non-major combining, and individual fund statements and schedules shall besubjected to the auditing procedures applied in the audit of the basic financial statements and an opinion shall!be rendered in relation to (as applicable) the governmental activities, the business- type activities, the aggregate!DPCUs, each major governmental and enterprise fund, and the aggregate remaining fund information (non-major government and enterprise funds, the internal service fund type, and the fiduciary fund types). The basic!financial statements shall include budgetary comparison information in a budgetary comparison statement,!rather than as RSI, for the General Fund and any annually budgeted Special Revenue funds.

2. At a minimum, the Auditor shall conduct the audit and render the report in accordance with GAAS. If the Governmental Unit expended $100,000 or more in combined Federal and State financial assistance during the reporting period, the Auditor shall perform the audit in accordance with *Government Auditing Standards* (GAGAS). The Governmental Unit is subject to federal single audit requirements in accordance with Title 2 US Code of Federal Regulations Part 200 *Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards*, Subpart F (*Uniform Guidance*) and the State Single Audit Implementation Act. Currently the threshold is $750,000 for a federal single audit and $500,000 for a State Single Audit. This audit and all associated audit documentation may be subject to review by Federal and State agencies in accordance with Federal and State laws, including the staffs of the Office of State Auditor (OSA) and the Local Government Commission (LGC). If the audit requires a federal single audit in accordance with the Uniform Guidance (§200.501) the Auditor and Governmental Unit(s) should discuss, in advance of the execution of this contract, the responsibility for submission of the audit and the accompanying data collection form to the Federal Audit Clearinghouse as required under the Uniform Guidance (§200.512) to ensure proper submission.

Effective for audits of fiscal years beginning on or after June 30, 2023, the LGC will allow auditors to consider whether a unit qualifies as a State low-risk auditee. Please refer to "Discussion of Single Audits in North Carolina" on the LGC's website for more information.

If the audit and Auditor communication are found in this review to be substandard, the results of the review may be forwarded to the North Carolina State Board of CPA Examiners (NC State Board).

3. If an entity is determined to be a component of another government as defined by the group audit standards, the entity's auditor shall make a good faith effort to comply in a timely manner with the requests of the group auditor in accordance with AU-6 §600.41 - §600.42.

4. This contract contemplates an unmodified opinion being rendered. If during the process of conducting the audit, the Auditor determines that it will not be possible to render an unmodified opinion on the financial statements of the unit, the Auditor shall contact the LGC Staff to discuss the circumstances leading to that conclusion as soon as is practical and before the final report is issued. The audit shall include such tests of the accounting records and such other auditing procedures as are considered by the Auditor to be necessary in the circumstances. Any limitations or restrictions in scope which would lead to a qualification should be fully explained in an attachment to this contract.

5. If this audit engagement is subject to the standards for audit as defined in *Government Auditing Standards*, 2018 revision, issued by the Comptroller General of the United States, then by accepting this engagement, the Auditor warrants that he/she has met the requirements for a peer review and continuing education as specified in *Government Auditing Standards*. The Auditor agrees to provide a copy of the most recent peer review report to the Governmental Unit(s) and the Secretary of the LGC prior to the execution of an audit contract. Subsequent submissions of the report are required only upon report expiration or upon auditor's receipt of an updated peer review report. If the audit firm received a peer review rating other than pass, the Auditor shall not contract with the Governmental Unit(s) without first contacting the Secretary of the LGC for a peer review analysis that may result in additional contractual requirements.

If the audit engagement is not subject to *Government Auditing Standards* or if financial statements are not prepared in accordance with U.S. generally accepted accounting principles (GAAP) and fail to include all disclosures required by GAAP, the Auditor shall provide an explanation as to why in an attachment to this contract or in an amendment.

6. It is agreed that time is of the essence in this contract. All audits are to be performed and the report of audit submitted to LGC Staff within six months of fiscal year end. If it becomes necessary to amend the audit fee or the date that the audit report will be submitted to the LGC, an amended contract along with a written explanation of the change shall be submitted to the Secretary of the LGC for approval.

7. It is agreed that GAAS include a review of the Governmental Unit's (Units') systems of internal control and accounting as same relate to accountability of funds and adherence to budget and law requirements applicable thereto; that the Auditor shall make a written report, which may or may not be a part of the written report of audit, to the Governing Board setting forth his/her findings, together with his recommendations for improvement. That written report shall include all matters defined as "significant deficiencies and material weaknesses" in AU-C 265 of the *AICPA Professional Standards (Clarified)*. The Auditor shall file a copy of that report with the Secretary of the LGC.

For GAAS or *Government Auditing Standards* audits, if an auditor issues an AU-C §260 report, commonly referred to as "Governance Letter," LGC staff does not require the report to be submitted unless the auditor cites significant findings or issues from the audit, as defined in AU-C §260.12 - .14. This would include issues such as difficulties encountered during the audit, significant or unusual transactions, uncorrected misstatements, matters that are difficult or contentious reviewed with those charged with governance, and other significant matters. If matters identified during the audit were required to be reported as described in AU-C §260.12-.14 and were communicated in a method other than an AU-C §260 letter, the written documentation must be submitted.

8. All local government and public authority contracts for audit or audit-related work require the approval of the Secretary of the LGC. This includes annual or special audits, agreed upon procedures related to internal controls, bookkeeping or other assistance necessary to prepare the Governmental Unit's records for audit, financial statement preparation, any finance-related investigations, or any other audit- related work in the State of North Carolina. Approval is also required for the Alternative Compliance Examination Engagement for auditing the Coronavirus State and Local Fiscal Recovery Funds expenditures as allowed by US Treasury. Approval is not required on audit contracts and invoices for system improvements and similar services of a non-auditing nature.

9. Invoices for services rendered under these contracts shall not be paid by the Governmental Unit(s) until the invoice has been approved by the Secretary of the LGC. This also includes any progress billings [G.S. 159-34 and 115C-447]. All invoices for audit work shall be submitted in PDF format to the Secretary of the LGC for approval. the invoice marked 'approved' with approval date shall be returned to the Auditor to present to the Governmental Unit(s) for payment. This paragraph is not applicable to contracts for audits of hospitals.

10. In consideration of the satisfactory performance of the provisions of this contract, the Governmental Unit(s) shall pay to the Auditor, upon approval by the Secretary of the LGC if required, the fee, which includes any costs the Auditor may incur from work paper or peer reviews or any other quality assurance program required by third parties (federal and state grantor and oversight agencies or other organizations) as required under the Federal and State Single Audit Acts. This does not include fees for any pre-issuance reviews that may be required by the NC Association of CPAs (NCACPA) Peer Review Committee or NC State Board of CPA Examiners (see Item 13).

11. If the Governmental Unit(s) has/have outstanding revenue bonds, the Auditor shall submit to LGC Staff, either in the notes to the audited financial statements or as a separate report, a calculation demonstrating compliance with the revenue bond rate covenant. Additionally, the Auditor shall submit to LGC Staff simultaneously with the Governmental Unit’s (Units’) audited financial statements any other bond compliance statements or additional reports required by the authorizing bond documents, unless otherwise specified in the bond documents.

12. After completing the audit, the Auditor shall submit to the Governing Board a written report of audit. This report shall include, but not be limited to, the following information: (a) Management’s Discussion and Analysis, (b) the financial statements and notes of the Governmental Unit(s) and all of its component units prepared in accordance with GAAP, (c) supplementary information requested by the Governmental Unit(s) or required for full disclosure under the law, and (d) the Auditor’s opinion on the material presented. The Auditor shall furnish the required number of copies of the report of audit to the Governing Board upon completion.

13. If the audit firm is required by the NC State Board, the NCACPA Peer Review Committee, or the Secretary of the LGC to have a pre-issuance review of its audit work, there shall be a statement in the engagement letter indicating the pre-issuance review requirement. There also shall be a statement that the Governmental Unit(s) shall not be billed for the pre-issuance review. The pre-issuance review shall be performed prior to the completed audit being submitted to LGC Staff. The pre-issuance review report shall accompany the audit report upon submission to LGC Staff.

14. The Auditor shall submit the report of audit in PDF format to LGC Staff. For audits of units other than hospitals, the audit report should be submitted when (or prior to) submitting the final invoice for services rendered. The report of audit, as filed with the Secretary of the LGC, becomes a matter of public record for inspection, review and copy in the offices of the LGC by any interested parties. Any subsequent revisions to these reports shall be sent to the Secretary of the LGC. These audited financial statements, excluding the Auditors' opinion, may be used in the preparation of official statements for debt offerings by municipal bond rating services to fulfill secondary market disclosure requirements of the Securities and Exchange Commission and for other lawful purposes of the Governmental Unit(s) without requiring consent of the Auditor. If the LGC Staff determines that corrections need to be made to the Governmental Unit's (Units') financial statements and/or the compliance section, those corrections shall be provided within three business days of notification unless another deadline is agreed to by LGC Staff.

15. Should circumstances disclosed by the audit call for a more detailed investigation by the Auditor than necessary under ordinary circumstances, the Auditor shall inform the Governing Board in writing of the need for such additional investigation and the additional compensation required therefore. Upon approval by the Secretary of the LGC, this contract may be modified or amended to include the increased time, compensation, or both as may be agreed upon by the Governing Board and the Auditor.

16. If an approved contract needs to be modified or amended for any reason, the change shall be made in writing and pre-audited if the change includes a change in audit fee (pre-audit requirement does not apply to hospitals). This amended contract shall be completed in full, including a written explanation of the change, signed and dated by all original parties to the contract. It shall then be submitted to the Secretary of the LGC for approval. No change to the audit contract shall be effective unless approved by the Secretary of the LGC.

17. A copy of the engagement letter, issued by the Auditor and signed by both the Auditor and the Governmental Unit(s), shall be attached to this contract, and except for fees, work, and terms not related to audit services, shall be incorporated by reference as if fully set forth herein as part of this contract. In case of conflict between the terms of the engagement letter and the terms of this contract, the terms of this contract shall take precedence. Engagement letter terms that conflict with the contract are deemed to be void unless the conflicting terms of this contract are specifically deleted in Item 30 of this contract. Engagement letters containing indemnification clauses shall not be accepted by LGC Staff.

18. Special provisions should be limited. Please list any special provisions in an attachment.

19. A separate contract should not be made for each division to be audited or report to be submitted. If a DPCU is subject to the audit requirements detailed in the Local Government Budget and Fiscal Control Act and a separate audit report is issued, a separate audit contract is required. If a separate report is not to be issued and the DPCU is included in the primary government audit, the DPCU shall be named along with the primary government on this audit contract. DPCU Board approval date, signatures from the DPCU Board chairman and finance officer also shall be included on this contract.

20. The contract shall be executed, pre-audited (pre-audit requirement does not apply to hospitals), and physically signed by all parties including Governmental Unit(s) and the Auditor, then submitted in PDF format to the Secretary of the LGC.

21. The contract is not valid until it is approved by the Secretary of the LGC. The staff of the LGC shall notify the Governmental Unit and Auditor of contract approval by email. The audit should not be started before the contract is approved.

22. Retention of Client Records: Auditors are subject to the NC State Board of CPA Examiners' Retention of Client Records Rule 21 NCAC 08N .0305 as it relates to the provision of audit and other attest services, as well as non-attest services. Clients and former clients should be familiar with the requirements of this rule prior to requesting the return of records.

23. This contract may be terminated at any time by mutual consent and agreement of the Governmental Unit(s) and the Auditor, provided that (a) the consent to terminate is in writing and signed by both parties, (b) the parties have agreed on the fee amount which shall be paid to the Auditor (if applicable), and (c) no termination shall be effective until approved in writing by the Secretary of the LGC.

24. The Governmental Unit's (Units') failure or forbearance to enforce, or waiver of, any right or an event of breach or default on one occasion or instance shall not constitute the waiver of such right, breach or default on any subsequent occasion or instance.

25. There are no other agreements between the parties hereto and no other agreements relative hereto that shall be enforceable unless entered into in accordance with the procedure set out herein and approved by the Secretary of the LGC.

26. E-Verify. Auditor shall comply with the requirements of NCGS Chapter 64 Article 2. Further, if Auditor utilizes any subcontractor(s), Auditor shall require such subcontractor(s) to comply with the requirements of NCGS Chapter 64, Article 2.

27. **Applicable to audits with fiscal year ends of June 30, 2020 and later.** For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct and *Government Auditing Standards, 2018 Revision* (as applicable). Preparing financial statements in their entirety shall be deemed a "significant threat" requiring the Auditor to apply safeguards sufficient to reduce the threat to an acceptable level. If the Auditor cannot reduce the threats to an acceptable level, the Auditor cannot complete the audit. If the Auditor is able to reduce the threats to an acceptable level, the documentation of this determination, including the safeguards applied, must be included in the audit workpapers.

All non-attest service(s) being performed by the Auditor that are necessary to perform the audit must be identified and included in this contract. The Governmental Unit shall designate an individual with the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the services and accept responsibility for the results of the services performed. If the Auditor is able to identify an individual with the appropriate SKE, s/he must document and include in the audit workpapers how he/she reached that conclusion. If the Auditor determines that an individual with the appropriate SKE cannot be identified, the Auditor cannot perform both the non-attest service(s) and the audit. See "Fees for Audit Services" page of this contract to disclose the person identified as having the appropriate SKE for the Governmental Unit.

28. **Applicable to audits with fiscal year ends of June 30, 2021 and later. T**he auditor shall present the audited financial statements including any compliance reports to the government unit's governing body or audit committee in an official meeting in open session as soon as the audited financial statements are available but not later than 45 days after the submission of the audit report to the Secretary. The auditor's presentation to the government unit's governing body or audit committee shall include:

a) the description of each finding, including all material weaknesses and significant deficiencies, as found by the auditor, and any other issues related to the internal controls or fiscal health of the government unit as disclosed in the management letter, the Single Audit or Yellow Book reports, or any other communications from the auditor regarding internal controls as required by current auditing standards set by the Accounting Standards Board or its successor;

b) the status of the prior year audit findings;

c) the values of Financial Performance Indicators based on information presented in the audited financial statements; and

d) notification to the governing body that the governing body shall develop a "Response to the Auditor's Findings, Recommendations, and Fiscal Matters," if required under 20 NCAC 03 .0508.

29. Information based on the audited financial statements shall be submitted to the Secretary for the purpose of identifying Financial Performance Indicators and Financial Performance Indicators of Concern. See 20 NCAC 03 .0502(c)(6).

30. All of the above paragraphs are understood and shall apply to this contract, except the following numbered paragraphs shall be deleted (See Item 17 for clarification).

31. The process for submitting contracts, audit reports and invoices is subject to change. Auditors and units should use the submission process and instructions in effect at the time of submission. Refer to the N.C. Department of State Treasurer website at https://www.nctreasurer.com/state-and-local-government-finance-division/local-government-commission/submitting-your-audit

32. All communications regarding audit contract requests for modification or official approvals will be sent to the email addresses provided on the signature pages that follow.

33. Modifications to the language and terms contained in this contract form (LGC-205) are not allowed.

FEES FOR AUDIT SERVICES

1. For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct (as applicable) and *Government Auditing Standards,2018 Revision*. Refer to Item 27 of this contract for specific requirements. The following information must be provided by the Auditor; contracts presented to the LGC without this information will be not be approved.

Financial statements were prepared by: ☐ Auditor ☐ Governmental Unit ☑ Third Party

If applicable: Individual at Governmental Unit designated to have the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the non-attest services and accept responsibility for the results of these services:

Name:	***Title and Unit / Company:***	***Email Address:***
Tina Stroupe	Finance Director	tina.stroupe@hollyspringsnc.gov

OR Not Applicable ☐ *(Identification of SKE Individual on the LGC-205 Contract is not applicable for GAAS-only audits or audits with FYEs prior to June 30, 2020.)*

2. Fees may not be included in this contract for work performed on Annual Financial Information Reports (AFIRs), Form 990s, or other services not associated with audit fees and costs. Such fees may be included in the engagement letter but may not be included in this contract or in any invoices requiring approval of the LGC. See Items 8 and 13 for details on other allowable and excluded fees.

3. The audit fee information included in the table below for both the Primary Government Fees and the DPCU Fees (if applicable) should be reported as a specific dollar amount of audit fees for the year under this contract. If any language other than an amount is included here, the contract will be returned to the audit form for correction.

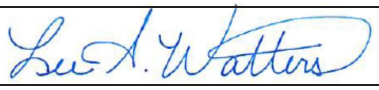
4. Prior to the submission of the completed audited financial report and applicable compliance reports subject to this contract, or to an amendment to this contract (if required) the Auditor may submit interim invoices for approval for services rendered under this contract to the Secretary of the LGC, not to exceed 75% of the billings for the unit's last annual audit that was submitted to the Secretary of the LGC. All invoices for services rendered in an audit engagement as defined in 20 NCAC .0503 shall be submitted to the Commission for approval before any payment is made. Payment before approval is a violation of law. (This paragraph not applicable to contracts and invoices associated with audits of hospitals).

Primary Government Unit	Town of Holly Springs, NC
Audit Fee (financial and compliance if applicable)	$ 70,000 (includes 2 single audit programs)
Fee per Major Program (if not included above)	$ 6,500 per major program over 2
Additional Fees Not Included Above (if applicable):	
Financial Statement Preparation (incl. notes and RSI)	$ N/A
All Other Non-Attest Services	$ N/A
TOTAL AMOUNT NOT TO EXCEED	$ 70,000

Discretely Presented Component Unit	N/A
Audit Fee (financial and compliance if applicable)	$
Fee per Major Program (if not included above)	$
Additional Fees Not Included Above (if applicable):	
Financial Statement Preparation (incl. notes and RSI)	$ N/A
All Other Non-Attest Services	$
TOTAL AMOUNT NOT TO EXCEED	$

SIGNATURE PAGE

AUDIT FIRM

Audit Firm* Cherry Bekaert LLP	
Authorized Firm Representative (typed or printed)* Lee Ann Watters	Signature* 
Date* 03/07/25	Email Address* leeann.watters@cbh.com

GOVERNMENTAL UNIT

Governmental Unit* Town of Holly Springs, NC	
Date Governing Board Approved Audit Contract* **(Enter date in box to right)**	
Mayor/Chairperson (typed or printed)*	Signature*
Date	Email Address*

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE

Required by G.S. 159-28(a1) or G.S. 115C-441(a1). Not applicable to hospital contracts.

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Sum Obligated by This Transaction:	$ 70,000
Primary Governmental Unit Finance Officer* (typed or printed) Tina Stroupe	Signature*
Date of Pre-Audit Certificate*	Email Address* tina.stroupe@hollyspringsnc.gov

SIGNATURE PAGE – DPCU
(complete only if applicable)

DISCRETELY PRESENTED COMPONENT UNIT

DPCU* N/A	
Date DPCU Governing Board Approved Audit Contract* **(Enter date in box to right)**	
DPCU Chairperson (typed or printed)*	Signature*
Date*	Email Address*

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

DPCU – PRE-AUDIT CERTIFICATE

Required by G.S. 159-28(a1) or G.S. 115C-441(a1). Not applicable to hospital contracts.

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Sum Obligated by this Transaction:	$
DPCU Finance Officer (typed or printed)*	Signature*
Date of Pre-Audit Certificate*	Email Address*

Remember to print this form, and obtain all
required signatures prior to submission.

PRINT

March 12, 2025

VIA EMAIL:
tina.stroupe@hollyspringsnc.gov

Tina Stroupe
Finance Director
Town of Holly Springs
128 S. Main Street
P.O. Box 8
Holly Springs, NC 27540

Dear Ms. Stroupe,

This letter shall operate and be construed as a service agreement ("Agreement") by and between the Town of Holly Springs (hereafter referred to as the "Town", "You", or "Your") and Cherry Bekaert Advisory LLC (the "Firm", "Cherry Bekaert", "CB", "Our" or "We") which provides the basis upon which Cherry Bekaert will provide the scope of the services under your direction. This Agreement between the Town and Cherry Bekaert sets forth the nature of services we will provide, required involvement of the Town in support of our services, the related fee arrangements, and other terms and mutually agreed upon objectives of this engagement.

SUMMARY OF SERVICES

We will provide "GASB-as-a-Service" technical accounting and consulting services on complex accounting and financial reporting matters. Our services may include the following:

- On demand assistance related to the preparation of the Town's Annual Comprehensive Financial Report for the year ended June 30, 2025.

Other tasks as agreed to by the Town and Cherry Bekaert may be added.

TIMING & LOCATION OF SERVICES

We will work with you to define an agreed upon schedule that accommodates both the Town and Cherry Bekaert resource availability.

The estimated fees set forth in the engagement letter are based on anticipated full cooperation from your personnel, timely delivery of requested schedules and supporting information, timely communication of all significant accounting and financial reporting matters, as well as clerical assistance as mutually agreed upon and as is normal and reasonable in the circumstances. We strive to ensure that we have the right professionals scheduled on each engagement. As a result, sudden requested scheduling changes or scheduling changes necessitated by the agreed information not being ready on the agreed-upon dates can result in expensive downtime for our

professionals. Any last-minute schedule changes that result in downtime for our professionals could result in additional fees. Our estimated fees do not include assistance in bookkeeping or other accounting services not previously described. If, for any reason, the Town is unable to provide such schedules, information, and assistance, the Firm and the Town will mutually revise the fee to reflect additional services, if any, required of us to achieve these objectives.

PROFESSIONAL FEE ESTIMATES

Our fees for the services described above are generally based on the time spent at our established hourly rates, adjusted for other appropriate factors, including the difficulty of the assignment, the experience of the professional expertise of the personnel assigned, time limitations imposed, risks and responsibilities the work entails, and the value of our services.

Our hourly rates for these consulting services are reflected in the following table:

Experience Level	Rates
Partner and Principal	$295
Managing Director and Director	$275
Senior Manager	$250
Manager	$210
Senior Associate	$185
Associate	$165

Our estimated fees, based on the hours billed, will not exceed $40,000. If we are approaching the maximum fee range noted above, we will notify you in writing. Any additional fees and associated scope will be agreed to in writing prior to the commencement of work.

Our fees will be billed periodically as charges are incurred and are payable in 30 days upon presentation of invoice. A service charge will be added to past due accounts equal to 1-1/2% per month (18% annually) on the previous month's balance less payments received during the month, provided no such late fees will accrue with respect to any amounts that are the subject of a good faith dispute.

In addition to our fees, we will bill you for reasonable out-of-pocket expenses incurred on your behalf and will include them as a separate line item on all invoices. Out-of-Pocket expenses are typically 5% -7% of fees; however we anticipate leveraging the use of technology including video conferences when working with our professional staff.

You agree to pay all costs of collection (including reasonable attorneys' fees) that we may incur in connection with the collection of unpaid invoices. If billings are past due in excess of 30 days, we will stop all work until your account is brought current, or withdraw from the engagement.

ASSUMPTIONS

Our services and related fee estimates are based on several assumptions:

- All data required to perform the summary of services is assumed to be readily available;
- The Town personnel are knowledgeable of the in-scope accounting and management processes, and all personnel are readily available and accessible to demonstrate as-is

processes;
- Procedures will not validate the accuracy of client-provided information, nor constitute an audit of internal controls over financial reporting.
- The Town initiated changes to agreed upon scope, timing or schedule are provided with a minimum of two calendar weeks of advanced notice.

Failure to meet above assumptions may impact timing of engagement or require additional fees.

STAFFING

Staffing this engagement requires professionals with specific accounting, financial audit, and GASB knowledge. The service partner responsible for assuring the overall quality of our services will be Danny Martinez. Engagement staffing and expertise required will be monitored and adjusted, as necessary, to support quality service delivery in a cost-effective manner, subject to staff availability and your scheduling requirements.

PROFESSIONAL STANDARDS

The services under this letter of arrangement will be performed in accordance with the Statement on Standards for Consulting Services (“SSCS”) issued by the American Institute of Certified Public Accountants (“AICPA”). No aspect of our engagement services should be considered to constitute an examination of prospective financial statements, an examination of internal controls or other attestation or review services in accordance with standards established by the AICPA.

Our engagement services cannot be relied on to detect or disclosure errors, irregularities, or illegal acts, including but not limited to fraud, embezzlement or defalcations that may exist. Accordingly, our services will not constitute an audit, compilation, review, or attestation service of the Town’s financial statements or any part thereof, as described in the pronouncements on professional standards of the AICPA.

Our engagement to perform accounting advisory procedures will be performed in accordance with established standards. The sufficiency of the advisory procedures is solely the responsibility of the Town Council.

Consequently, we make no representation regarding the sufficiency of the advisory procedures either for the purpose for which our assistance, recommendations or our report, is being prepared or for any other purpose.

We will not audit, review or compile the Town’s financial information and we will not express an opinion or any form of assurance on it under such standards. Additionally, no aspect of our engagement should be considered to constitute an examination of prospective financial statements, an examination of internal controls or other attestation or review services in accordance with standards established by the AICPA. Additionally, our engagement cannot be relied on to detect or disclose all errors, irregularities, or illegal acts, including but not limited to fraud, embezzlement or defalcations that may exist.

OTHER MATTERS

Our procedures will not result in the expression of an opinion, or any other form of assurance, on the Town financial statements or any part thereof, nor an opinion or any other form of assurance

on the Town internal control systems or its compliance with laws, regulations, or other matters. We will not express an opinion or any other form of assurance with respect to management's system of internal control over financial reporting or in safeguarding Town assets.

The terms of this agreement expire June 30, 2026.

INDEPENDENCE AND PERMITTED SERVICES

Since we perform financial statement attest services for the Town we are subject to the independence requirements of the AICPA and Generally Accepted Government Auditing Standards ("GAGAS") which preclude providing certain services as part of the consulting engagement.

In order to maintain our independence with any attestation client, management is responsible for:

- Making decisions on behalf of management
- Managing or performing a new accounting standards adoption project
- Selecting accounting policies or accounting positions
- Drafting accounting policies and manuals
- Calculation of amounts and related journal entries
- Designing and/or implementing manual or IT processes for the application of new or revised accounting literature
- Evaluating the adequacy of all services provided
- Accepting overall responsibility for the results of our services

Under this engagement to provide consulting services, we can provide the following services and maintain our independence provided management complies with their responsibilities as outlined above:

- General diagnostic discussion with management
- Provide and discuss authoritative guidance
- Provide and discuss interpretive guidance including GASB and AICPA interpretations
- Provide checklists and other tools for implementation
- Assist in identifying additional disclosures
- Assist in identifying additional reports and data needed
- Review management's U.S. GAAP policies and practices
- Compare and contrast the ability of the Town's current processes and controls and IT systems to meet the needs of the reporting requirements
- Analyze potential impact on debt covenants
- If IT system changes are necessary, provide access to our Firm's IT system partners

YOUR EXPECTATIONS

We shall be responsible for the reasonable accuracy of all work performed based on information and records available to us.

Cherry Bekaert will provide technical accounting advisory services pertaining to GASB accounting standards to the Town under your direction.

We will work with the Town staff and the Town internal business commitments in order to schedule and execute this consulting engagement.

OUR EXPECTATIONS

You understand that we will not act in a management capacity or perform the following:

- Make or approve business risk decisions, or
- Present business risk considerations to those charged with governance or others on behalf of management.

You are responsible for making all management decisions and performing all management functions, establishing, and maintaining internal controls, including monitoring ongoing activities.

You are responsible for designating an individual with suitable skill, knowledge, or experience to oversee the services we provide.

You are responsible for evaluating the adequacy and results of the services performed and accepting responsibility for such services.

We appreciate the opportunity to be of service to you and believe this letter including the attached standard terms and conditions accurately summarizes the significant terms of our engagement. If you have any questions, please contact Danny Martinez at 505.917.0488 or email at danny.martinez@cbh.com. If you agree with the terms of our engagement as described in this proposal letter, please sign the enclosed copy and return it to us.

Sincerely,

Cherry Bekaert Advisory LLC

Cherry Bekaert Advisory LLC

Town of Holly Springs

ACCEPTED BY: _____

TITLE: _____

DATE: _____

STANDARD TERMS AND CONDITIONS

Nature of Engagement

During the course of this engagement, we will not audit or review financial information and will not express an opinion or any form of assurance on it. The sufficiency of our procedures is solely your responsibility. Please note that our engagement cannot be relied on or replace management's responsibility to detect or disclose errors, irregularities, or illegal acts, including but not limited to fraud, embezzlement, or defalcations that may exist.

Limitation on Damages

Neither you nor we shall be liable to the other for any actions, damages, claims, liabilities, costs, expenses, or losses arising out of the services rendered by us under this engagement. This includes, but is not limited to, any direct or indirect consequential damages, losses, or penalties arising from the discovery, or lack of discovery, of any fraud, embezzlement, defalcations, errors, or irregularities or illegal acts. In no event shall either you or we be liable for consequential, special, indirect, incidental, punitive, or exemplary damages, costs, expenses or losses.

Services

Our services may include advice and recommendations; but all decisions in connection with the implementation and communication of such advice and recommendations will be your sole responsibility. The Firm warrants that it: (i) has the capability, experience, and means necessary to perform the consulting services described in the attached engagement letter; (ii) will perform the services in a workmanlike manner with reasonable skill and care ordinarily exercised by members of the profession practicing under similar conditions and in accordance with accepted industry practices and professional guidelines; (iii) will perform the services in accordance with all applicable federal, state, and local laws, rules, regulations, codes, ordinances, and orders and all relevant and applicable foreign legislation; (iv) has in effect and will maintain in effect all permits, licenses, and other authorizations necessary to perform the services; and (v) will not, in performing the services, disclose, violate, infringe or misappropriate any trade secrets, proprietary information, trademark, copyright, or patent rights of any third parties.

In connection with Cherry Bekaert's provision of the services, Cherry Bekaert may on occasion use the services of an independent contractor, vendor or a temporary or loaned employee, all of whom may be considered a third-party service provider (each, a "Third-Party Service Provider"). On these occasions, Cherry Bekaert remains responsible for the oversight of all services performed by the Third-Party Service Provider and for ensuring that such services are performed in accordance with this Agreement. Cherry Bekaert will enter into a contractual agreement with the Third-Party Service Provider to maintain the confidentiality of confidential information and be reasonably assured that the Third-Party Service Provider has appropriate procedures in place to prevent the unauthorized release of Confidential Information.

Work Product Restrictions

Our consulting work and any work product is intended for the sole benefit of the Town's management for internal purposes. It is not intended for third-party consumption, nor can our consulting work be referred to in the presentation of financial reporting, proforma financial models, or regulatory reporting to third parties without our express written consent.

Copies of the working papers for the engagement are the property of the Firm. Except as discussed below, any third-party requests for access to our working papers will be discussed with you prior to making them available to the requesting parties, other than peer review requirements under AICPA standards.

In the event we are asked or authorized by you or required by government regulation, subpoena, or other legal process to produce our working papers or our personnel as witnesses with respect to our engagement for you, you will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expense, as well as the fees and expenses of our counsel, incurred in responding to such a request.

Cooperation

You agree to cooperate with us in our performance of our services for you, including providing us with reasonable facilities and timely access to your data, information and personnel. You are responsible for the performance of your employees and agents and for the accuracy and completeness of all data and information provided to us for purposes of this engagement.

As such, the Firm shall not be liable for any default or delay in performance of its obligations under the terms of this agreement to the extent that such default or delay is caused, directly or indirectly, by (i) the failure of the Town to comply with any of its obligations within the terms of this agreement or (ii) the unavailability or absence of key Town personnel.

Non-Solicitation

The Town agrees not to directly solicit the Firm's employees, who are directly involved in matters related to this Agreement, for employment with the Town, and the Firm agrees not to directly solicit the Town's employees, who are directly involved in matters related to this Agreement, for employment with the Firm, from the time that this Agreement comes into force until six (6) months after the expiry of this Agreement. Notwithstanding the foregoing, nothing contained herein shall be construed to prohibit either party from (a) placing general advertisements for employment, (b) hiring employees or former employees of either party who contacts the other party of their own accord, or (c) recruiting through employment agencies (so long as neither party directs such agencies to solicit the other party's employees).

Other Matters

If any dispute, controversy, or claim arises in connection with the performance or breach of this agreement, either party may, on written notice to the other party, request that the matter be mediated. Such mediation would be conducted by a mediator appointed by and pursuant to the rules of the American Arbitration Association or such other neutral facilitator acceptable to both parties. Both parties would exert their best efforts to discuss with each other in good faith their respective positions in an attempt to finally resolve such dispute or controversy.

If any dispute, controversy, or claim arising out of or in connection with the performance or breach of this agreement cannot be resolved by mediation, then the dispute, controversy, or claim shall be settled in a court of competent jurisdiction.

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

Consent Agenda
Title: Surplus of Assets Valued Over $30,000
Strategic Priority Area: Organizational Excellence
Staff Resource: Tina Stroupe, Finance

Action(s):
Approve Surplus of Public Works Asset #13150, a Ford F450 Dump Truck and Asset #13152, a Freightliner M2 106 Leaf Truck

Explanation:

- Finance staff is requesting to identify two pieces of equipment: a Freightliner M2 106 Leaf Truck (Asset# 13152, Fleet Unit# 1011) and a Ford F450 Dump Truck (Asset # 13150, Fleet Unit #1010) as surplus personal property with the potential electronic auction resale value greater than $30,000 due to current fair market value comparison.
- Per the Fleet Policy-Section IV: Surplus, the asset is past its service life and is no longer useful for the conduct of public business. Sound property management principles and financial considerations indicate that the interests of the Town would best be served by disposition.
- Staff anticipates the public auction resale value will be greater than $30,000 due to current fair market value comparisons for this equipment.

Background:

- The assets were purchased new in 2012 and 2013, respectively.
- These units have been replaced based on their useful life cycle.
- General Statute Chapter 160A-266 authorizes methods of sale of personal property valued at $30,000 or more and requires Council approval for public transparency and to ensure impartial asset disposal.

Funding Source(s):

Attachment(s):
None

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 14.

Consent Agenda
Title: Installment Financing Agreement for Dewatering Centrifuge
Strategic Priority Area: Organizational Excellence
Staff Resource: Tina Stroupe, Finance

Action(s):
Adopt Resolution 25-10 authorizing the Town Manager to approve and execute Installment Purchase Agreement and direct staff to proceed with closing the loan and obtaining the funds for the dewatering centrifuge not to exceed $874,274, which includes $809,202 in loan principal, and the remaining balance covering loan costs (interest & fees).

Explanation:
- In January 2025, Council approved the purchase of a dewatering centrifuge at the Utley Creek Water Reclamation Facility.
- Staff issued an RFP for the finance of the purchase. Two proposals were received with rates ranging from 4.020% to 4.69% and repayments with interest, and any closing costs included, from $874,274 to $876,574.
- First Bank submitted a proposal with an interest rate of 4.69% with a three-year term, no closing costs and no prepayment penalty or other fees and a repayment amount of $874,274, principal and interest. The recommendation from the Finance RFP Evaluation Committee is to award to FirstBank.
- The Town currently has a banking relationship with First Bank.

Background:
- Installment Purchase Agreements are:
    - one of several financing mechanisms available to local governments; authority is provided in NC General Statute 160A-20;
    - for vehicles and equipment that do not require Local Government Commission (LGC) approval; and
    - allow the Town to take advantage of the current low-interest rate environment, as well as spread costs over future years

- An opportunity was identified to purchase a pre-owned dewatering centrifuge on a semi-trailer for significant savings and the town will realize a savings of approximately $400,000 in capital costs compared to waiting until funding in the FY26 budget.
- The Utley Creek Water Reclamation Facility (UCWRF) upgrade project includes $2,400,000 in projected costs for temporary dewatering while a new solids facility is constructed. The trailer-mounted centrifuge will provide the necessary temporary dewatering, saving the Town $2,400,000 in project costs.
- The wastewater treatment process produces clean wastewater, the portion discharged into Utley Creek, and biosolids, the treated organic byproduct that can be reused for

other applications. The biosolids from the UCWRF are transported off-site by a third-party vendor.
- The UCWRF will need temporary dewatering during construction of the UCWRF 6-8 million gallons per day (MGD) upgrade. Due to the mobile nature of the trailer-mounted centrifuge, this equipment can provide dewatering during construction.
- It is less expensive to purchase a mobile centrifuge than to rent for an extended period of time. Additionally, a portion of the capital costs can be recouped by reselling the trailer-mounted centrifuge after construction is complete or by entering into a buy-back program.
- Upon delivery (estimated at 14-weeks), the centrifuge will be put into service immediately so that the Town can take advantage of the more cost-effective dewatered cake solids production.
- The refurbished unit comes with an 18-month warranty.

Funding Source(s):

- Installment Financing

Attachment(s):

1. Bid Record RFP 2025-0135 Dewatering Press Financing FY25
2. 2025-0135 RFP Dewatering Press Installment Financing - POSTED
3. Amortization Schedule
4. Proposal Form - RFP 2025-0135
5. 25-10 Resolution Approving Financing Terms with First Bank for Purchase of Dewatering Centrifuge (1)

Bid Record **RFP# 2025-0135 Dewatering Press Installment**

Financing Total = $809,202.00

BANK	TERM (in months)	INTEREST RATE (fixed)	MAXIMUM ANNUAL INTEREST (per FY)	
First Bank (Fuquay Varina Branch)	36	4.690%	$ 31,939.22	in FY26
PNC Bank	36	4.020%	$ 29,952.15	in FY26

t Financing FY25

MAXIMUM ANNUAL PRINCIPAL PAYMENTS (per FY)		ANNUAL PAYMENT (per FY)	TOTAL INTEREST (life of loan)	TOTAL DEBT SERVICE
$ 281,306.52	in FY28	$ 291,424.64	$ 65,071.92	$ 874,273.92
$ 280,538.12	in FY28	$ 289,024.40	$ 57,871.21	$ 867,073.21

NOTES

Addtnl Closing Costs ~ $9,500; did not provide required proposal form

TOWN OF HOLLY SPRINGS, NORTH CAROLINA
REQUEST FOR PROPOSALS
RFP# 2025-0135 DEWATERING PRESS INSTALLMENT FINANCING
Issue Date: February 6, 2025
Due Date: February 21, 2025 by 2:00 PM

I. PURPOSE

The Town of Holly Springs desires to secure and enter into an installment financing agreement pursuant to NC General Statute §160A-20 in the principal amount not to exceed $809,202.00 (bank qualified) for the purpose of financing the purchase of a dewatering press system. The Town is soliciting proposals to provide the necessary financing, subject to the terms and conditions set forth in this Request for Proposals.

Equipment Description: Used/refurbished D5LL decanter centrifuge manufactured by Andritz Separation, Inc. It is a trailer-mounted dewatering press system with new piping, wiring, progressive cavity sludge feed pump, sludge grinder, polymer system, wash water pump, solids screw conveyor and control panel. Mounted on a new custom trailer with incline screw conveyor for dewatered solids transport.

II. BACKGROUND

- The Town bond rating is AAA with Standard and Poor's and Aa1 with Moody's Rating Services.
- The Town of Holly Springs ***Annual Comprehensive Financial Report*** for the most recently audited year ending June 30, 2024, is available on the Town of Holly Springs website.

III. CONTRACT SPECIFICATIONS

1. The desired amount of the financing is not to exceed $809,202.00.
2. The desired term of the financing will be 36 months.
3. The amortization schedule shall not require a payment prior to September 1, 2025.
4. Installment payments are to be made in level, semi-annual payments, payable in arrears.
5. The interest rate is to be fixed for the entire term of the agreement.
6. The interest rate(s) proposed must be guaranteed through April 15, 2025. The desired closing date is April 3, 2025. The closing date may not surpass April 15, 2025.
7. The Town of Holly Springs desires prepayment of the principal at any time without penalty.
8. The Town of Holly Springs obligation under the installment financing agreement will be secured by financing statements and security interests in all or a portion of the equipment being financed as negotiated between the Town of Holly Springs and the awarded bidder. No deficiency judgment may be rendered against the Town of Holly Springs for breach of a contractual obligation under the installment financing agreement, the taxing power of the Town of Holly Springs will not be pledged to secure repayment there under.
9. The Installment Financing Agreement must include a non-appropriation clause, a non-substitution clause is not acceptable.
10. Successful bidder will file on behalf of the Town of Holly Springs any IRS documentation required by the U.S. Treasury.
11. Successful bidder shall be chartered in North Carolina by the North Carolina Commissioner of Banks.

12. Contract will be in accordance with state and federal statutes, rules and regulations; including but not limited to NCGS §159-30, NCGS §159-31, and 20 NCAC 07.0107.
13. Funds must be collateralized in the state of North Carolina via the pooling method -OR- be deposited into North Carolina Capital Management Trust (NCCMT).
    - If collateralized under the pooling method, the funds shall be placed into an interest-bearing demand deposit account, where interest earned remains in the bank account and belongs to the Town.

IV. PROPOSAL SUBMISSION INSTRUCTIONS

Proposals must be submitted electronically, via email, to the contact listed below by the response due date. Please reference the solicitation name and number in the email's subject line. Upon receipt, all responses and supporting materials become property of the Town and are subject to public record. Proposals submitted after the stated due date and time will **NOT** be accepted and deemed non-responsive.

Brettany DeVolld, Purchasing Manager
RFP# 2025-0135 DEWATERING PRESS INSTALLMENT FINANCING
brettany.devolld@hollyspringsnc.gov

Format
Proposals shall be submitted in a single, digital PDF file and contain the content described below.

Content
Proposals must satisfy the criteria outlined below to be responsive to this solicitation.

1. Cover Letter: Provide the legal name, address, and telephone number of the firm along with the designated contact's name, title, email address, and telephone number. Include a statement attesting to the proposal's accuracy and signed by an individual authorized to execute binding legal documents for the firm.
2. Required Form 1: "Proposal Form"
3. The terms of repayment. Please attach amortization schedule for 36 months.
4. A copy of your proposed Installment Financing Agreement.

V. QUESTIONS INSTRUCTIONS

Respondents shall submit all questions, in writing, to the contact listed below. When submitting questions, please reference the solicitation name and number, as well as the page and section, if applicable.

Tina Stroupe, Finance Director
Tina.stroupe@hollyspringsnc.gov

VI. CONTRACT AWARD

The standard of award will be based on the lowest total financing cost (including both interest cost, upfront fees and expenses), and terms deemed to be in the best interests of the Town. Contract award is subject to approval by Town Council.

REQUIRED FORM 1

PROPOSAL FORM
RFP# 2025-0135 DEWATERING PRESS INSTALLMENT FINANCING

Proposals shall include pricing based on gross funding (without consideration of investment earnings) and the requirements and terms set forth in this solicitation. **Pricing must be all-inclusive and cover every fee/cost of the scope/services that the Town will be financially responsible for.** Cost must be in United States Dollars and rounded to the nearest quarter of a dollar. If there are additional costs associated with the services, please add them in the spaces provided. You may also include a separate page in the pricing response section of your proposal submission if additional space is required.

Proposals shall be guaranteed through April 15, 2025.

LOAN AMOUNT:	**$809,202 (not to exceed)**
TERM:	**36 months**
INTEREST RATE (fixed):	**%**
SEMI-ANNUAL PAYMENT AMOUNT:	**$**
TOTAL INTEREST PAID OVER LIFE OF LOAN:	**$**
Funds will be collateralized in North Carolina via the selected method: *(select one)*	**Pooling Method** **-OR-** **Deposit funds into NCCMT**

ALL FEES/COSTS: List all additional costs associated with this transaction, including origination or placement fees, escrow fees, counsel fees and expenses, information detailing capped fees or expenses, etc.

_____

_____

_____

EXCEPTIONS: List any exceptions to the contract specifications set forth in Section III of this Request for Proposals.

No additional charges to the Town of Holly Springs for this installment financing agreement will be permitted. All charges must be listed in this proposal. By submitting this proposal, the lender agrees to the contract specifications set forth in Section III of this Request for Proposals, with the exception of the following:

_____

_____

_____

_____

VII. DISCLOSURES

Town's Rights and Options.

The Town reserves the right, at the Town's sole discretion, to take any action affecting this solicitation, this solicitation process, or the services or facilities subject to this solicitation, that would be in the best interests of the Town, including:

- To supplement, amend, substitute, or otherwise modify this solicitation, including the schedule, or to cancel this solicitation, at any time;
- To require any respondent to supplement or clarify its bid or provide additional information relating to its response;
- To investigate the qualifications, experience, capabilities, and financial standing of each respondent submitting a bid;
- To waive any defect or irregularity in any bid received;
- To reject any or all bids;
- To share the bids with Town employees and contractors, in addition to the Evaluation Committee, as deemed necessary by the Town;
- To award all, none, or any part of the services and enter into contracts with one or more of the respondents deemed by the Town to be in the best interest of the Town, which may be done with or without re-solicitation;
- To discuss and negotiate with any respondents their bid terms and conditions, including but not limited to financial terms; and
- To terminate discussions and negotiations with any respondent at any time and for any reason.

Accuracy of Solicitation and Related Documents.

Each respondent must independently evaluate all information provided by the Town. The Town makes no representations or warranties regarding any information presented in, or otherwise made available during this procurement process, and assumes no responsibility for conclusions or interpretations derived from such information. Additionally, the Town will not be bound by or responsible for any explanations or conclusions regarding this or any related documents other than those provided by an addendum issued by the Town. Respondents may not rely on any oral statement by the Town or its agents, advisors, or consultants.

If a respondent identifies potential errors or omissions in this or any other related documents, the respondent should immediately notify the provided contacts of such potential discrepancy in writing. The Town may issue a written addendum if it determines correction is necessary.

Expense of Bid Preparation.

The Town accepts no liability and respondents will have no actionable claims for reimbursement of any costs or expenses incurred while participating in this solicitation process. This includes expenses and costs related to bid submission, submission of written questions, attendance at Prebid conference, contract negotiations, or activities required for contract execution.

Vendor Inclusion
The Town's vendor management philosophy supports a fair, open, and inclusive process that offers the same access and information to all vendors. The Town provides an email alert option to allow vendors optimal notice and access to all solicitations as they are posted. This can be found on the Town of Holly Springs website at the following hyperlink: https://www.hollyspringsnc.gov/2456/Bids-Requests-for-Proposals.

Dispute Resolution Process
No services shall be delayed or postponed pending the resolution of any dispute unless Town otherwise agrees in writing. Any and all suits or actions to enforce, interpret or seek damages with respect to any provision of, or the performance or non-performance of, this Agreement shall be brought exclusively in the General Court of Justice of North Carolina sitting in Wake County, North Carolina and it is agreed by the parties that no other court shall have jurisdiction or venue with respect to such suits or actions. For any amount in controversy in excess of $15,000 the Contractor shall participate in the Town's dispute resolution process which shall be considered part of Basic Services or Scope of Work unless specifically agreed otherwise herein. The Town's dispute resolution process is to engage in prelitigation mediation under the rules of Mediation for Superior Court notwithstanding the amount in controversy.

Confidentiality
Responses to the solicitation will become public records and, therefore, will be subject to public disclosure after contract award. However, North Carolina General Statutes Section 132-1.2 provides a method for protecting some documents from public disclosure. If the Consulting firm follows the procedures prescribed by those statutes and designates a document confidential or trade secret, the Town will withhold the document from public disclosure to the extent that is entitled or required to do so by applicable law, and will return the document after selection.

Equal Employment Opportunity
The Town of Holly Springs does not discriminate in administering any of its programs and activities. The firm awarded the contract for work must have a written policy and will be required to ensure that no person shall be denied employment, fair treatment or be discriminated against on the basis of race, sex, gender, religion, age, national origin, or handicap.

Minority/Women/Small Business Enterprise
It shall be the practice of the Town of Holly Springs to provide minority-owned, women owned, and small business enterprises (collectively "M/W/SBE") as well as other responsible vendors with fair and reasonable opportunity to participate in the Town's business opportunities including but not limited to employment, construction development projects, and material/services consistent with the laws of the State of North Carolina. The policy of the Town prohibits discrimination against any person or business in pursuit of these opportunities on the basis of race, color, national origin, religion, sex, age, disability, or veteran's status. It is further the policy of the Town to conduct its contracting and procurement programs so as to prevent such discrimination and to resolve all claims of such discrimination.

Good Faith Efforts.
The Town will make a good-faith effort to comply with G.S. 143-128.2, G.S. 143-128.4, where applicable, and to recruit and select small business entities. The governmental entity shall not limit or otherwise preclude any respondent from submitting a response so long as the respondent, itself or through its proposed team, is properly licensed and qualified to perform the work defined by this solicitation.

Contracting
Any installment financing agreement or other contract shall be construed and enforced in accordance with the laws of the State of North Carolina. Any controversy or claim arising because of contracting shall be settled by an action initiated in the appropriate division of the General Court of Justice in Wake County, North Carolina.

Conditions and Limitations
The Town expects to select a consulting firm from the bids submitted but reserves the right to reject any or all responses to the solicitation, to advertise for new responses, or to accept any response deemed to be in the best interest of the Town. A response to this solicitation should not be construed as a contract nor an indication of a commitment of any kind on the part of the Town nor does it commit either to pay for costs incurred in the submission of a response to this request or for any cost incurred prior to the execution of a final contract. The Town will reserve the right to dismiss any part or all of the contracted team when, in the Town's opinion, the project is not moving as scheduled or is hindered in any way by the actions or personalities of team members.

AMORTIZATION SCHEDULE

Principal	Loan Date	Maturity	Loan No	Call / Coll	Account	Officer	Initials
$809,202.00	04-03-2025	03-01-2028	1111111111	NONE	***	TP1	

References in the boxes above are for Lender's use only and do not limit the applicability of this document to any particular loan or item.
Any item above containing "****" has been omitted due to text length limitations.

Borrower: TOWN OF HOLLY SPRINGS
128 S MAIN ST
HOLLY SPRINGS, NC 27540-9092

Lender: FIRST BANK
FUQUAY VARINA
1830 N. BROAD ST
FUQUAY VARINA, NC 27526

Disbursement Date: April 3, 2025
Interest Rate: 4.690

Repayment Schedule: Installment
Calculation Method: 365/360 U.S. Rule

Payment Number	Payment Date	Payment Amount	Interest Paid	Principal Paid	Remaining Balance
1	09-01-2025	145,712.32	15,918.58	129,793.74	679,408.26
2025 TOTALS:		**145,712.32**	**15,918.58**	**129,793.74**	
2	03-01-2026	145,712.32	16,020.64	129,691.68	549,716.58
3	09-01-2026	145,712.32	13,177.32	132,535.00	417,181.58
2026 TOTALS:		**291,424.64**	**29,197.96**	**262,226.68**	
4	03-01-2027	145,712.32	9,837.26	135,875.06	281,306.52
5	09-01-2027	145,712.32	6,743.23	138,969.09	142,337.43
2027 TOTALS:		**291,424.64**	**16,580.49**	**274,844.15**	
6	03-01-2028	145,712.32	3,374.89	142,337.43	0.00
2028 TOTALS:		**145,712.32**	**3,374.89**	**142,337.43**	
TOTALS:		**874,273.92**	**65,071.92**	**809,202.00**	

NOTICE: This is an estimated loan amortization schedule. Actual amounts may vary if payments are made on different dates or in different amounts.

LaserPro, Ver. 23.4.10.021 Copr. Finastra USA Corporation 1997, 2025 All Rights Reserved - NC C:\CFIILPL\AMORT.FC TR-159835 PR-10

SAMPLE

REQUIRED FORM 1

PROPOSAL FORM
RFP# 2025-0135 DEWATERING PRESS INSTALLMENT FINANCING

Proposals shall include pricing based on gross funding (without consideration of investment earnings) and the requirements and terms set forth in this solicitation. **Pricing must be all-inclusive and cover every fee/cost of the scope/services that the Town will be financially responsible for.** Cost must be in United States Dollars and rounded to the nearest quarter of a dollar. If there are additional costs associated with the services, please add them in the spaces provided. You may also include a separate page in the pricing response section of your proposal submission if additional space is required.

Proposals shall be guaranteed through April 15, 2025.

LOAN AMOUNT:	**$809,202 (not to exceed)**
TERM:	**36 months**
INTEREST RATE (fixed):	4.69% **%**
SEMI-ANNUAL PAYMENT AMOUNT:	**$**
TOTAL INTEREST PAID OVER LIFE OF LOAN:	**$**
Funds will be collateralized in North Carolina via the selected method: *(select one)*	**Pooling Method** **-OR-** **Deposit funds into NCCMT**

ALL FEES/COSTS: List all additional costs associated with this transaction, including origination or placement fees, escrow fees, counsel fees and expenses, information detailing capped fees or expenses, etc.

NONE

EXCEPTIONS: List any exceptions to the contract specifications set forth in Section III of this Request for Proposals.

No additional charges to the Town of Holly Springs for this installment financing agreement will be permitted. All charges must be listed in this proposal. By submitting this proposal, the lender agrees to the contract specifications set forth in Section III of this Request for Proposals, with the exception of the following:

NONE

Resolution No. 25-10
Date Adopted: March 18, 2025
Effective Date: March 18, 2025

Resolution Approving Financing Terms with First Bank.

WHEREAS, the Town of Holly Springs (the "Town") has previously determined to undertake a project for the financing of a Dewatering Centrifuge ("the Project"), and the Finance Director has now presented a proposal for the financing of such Project.

BE IT THEREFORE RESOLVED, as follows:

1. The Town hereby determines to finance the Project through First Bank ("Lender"), in accordance with the proposal dated March 18, 2025. The amount financed shall not exceed $809,202, the annual interest rate (in the absence of default or change in tax status) shall not exceed 4.69%, and the financing term shall not exceed 36 months from closing.

2. All financing contracts and all related documents for the closing of the financing (the "Financing Documents") shall be consistent with the foregoing terms. The Finance Officer is hereby authorized and directed to execute and deliver any Financing Documents, and to take all such further action as they may consider necessary or desirable, to carry out the financing of the Project as contemplated by the proposal and this resolution.

3. The Town Manager is hereby authorized to approve, sign and execute finance agreement and the Finance Officer is hereby authorized and directed to hold executed copies of the Financing Documents until the conditions for delivery of the Financing Documents have been completed to such officer's satisfaction. The Finance Officer, further, is authorized to approve changes to any Financing Documents previously signed by Town officers or employees, provided that such changes shall not substaintially alter the intent of such documents or certificates from the intent expressed in the forms executed by such officers. The Financing Documents shall be in such final forms as the Finance Officer shall approve, with the Finance Officer's release of any Financing Documents for delivery constituting conclusive evidence of such officer's final approval of the Document's final form.

4. The Town intends that the adoption of this resolution will be a declaration of the Town's official intent to reimburse expenditures for the project that is to be financed from the proceeds of the Lender financing described above. The Town intends that funds that have been advanced, or that may be advanced, from the Town's general fund, or any other Town fund related to the project, for project costs may be reimbursed from the financing proceeds.

5. All prior actions of Town officers in furtherance of the purposes of this resolution are hereby ratified, approved and confirmed. All other resolutions (or parts thereof) in conflict with this resolution are hereby repealed, to the extent of the conflict. This resolution shall take effect immediately.

Adopted by the Holly Springs Town Council on this, the 18th day of March, 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 15.

Consent Agenda
Title: Developer Agreement for West Maple Ave Waterline Extension
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Catherine Jacobs, Development Services

Action(s):
Approve Developer Agreement associated with the waterline extension within W Maple Avenue.

Explanation:

- The Developer of 208, 209, and 213 W Maple Avenue is requesting reimbursement for work associated with the necessary extension of a 2" water main to service lots at the end of W. Maple Avenue. These infill lots (vacant lots in urban environments) were originally platted in the early 1900's.
- After the approval of a building permit at 208 W Maple Avenue, it was determined there was an error on the town's water infrastructure map. The map showed an existing public water main within W Maple Avenue along the frontages of these properties that could be accessed for a service tap. However, upon field inspection, it was determined the water main does not extend past the W. Maple Avenue and Utley Street intersection.
- In coordination with the Developer, the Utilities & Infrastructure Department staff agreed to provide the materials and complete the construction of the necessary 2" water main extension to the end of W. Maple Ave., of which the Town is legally required to provide water service in light of the home being within the Town's corporate limits.
- The Developer is responsible for contracting the survey work, fire flow testing, the design and permitting work, the construction management, and the engineering certification associated with the extension. The Developer is requesting reimbursement to cover these items and has provided a cost estimate for the amount of $17,025.

Background:

- For construction on a residential lot that is not within an approved subdivision, the builder meets with development services to determine whether the extension of utilities or service taps into existing infrastructure is necessary. If it is determined that the applicant needs to tap into service, they proceed on to a building permit and hire a contractor for the service.
- Based on the Town's infrastructure map, the applicant was advised to move forward with the building permit and tap into service. However, when the builder did the tap, the line was not extended as shown on the map.
- Staff are reviewing the maps and doing field inspections in coordination with utilities and infrastructure to reduce the risk of this occurring in the future. This will be further enhanced and checked with the work related to asset management and inventory for utilities.

Funding Source(s):

System Development Fees collected for 208, 209, and 213 W Maple Avenue.

Attachment(s):

1. IRA for Maple Street Properties_Town Council Version

STATE OF NORTH CAROLINA
COUNTY OF WAKE

AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION,
FEE CREDIT AND FEE REIMBURSEMENT

BY AND BETWEEN
TJ PROPERTY ENTERPRISE LLC
&
THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA

THIS AGREEMENT ("Agreement"), made and entered into this _____ day of _____, 2025, by and between the TOWN OF HOLLY SPRINGS, a North Carolina Municipal corporation, hereafter referred to as the "Town" and TJ PROPERTY ENTERPRISE LLC a North Carolina Limited Liability Company, hereafter referred to as the "Developer."

WITNESSETH:

WHEREAS, the Developer is the fee simple owner of two tracts of land described as and,

WHEREAS, the Developer wishes to develop the Property for residential purposes, containing single family and owner-occupied residences as shown on a plan submitted to the Holly Springs Development Services; and,

WHEREAS, it is beneficial to both the Town and Developer to construct certain Offsite Infrastructure improvements and/or over-sized on-site improvements with respect to potable water and sewer; and,

WHEREAS, the Town and the Developer have determined that the infrastructure with respect to water and sewer service required to serve the above described tract for the above purpose should be increased in order to properly provide for future orderly growth; and,

WHEREAS, the parties wish to agree to provide a mechanism for the reimbursement of fees due from the Developer to the Town for certain fees that are otherwise due and owing the Town with respect to said increases in infrastructure beyond that which would be ordinarily required by the developer in a manner such that the fees paid by the Developer do not exceed an amount of fees the Town would otherwise collect from such Project; and,

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

WHEREAS, the Developer has determined that it is in its best interests and has therefore agreed, as part of the development plan, to voluntarily annex into the corporate limits of the Town pursuant to N.C.G.S. §160A-58.1 irrespective of any promises or inducements by the Town; and,

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, (ii) does not dispute the reasonableness 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 in connection with its development of the Residential Project at such time as the applicable fee becomes due to the Town in the ordinary course of development.

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.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, which are incorporated by reference as if set forth below, the Town and the Developer agree as follows:

ARTICLE I

1. General: All terms of this Agreement shall become enforceable upon signing of this Agreement 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 Costs:" The amount of true external costs incurred for the work described in this agreement by the Developer directly, such as design costs or certification costs 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. The Town maintains all rights to audit such Actual Costs for a period of seven (7) years after any reimbursement.

b. Applicable Parcels or Property: The covenants contained in this Agreement shall apply to the following parcels: 213 W. Maple Ave and 209 W. Maple Ave with Wake County PINs of 0648990134 and PIN 0648899154 and further described in the Deed Book 019753 , Page 248, and Deed Book 19637, Page 2403, Wake County Registry (collectively the "Property");

c. "Development" or "Project" is the Developer's plan to subdivide and construct a single family residence according to the plans submitted.

d. "Potable Water Line:" The installation by the Developer of a new potable water line according to the Town's specifications and standards and in a manner acceptable to the Town's Director of Engineering. Potable Water Line is shown on Exhibit E

g. "System Development Fees:" Those fees calculated based on water meter size and named as such in the Town's annual budget adopted at the time in which that fee would ordinarily become due and payable to the Town.

ARTICLE II
DEVELOPER'S DUTIES

1. Potable Water Line. Developer shall design, and certify the Potable Water Line in a location shown on Exhibit A, and in a manner consistent with reasonable and customary practices and according to plans and specifications approved by the Town and in accord with the Town's development standards. The Developer shall be entitled to apply for reimbursement or credit from System Development Fees paid, for the Actual Costs associated with the design of the Potable Water Line to serve the Property. The Developer's estimated cost of this Potable Water Line are as follows:

Itemization:

Task 1 – 2" Survey	$5175
Task 3 – 2" Design and Permitting	$6500
Task 5 – Construction Management	$3500
Task 7 – Engineer Certification	$1000
Fire Flow Testing	$850
Total	**$17,025**

Developer shall submit within seven (7) days of the execution of this Agreement signed and sealed engineer's estimates verifying the estimated amounts listed above. The maximum amount of reimbursement available for this project is the total amount of System Development Fees due for the Development (currently $23,400 for the Property as calculated by the two (2) lots multiplied by the current budget year fee of $11,700) or the Actual Costs, whichever is less provided that such maximum amount ("Maximum Amount of Reimbursement for Water Line Relocation") shall be adjusted from time to time to reflect actual changes in the fees set forth on the Town's fee schedule, which is a component of the Town's annual budget.

(a) The Town reimburse to the Developer System Development Fees for the Actual Cost of the design and certification of the Potable Water Line. Developer shall submit a request for reimbursement in writing upon completion and certification of the Potable Water Line, and the Town shall reimburse the Developer within 30 days of approval of the request, where such approval shall not be unreasonably withheld or delayed.
amount.

2. Developer shall pay all other development fees with respect the Project in a manner and at a time that is ordinarily due and payable for the Project.

ARTICLE IV
OTHER

1. The Developer shall locate the Potable Water Line in the existing Town easements or public rights of way.

2. All reimbursements and/or credits for this project shall be provided on the basis of final documented actual costs, as approved by the Executive Director of Utilities and Infrastructure, in accordance with this agreement.

3. The Developer shall be responsible for the complete design and certification of each project, including all surveying, design, permitting, plat preparation and recordation, testing, engineering, inspection, acceptance, easement maps and documents, and all other necessary functions to insure 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. The Town agrees that it shall act consistent with its rules, regulations, and common practices on any application for permits associated with the development of the Property.

5. All fees, charges and payments related to the actual costs of each project shall be borne by the Developer and shall not be subject to reimbursement or participation by the Town, except for the costs as specifically described herein and shown specifically on the sealed itemized opinions of cost approved by the Town. All lengths of utility improvements set out in this Agreement are expressed as approximate figures, if being understood by the parties hereto that wetlands and environmental concerns, as well as the practicalities of construction, may necessitate a modification of the lengths of utility lines set out herein.

6. In the course of installing the Potable Water Line or any other work on easements obtained by the Town and under the Town's ownership, the Developer shall operate under permission to encroach onto a Town easement and shall hold the Town harmless. 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 out of the entry onto and performance of work on the easements of the Town. 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.

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

8. The Developer shall provide itemized opinions of cost sealed by a Professional Engineer registered in North Carolina, which shall be subject to approval by the Director of Engineering, and attached as Exhibits B & C to this agreement.

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

10. For each project subject to reimbursement under this agreement, the Developer, shall provide proof of compliance with all applicable provisions of the North Carolina General Statues regulating public contracts. Primarily, this involves North Carolina General Statues 143-129 "Formal Bidding Procedure" or N.C.G.S. 143-131 "Informal Bidding Procedure" whichever shall apply based upon the total cost of the project constructed as part of this agreement. The bid shall include unit prices. The Developer, or his designee, shall provide copies of all bid proposals received, a copy of the executed contract between the Developer and the lowest, responsible bidder, and a unit price bid tabulation which is signed and sealed by a professional engineer registered in the State of North Carolina certifying the bids received and the award of the contract are in conformance with the aforementioned provisions. Should the Developer award the project to a bidder other than the lowest bidder, all reimbursements from the Town

and in accordance with the terms of the agreement shall be based upon the lowest bid. Furthermore, if a bidder other than the low bidder is awarded the contract, then in that case, the Town would not participate in any change order which would increase the overall cost of the project and the reimbursement would be based upon the original low bid.

11. 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.

13. 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.

14. 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: Forest Springs Project

FOR THE DEVELOPER:

15. 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.

16. This Agreement is not assignable by the Developer.

17. Town acknowledges that some or all of the reimbursements or fee credits earned by Developer under this Agreement will be made from fees paid by third party builders, so long as such payments are for work associated with the Development.

18. The section and subsection headings in this Agreement have been included for convenience only, and are not part of the Agreement and shall not be taken as an interpretation of any provision of this Agreement.

19. A ruling by any court that one or more of the provisions contained in this Agreement is invalid, illegal, or unenforceable in any respect shall not affect any other provision of this Agreement so long as the economic or legal substance of the transactions contemplated hereby is not affected in any manner materially adverse to any party. Thereafter, this Agreement shall be construed as if the invalid, illegal, or unenforceable provision had been amended to the extent necessary to be enforceable within the jurisdiction of the court making the ruling and to preserve the transactions contemplated by this Agreement to the greatest extent possible.

20. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and there are no representations, warranties, covenants or obligations except as set forth in this Agreement. This Agreement supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions relating to the subject matter hereof, written or oral, of the parties.

21. It is anticipated that upon completion, following any necessary holding periods, each of the water, sewer and roadway improvements constructed pursuant to this Agreement shall be dedicated to the Town (or such other applicable government entity), and upon dedication, conveyance or assignment of such easements/improvements to the proper governmental entity, the obligations of the Developer with respect thereto shall terminate, and such applicable governmental entity shall have the continuing and ongoing obligation to maintain and repair the same.

22. This Agreement does not guarantee any specific approvals of any proposed development plan, provided, however, that all approvals granted prior to the date of this Agreement shall continue to be valid and in full force and effect.

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

EXHIBIT A:	Map showing Development location , Potable Water Line
EXHIBIT B:	Sealed Engineer's estimate and description for the Potable Water Line.

[Signatures Appear on Following Page]

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

TJ PROPERTY ENTERPRISE LLC

By: _____ (Print Name)

(Corporate Seal)

BY:_____(LS)

ATTEST:

_____
Secretary/Assistant Secretary

EXHIBIT A

Map showing Development location and area

EXHIBIT B

Sealed Engineer's estimate and description for the Potable Water Line.

EXHIBIT C

Sealed Engineer's estimate and description for the Gravity Sewer Line.

EXHIBIT D

Map of Potable Water Line location

EXHIBIT D

Map of Potable Water Line location

EXHIBIT E

Map of Gravity Sewer Line location

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 16.

Public Hearings
Title: 24-DP-07 Pine Springs Upper School Development Plan - Quasi-Judicial Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Grayson Taylor, Development Services, Catherine Jacobs, Development Services

Action(s):

- Conduct Quasi-Judicial Public Hearing.
- Adopt Resolution 25-09 to approve the proposed Development Plan for Pine Springs Upper School.

Explanation:

- A Development Plan has been submitted to develop a high school, Pine Springs Upper School, in the Holly Springs Business Park.
- The project is located on two parcels totaling 14.82 total acres, at 420 Green Oaks Parkway.
- The project includes one 3-story building of approximately 121,000 square feet.
- The submitted Development Plan conforms with terms of the recently adopted PUD Amendment as approved by the Town Council in December of 2024.

Staff Recommendation: Approve

Planning Board Recommendation: Approve (7-0) [1 absent, 1 recusal]
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 Holly Springs Business Park Planned Unit Development was approved by Town Council on October 1, 2002. It was last amended in December 2024, establishing the Innovation and Institutional District, and applying this district to Tract E.
- Tract E includes the two subject parcels under the proposed Development Plan.

Funding Source(s):
N/A

Attachment(s):
1. 24DP07_PineSpringsUpperSchool_StaffReport
2. 24DP07_Resolution_25_09
3. 24DP07_PineSpringsUpperSchool_PlanningBoardActionReport
4. 24DP07_PineSpringsUpperSchool_Application

5. 24DP07_PineSpringsUpperSchool_Plans

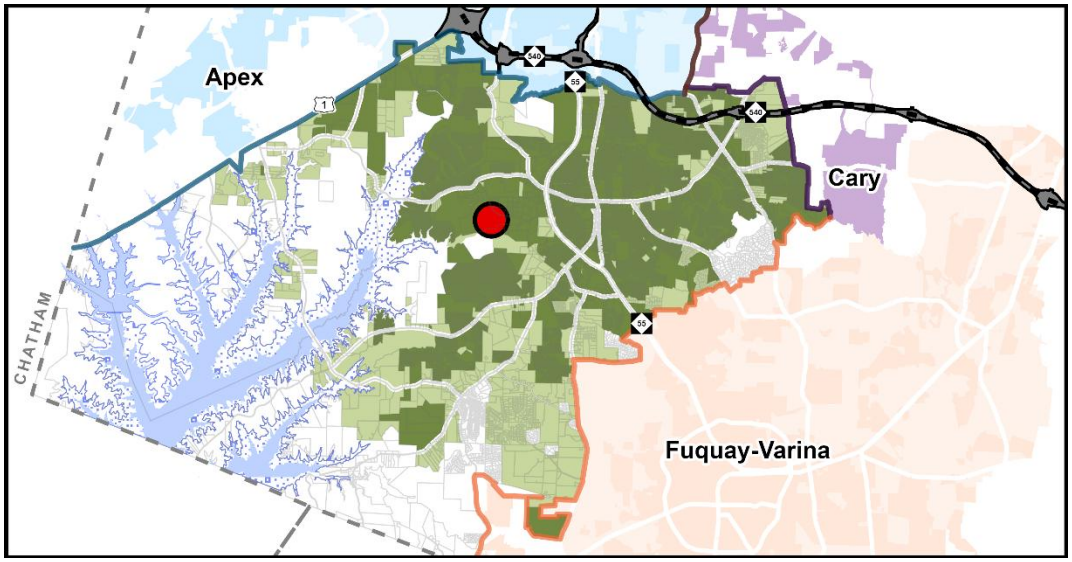
Project Type: Development Plan

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Bruce Friend - Pine Springs Foundation, LLC

Property Address: 420 Green Oaks Parkway

Property Area: 14.82 ac.



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

Project Summary:
A Development Plan for a 121,068 square foot School (K-12) at 420 Green Oaks Parkway. The proposed school is Pine Springs Upper School, a charter high school.

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.

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Natural Resources Information	Page 13
Development Standards	Page 14
Decision-Making Information	Page 17

Case Summary

Current Zoning:
PUD – Planned Unit Development

☐ Conditional Zoning District

Current Planned Unit Development:
Holly Springs Business Park

Aerial Photograph

Growth Strategy Map:
Places to Enhance

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Business & Industrial

Staff Analysis:

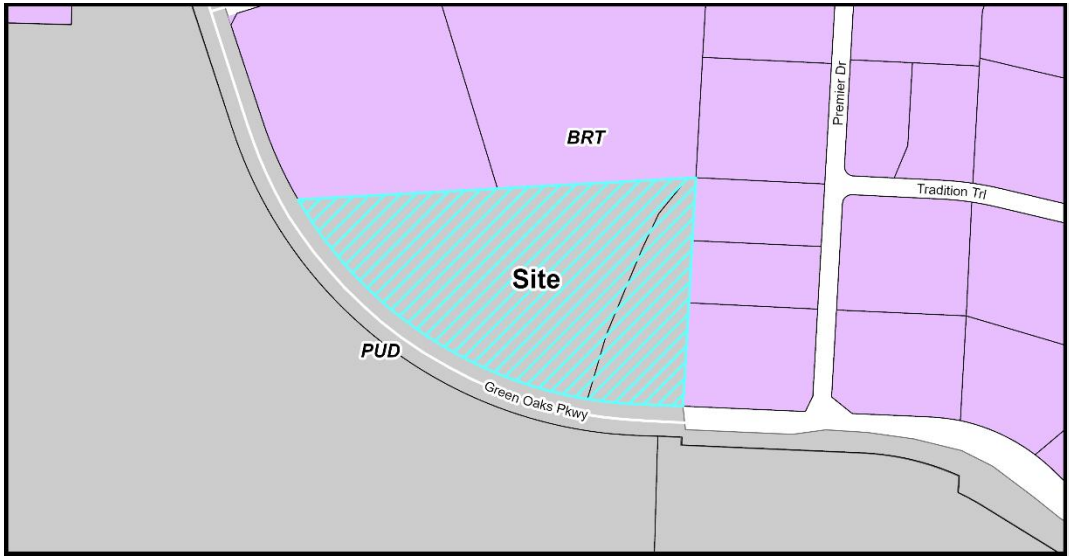
The requested Plan is: ☒ Consistent with Adopted Plans /Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

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

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0649120574	PUD	11.64
0649125359	PUD	3.18
	Total Area	**14.82 acres**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	PUD – Planned Unit Development	Vacant (Business & Industrial)
North	Business & Research Technology	Light Manufacturing, Office (Business & Industrial)
South	PUD – Planned Unit Development	CSL Seqirus (Business & Industrial)
East	Business & Research Technology	Light Manufacturing, Office, Indoor Recreation (Business & Industrial)
West	PUD – Planned Unit Development	CSL Seqirus (Business & Industrial)

Parcel Rezoning History

Rezoning Number: 01-PUD-03
Original Zoning: I-1 (Wake County)
Approved Zoning: PUD
Approval Date: October 1, 2002

PUD Amendment History

Amendment #1: 08/01/2006	Height Increase in Manufacturing District
Amendment #2: 10/03/2006	Boundaries and District Standards Adjusted
Amendment #3: 07/19/2011	Parcel Addition
Amendment #4: 12/20/2024	New District Established and Applied to Tract E

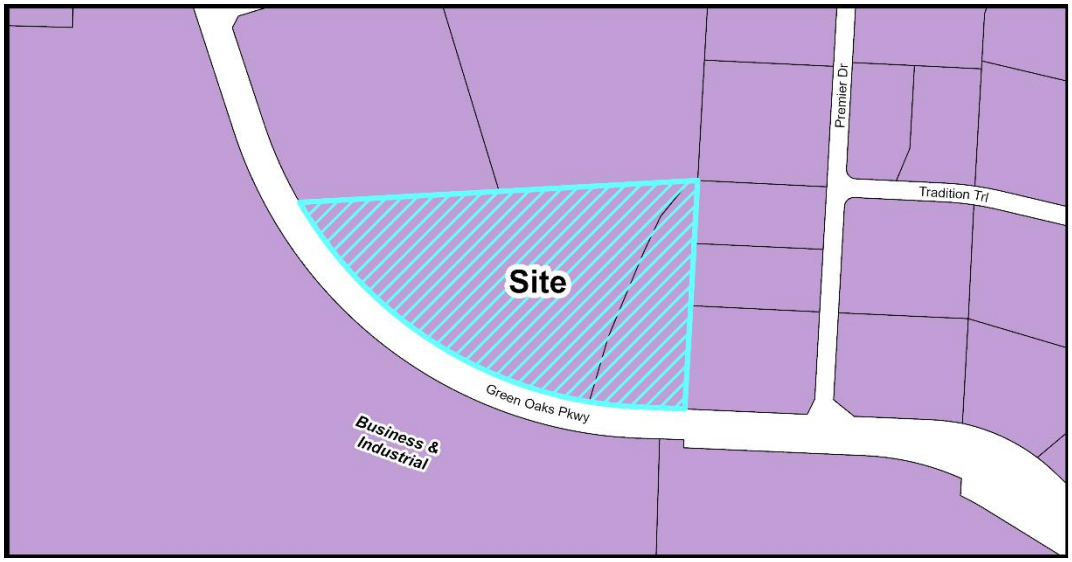
Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Enhance

Future Land Use: Business & Industrial

Small Area Plan: N/A



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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

Land Use & Character Information (cont.)

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

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

Key Characteristics of Business & Industrial development include:

- Parking is provided off-street in surface parking lots or parking decks at the rear of the lot, and should otherwise be screened from view from the street.
- Typically, business and industrial areas do not prioritize the preservation of natural resources, though they may rely on landscape for buffering between incompatible uses.
- Though these areas are not typically designed as walkable, activated centers, they may include formal open spaces such as squares or plazas for the use of employees.
- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Green roof elements and/or rooftop gardens are encouraged.
- Building types are primarily office and industrial.
- Buildings may be up to 6 stories. Exceptions may be allowed for special manufacturing uses.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Information (cont.)

Future Land Use Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Land Use & Character Plan

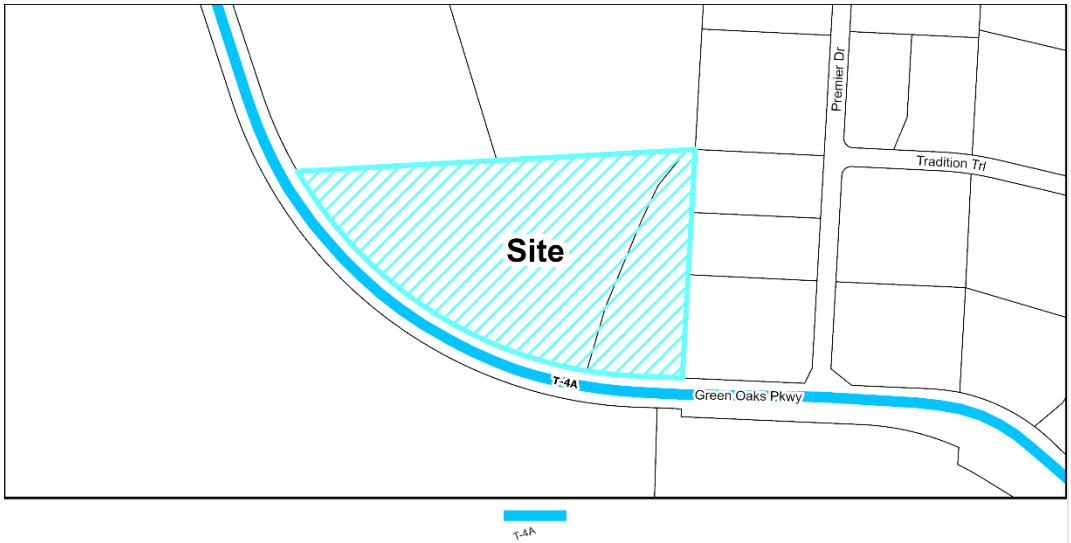
The subject parcels have a Future Land Use designation of Business & Industrial, the same designation applied to the entire Holly Springs Business Park. The proposed Development Plan is for a School (K-12) that may offer a curriculum with industry-specific courses that relate to the overall Business Park and surrounding Life Sciences based employment community. This supports the intent of the Business & Industrial land use designation as it clusters students near employers, providing students with learning opportunities and employers with potential workers. Other Business & Industrial characteristics demonstrated by the proposed Development Plan include appropriate buffering between adjacent uses, and a building scale compatible with the Business Park. Overall, the proposed development plan is consistent with the Land Use & Character Plan.

Transportation Information

Vision Holly Springs Comprehensive Plan Section 2

Comprehensive Transportation Plan

Road Widening along Project Frontage	☐ Required ☒ Not Required
New Location Roadways	☐ Required ☒ Not Required
Hotspot/Safety Study Location	☐ Yes ☒ No



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:
The project has frontage along Green Oaks Parkway, which has already been constructed to its ultimate cross section. Therefore, no additional roadway widening is required.

New Location Roadways:
There are no new roadways that impact the subject property shown on the Comprehensive Transportation Plan.

Hotspot/Safety Study Location:
There is not a Hotspot or Safety Study location within the Traffic Study scoping area.

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 previously approved PUD amendment. A Transportation Verification Memo was submitted with the Development Plan to ensure compliance with the previously approved TIA and associated Transportation Mitigation Agreement (TMA). The completed study outlined several improvements necessary to help mitigate traffic impacts to the surrounding area and each of the following improvements were incorporated into the Development Plan.

Greek Oaks Parkway at Proposed School West Access/Seqirus East Access (unsignalized)
- Limited access to right-in/ right-out/ left-out.
- Extend existing westbound left-turn lane to 300 feet.

Green Oaks Parkway at Proposed School East Access (unsignalized)
- Limited access to right-in/right-out only.
- Construct a westbound right-turn lane of 50 feet.

Pedestrian Safety
- Provide fee-in-lieu for future construction of pedestrian crossing along Green Oaks Parkway.

Transportation Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan

The project has incorporated all traffic mitigation improvements outlined within the approved TIA and TMA and is therefore consistent with the study, the Unified Development Ordinance, and the Comprehensive Plan.

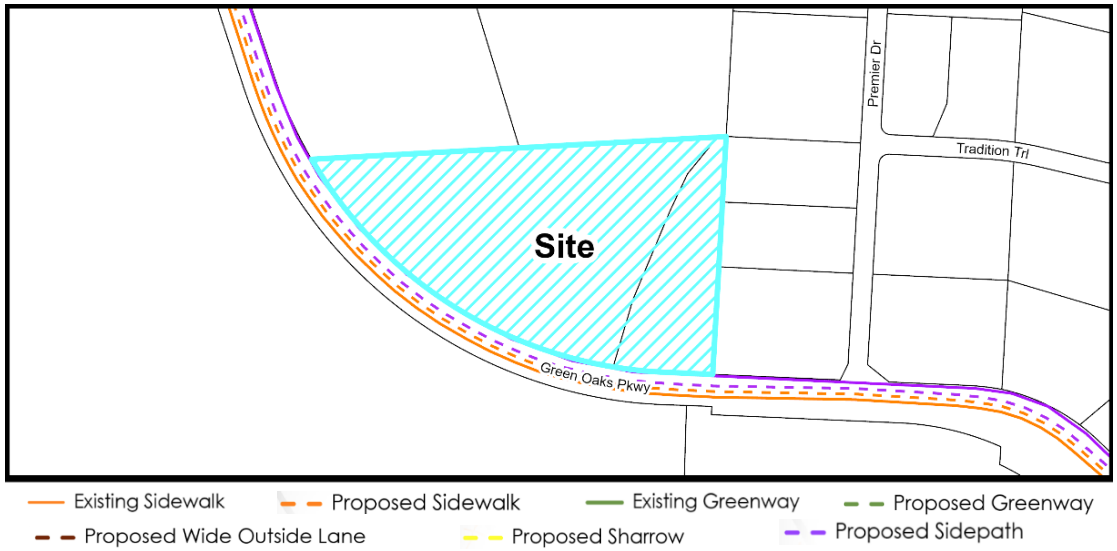
Parks, Recreation & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway ☒ Sidepath

A Sidepath already exists along the Green Oaks Parkway frontage of this project.

Parks, Recreation, & Greenways Summary

The project should retain the existing Sidepath. The site lies outside of a Park Search Area.

Parks, Recreation, & Greenways Staff Analysis:

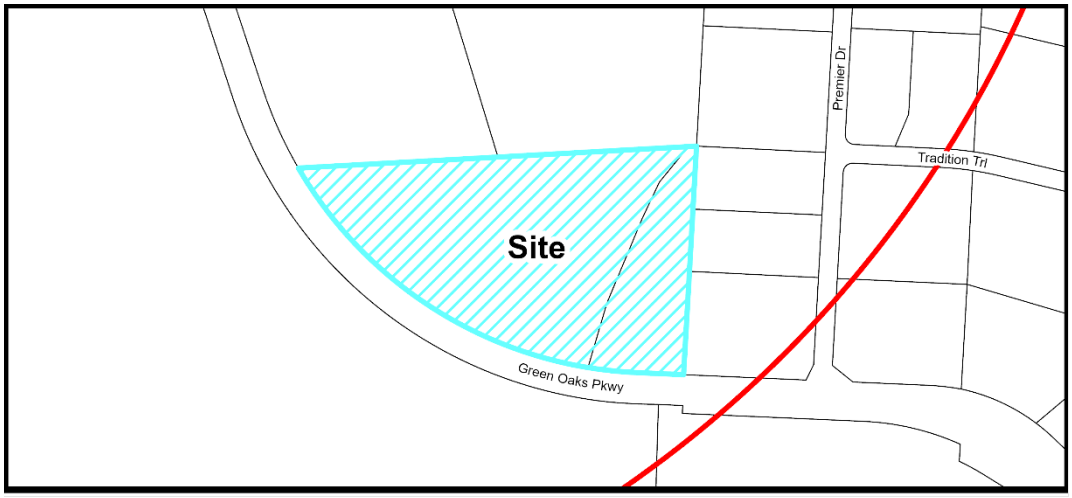
The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation, and Greenways Master Plan.

The Development Plan request is consistent with the Parks, Recreation, and Greenways Master Plan.

Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

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



Community Facilities Map

WCPSS Coordination

Wake County Public School System (WCPSS) has been informed of the proposed high school.

Community Facilities Plan

The site falls within a Potential Future Fire/Police Facility zone on the Community Facilities Plan Map. This zone has been addressed with the construction of Fire Station #3, located on Cinder Station Road.

Community Facilities Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Community Facilities Plan.

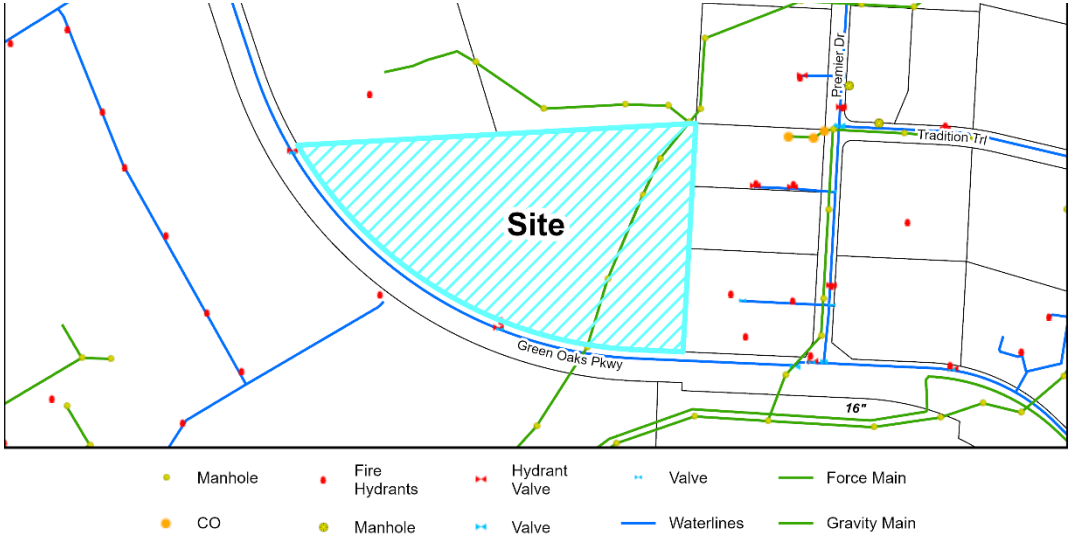
The Development Plan request is consistent with the Community Facilities section of the Comprehensive Plan.

Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

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 proposed to tie to existing Town water facilities located in Green Oaks Parkway and extend into the site for necessary fire protection. A Fire Flow Analysis was required and submitted with this Development Plan. These waterlines will be installed by the developer in accordance with Town Polices.

Sanitary Sewer:

Sewer service is proposed to tie to existing public sanitary sewer infrastructure crossing the project site.

A sewer study was completed with the previously approved PUD amendment that concluded the existing downstream sewer infrastructure has adequate capacity to support this development. A Sewer Verification Memo was submitted with the Development Plan to ensure compliance with the previously approved sewer study.

Reclaim:

While there is existing reclaim water infrastructure within Green Oaks Parkway, the development is not planning a connection at this time. Because of this, no engineering study was required.

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
The PUD amendment is subject to the Water Resource Management Policy and Utility Allocation of an additional 7,200 gallons per day was granted by the Town Council with the approval of the PUD amendment on December 17, 2024.

Infrastructure & Utility Staff Analysis:

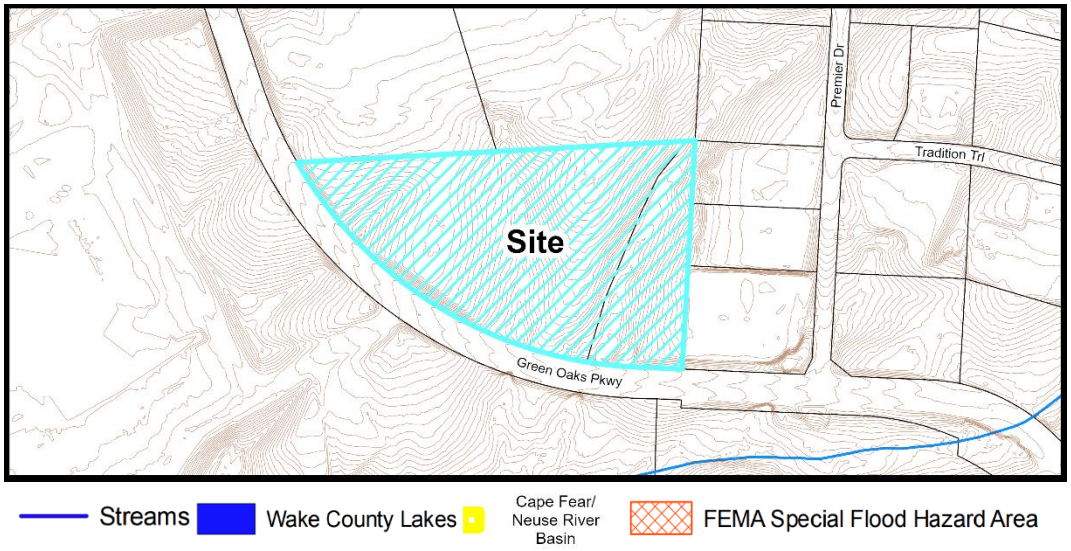
The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan

The proposed utility connections and extensions are consistent with the Town's Comprehensive Plan and the Engineering Studies completed with the project.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

On-site Private Open Space 10%



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The Holly Springs Business Park PUD Regulations require 10% of Open Space, a 10' Undisturbed Buffer along the northern property line of Tract E, and a 30' Semi-Opaque buffer along Green Oaks Pkwy. The applicant has provided 11.5% (1.71 acres) of tree preservation as open space, preserving the majority of the parcel to the east. Both the 10' Undisturbed buffer and the 30% Semi-Opaque buffer have also been shown on plans.

Stormwater:

The project is located within the Cape Fear River Basin and is proposing to treat new impervious surfaces onsite with Stormwater Control Measures. There are several jurisdictional features located on and adjacent to the site such as wetlands, streams, and Riparian Buffers.

Natural Resources & Open Space Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Natural Resources Plan

The applicant has not proposed changes to the existing Holly Springs Business Park PUD Regulations regarding Natural Resources & Open Space. Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval.

Development Standards Information

Unified Development Ordinance

The following is a summary of how the proposed development satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO) and Holly Springs Business Park PUD Regulations that were most recently updated by Amendment 4 in 2024.

Development Standards Summary

Development Standards (Holly Springs Business Park PUD Regulations):

Building Placement	**Standard**	**Proposed**
Thoroughfare Setback (front)	30'	108'
Side/Rear Setback	10'	72'

Building Height	**Standard**	**Proposed**
Maximum Building Height	75'	49.5'

Landscaping (UDO Section 5 & Holly Springs Business Park PUD Regulations):

	Standard	**Proposed Standard**
Perimeter Buffers		
North	10'	10'
East	10'	10'
South/West	30'	30'
Foundation (per square footage of landscaped area outside the structure, parking area, or loading area)		
Trees	1 canopy tree/75 linear ft. or 2 understory tree/ 75' linear ft.	27 Understory Trees
Shrubs	1.5 medium shrubs /5'	302 Medium Shrubs
Interior Vehicle Parking Area		
	1 landscape island with one tree and 4 shrubs/10 parking spaces	31 Trees/124 Shrubs
Street Trees		
	Thoroughfare: Trees on private property within 5 ft of the right-of-way	21 Trees

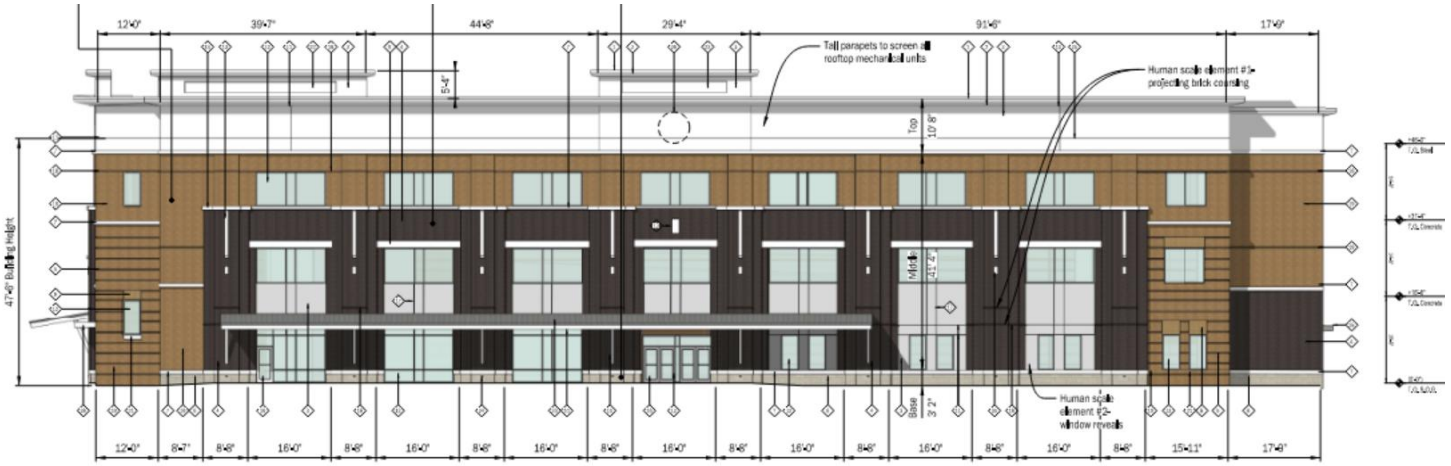
Parking (UDO Section 6):

	Standard	Proposed
Total Parking Spaces	Determined via Parking Study	303 spaces
ADA Parking Spaces	12 spaces	12 spaces
Bike Parking	6 spaces	12 spaces
EV Parking	5% EVSE: 15 15% EVSE Ready: 45	15 spaces 45 spaces

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

	Proposed
Building Design	
Building Materials	Brick, Stone, EIFS
Horizontal Variation	Identified Base, Middle, Top
Vertical Variation	Large Building: Maximum 75' / 18' Provided
Roof Expression	Large Building: Maximum 100' / 92' Provided
Site Design	
Off-street Loading	4,674 Total Queue Length
Pedestrian Access & Circulation	Sidewalks at Two Driveways
Public Realm	Type 1 Materials of 75% of Primary Façade

Primary Elevations



Development Standards Staff Analysis

The requested Development Plan is: ☒ Consistent ☐ Inconsistent with the Unified Development Ordinance

In the previous Major Amendment to the Holly Springs Business Park Planned Unit Development, the Innovation and Institutional District was added to the PUD and applied to this Tract. A School (K-12) is permitted within this district with additional standards, which include several standards related to buffering, on-site stacking of vehicles, and an approved school concept plan. The proposed development plan meets these standards and the intent of the concept plan. The proposed Pine Springs Upper School meets all required development standards of the Holly Springs Unified Development Ordinance and the Holly Springs Business Park Planned Unit Development Regulations.

Decision-Making Information

Comprehensive Plan and Unified Development Ordinance Consistency Summary Table

Vision Holly Springs Comprehensive Plan	
Land Use & Character Plan (Section 1)	☒ Consistent ☐ Inconsistent
Comprehensive Transportation Plan (Section 2)	☒ Consistent ☐ Inconsistent
Parks, Recreation & Greenways Master Plan (Section 3)	☒ Consistent ☐ Inconsistent
Community Facilities Plan (Section 4)	☒ Consistent ☐ Inconsistent
Infrastructure & Utilities Plan (Section 5)	☒ Consistent ☐ Inconsistent
Natural Resources Plan (Section 6)	☒ Consistent ☐ Inconsistent
Unified Development Ordinance	
Unified Development Ordinance Standards	☒ Consistent ☐ Inconsistent

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

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

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Land Use Advisory Committee Discussion
The LUAC discussed the initial concept for this project on December 5, 2023.
Planning Board Representatives: Thomas Urquhart, Rick Madoni
Town Council Representatives: Mayor Pro Tem Daniel Berry, Council Member-Elect Chris Deshazor

Summary of Discussion:

Applicants Bruce Friend and Craig Tucker presented their concept of Pine Springs High School, a charter school that could partner with local employers to offer specialized education based around the neighboring biotech and life science industry needs. The Land Use Advisory Committee discussed the project's consistency with the Comprehensive Plan and an explanation on moving forward with the project as a PUD Amendment to the Holly Springs Business Park. Committee members asked questions and offered feedback on topics including:

- Total number of students
- Interest from projects such as Amgen, Fujifilm Diosynth Biotechnologies, and CSL Seqirus

- The proposed curriculum
- Transportation/Traffic concerns on Green Oaks Pkwy and neighborhood, possible signalization at site
- Internal pedestrian safety and connection, Bike connections to the site
- Losing an opportunity for a Business Park use
- Adequate parking for a high school facility, in comparison to Holly Springs High School
- Elevations and architecture for a school should be consistent with the Business Park
- Utility & Roadway improvements
- Concerns with chemical storage & hazardous materials near a potential school

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: 9/10/2024
Summary of Issues:

- A total of 6 attendees were present, including the applicant team. One neighbor expressed their support for the project.

Planning Board Action

Planning Board Meeting Date: 2/25/2025

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 Development Plan Petition Motion
Adopt Resolution #25-09 to make and accept Findings of Fact for and to approve / deny Development Plan 24-DP-07 Pine Springs Upper School.

Resolution No. 25-09
Date Submitted: March 18, 2025
Date Adopted: March 18, 2025

RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL MAKING FINDINGS OF FACT FOR AND TO APPROVE WITH CONDITIONS DEVELOPMENT PLAN (24-DP-07) FOR PINE SPRINGS UPPER SCHOOL

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:

Development Plan Findings of Fact:
The Town Council shall consider the following review criteria in determining whether to approve, approve with conditions, or deny a Development 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 Development Plan:

Development Plan (24-DP-07): Pine Springs Upper School

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) Development Plan (24-DP-07) for Pine Springs Upper School; as submitted by Bruce Friend of Pine Springs Foundation, LLC.

Adopted by the Holly Springs Town Council on this, the 18h day of MARCH, 2025.

Town of Holly Springs by **ATTEST**:

_____ _____

Sean Mayefskie, Mayor Linda McKinney, Town Clerk

RESOLUTION EXHIBIT A

DEVELOPMENT PLAN (24-DP-07) FINDINGS OF FACT SUBMITTED BY APPLICANT

Criterion 1: The Proposed project will provide a support use to the surrounding properties. This use will strengthen the business and industry community within the Holly Springs Business Park (HSBP) by providing future educated employees through collaborative work/study opportunities.

Criterion 2: The proposed project preserves 3.94 acres of a 14.8 acre site in its natural state. This includes preservation of all natural wetlands and stream buffers. This equated to 26% of the property area which exceeds the maximum requirements of the UDO - Table 4.2-A. Additionally, as a non-residential project, public park land dedication or a fee in lieu of is not applicable.

Criterion 3: The site plan has been designed to minimize utility runs and maximize vehicular queue length to avoid any back up onto public right of ways.

Criterion 4: The proposed design for this project provides a high quality, highly attractive educational facility at the forefront of the site while placing parking and drive aisle behind landscaped areas. Circulation for vehicles and pedestrians is efficient and practical.

Criterion 5: The project provides the business park with a use that is innovative while also upholding the original goals of the HSBP. The project will provide a use that will add creativity and innovation that will help the town build a community attractive to today's businesses and their employees (FLU-14).

RESOLUTION EXHIBIT B

DEVELOPMENT PLAN (24-DP-07) CONDITIONS OF APPROVAL

1. All previous conditions of approval for Holly Springs Business Park PUD 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. Provide $30,000 fee-in-lieu for crosswalk, refuge island, and rectangular rapid flashing beacons (RRFB) on Green Oaks Parkway. This will be required at the time of Civil Construction Drawing approval.
3. All previous conditions of approval for *PUD Plan* apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
4. 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.
5. All recommendations From the Traffic Study associated with this project, must be incorporated into the plans.
6. All Special Studies must be finalized prior to being scheduled for Town Council.
7. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
8. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
9. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
10. 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.
11. 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.
12. 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.
13. 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.

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

Planning Board Meeting Date: 2/25/2025

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 Development Plan is consistent with the technical standards of Town of Holly Springs Unified Development Ordinance.

The Planning Board discussed the following issues and concerns:
- The placement of EV and EV-Ready parking spaces for students.
- The staggered start/release times for school hours.

Development Plan Motion
The Planning Board recommends the Town Council approve Development Plan 24-DP-07 for Pine Springs Upper School as submitted by Bruce Friend with Pine Springs Foundation LLC, dated revised 2/12/2025, with staff recommended conditions, and to forward the Planning Board Action Report with the Recommendation, to Town Council.

The Planning Board voted in favor of the recommendation (7 - 0) *[1 absent, 1 recusal]*

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 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: Bruce Friend	Company: Pine Springs Foundation, LLC
Mailing Address: 220 Rosewood Centre Drive	
City, State, Zip: Holly Springs, NC 27540	
Telephone: 919-439-9448	E-Mail: bfriend@pinespringsprep.org
Design Professional	
Name: Andrew Petty	Company: Curry Engineering Group, PLLC
Mailing Address: 205 S. Fuquay Avenue	
City, State, Zip: Fuquay-Varina, NC 27526	
Telephone: 919-552-0849	E-Mail: andy@curryeng.com
Developer	
Name: Chris Dell	Company: Cushman & Wakefield
Mailing Address: 1 Fenton Main Street, Cuite 480	
City, State, Zip: Cary, NC 27511	
Telephone: 919-302-4599	E-Mail: chris.dell@cushwake.com
Architect	
Name: Vince Ciccarelli	Company: Insight Architects
Mailing Address: 1307 West Marcherd Street, Suite 108	
City, State, Zip: Charlotte, NC 28208	
Telephone: 704-344-0445	E-Mail: vciccarelli@insightarch.com
Landscape Architect	
Name: Adam Southwell	Company: Southwell Design, PLLC
Mailing Address: PO Box 37178	
City, State, Zip: Raleigh, NC 27627-7178	
Telephone: 919-272-6729	E-Mail: adam@southwelldesign.com
Financially Responsible Party (REQUIRED)	
Name: Bruce Friend	Company: Pine Springs Foundation, LLC
Mailing Address: 220 Rosewood Centre Drive	
City, State, Zip: Holly Springs, NC 27540	
Telephone: 919-439-9448	E-Mail: bfriend@pinespringsprep.org
Property Owner (REQUIRED)	
Name: Bruce Friend	Company: Pine Springs Foundation, LLC
Mailing Address: 220 Rosewood Centre Drive	
City, State, Zip: Holly Springs, NC 27540	
Telephone: 919-439-9448	E-Mail: bfriend@pinespringsprep.org

HOLLY SPRINGS
North Carolina

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PROJECT INFORMATION	
Project Name	Pine Springs Upper School
PUD/Master Plan or Subdivision	PUD03A04
Shopping Center or Lot #	
Project Location *Use street address. If none, use closest intersection*	420 Green Oaks Parkway
	☑Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0649120574, 0649125359
Real Estate ID	0347152, 1498522
Project Acreage	14.8 Partial Parcel? ☐ Yes ☑ No
Current Zoning	PUD
Proposed Use	School (K-12)
Open Space	☐Dedication ☐Fee-in-lieu ☐Combination ☑N/A
Waivers Requested	☑No ☐Yes: Specify UDO Section Number(s):
Special Study Scoping Meeting Dates	TIA = 5/22/24, Sewer = 2/15/24
Sketch Plan Review (pre-submittal) Meeting Date:	10/3/24
Water Resource Management Program (WRMP)	WRMP Priority Level ☑1 ☐2 ☐3 Allocation Request Required

CERTIFICATE OF COMPLETION

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature of Applicant: Bruce Faires Date: 10/10/24

DEVELOPMENT PLAN & MAJOR SUBDIVISION FINDINGS OF FACT

A petition for Development Plan or Major Subdivision may only be approved upon the presentation of the following:

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 Proposed project will provide a support use to the surrounding properties. This use will strengthen the business and industry community within the Holly Springs Business Park (HSBP) by providing future educated employees through collaborative work/study opportunities.

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 proposed project preserves 3.94 acres of a 14.8 acre site in its natural state. This includes preservation of all natural wetlands and stream buffers. This equated to 26% of the property area which exceeds the maximum requirements of the UDO - Table 4.2-A. Additionally, as a non-residential project, public park land dedication or a fee in lieu of is not applicable.

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:

The site plan has been designed to minimize utility runs and maximize vehicular queue length to avoid any back up onto public right of ways.

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:

The proposed design for this project provides a high quality, highly attractive educational facility at the forefront of the site while placing parking and drive aisle behind landscaped areas. Circulation for vehicles and pedestrians is efficient and practical.

5. The design of the project furthers the goals and policies of the Comprehensive Plan:

The project provides the business park with a use that is innovative while also upholding the original goals of the HSBP. The project will provide a use that will add creativity and innovation that will help the town build a community attractive to today's businesses and their employees (FLU-14).

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

NEIGHBORHOOD MEETING REPORT

A Neighborhood Meeting is required to occur prior to your submittal. The requirements for this meeting can be found in section 11.5 of the Unified Development Ordinance (UDO). The Neighborhood Meeting shall take place no more than 12 weeks prior to the application date and can be held virtually. A copy of the Neighborhood Meeting Notice must be sent to DSIntake@hollyspringsnc.gov prior to mailing for review and approval along with a copy of the mailing list.

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	9/10/24
Meeting Time:	4 pm
Meeting Location:	PSPA Middle School

CONDUCT OF MEETINGS *(Attach additional sheets if needed)*

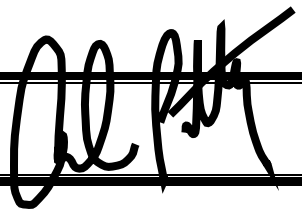
At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

Summary of Issues:

No issues from neighbors. Craig Lechene from Rovis said he was excited for the school to be their neighbor.

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

NONE

Preparer's Signature:  Date: 10/9/24

Pine Springs
PREPARATORY ACADEMY

To: Neighboring Property Owner

From: Pine Springs Preparatory Academy

Date: August 22, 2024

Re: Notice of neighborhood meeting to discuss the Development Petition Plan Submission for the proposed Pine Springs Preparatory Academy High School planned on properties with PINS: 0649120574 & 0649125359

We plan to hold a neighborhood meeting ahead of a Development Petition submittal for the properties located at 0 & 420 Green Oaks Parkway, Holly Springs, NC 27540. Pursuant to Section 11.5 of the Unified Development Ordinance for the Town of Holly Springs, all property owners within a 500 ft. radius of the following proposed development are receiving this notice.

The purpose of this meeting is to discuss the Development Petition Submission and gain feedback from the surrounding property owners. Please note this Development Petition submittal and approval of are contingent upon the approval by Town Council of the previously submitted PUD Amendment. Enclosed is a general map showing the subject properties as well as a copy of the proposed concept plan for the high school.

Neighborhood Meeting Details

Location: Pine Springs Prep Academy Middle School – 3rd Floor PBL Space
1729 N Main Street, Holly Springs, NC 27540

Date: Tuesday, September 10, 2024

Time: 4:00pm – 5:00 pm

Should you have any questions or concerns please feel free to contact Bruce Friend (PSPA Head of School) at 919.439.9448 / bfriend@pinespringsprep.org or our consultant, Andy Petty (Curry Engineering) at 919.552.0849 / andy@curryeng.com

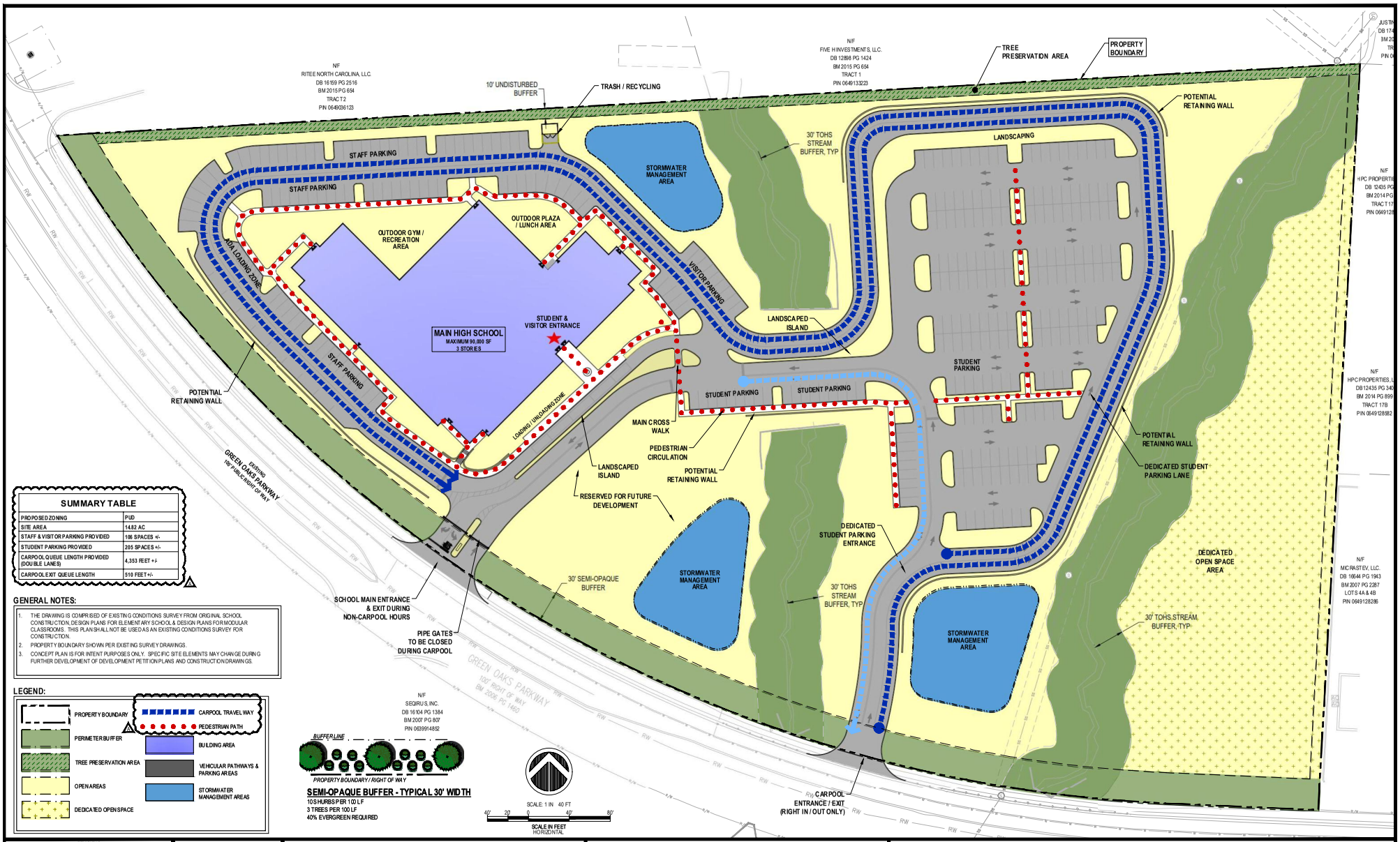
N

0 50 800 1,600

1 inch equals 800 feet

Disclaimer

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



REVISIONS
A 09/09/2024 TOWN OF HOLLY SPRINGS COMMENTS

STATUS
ISSUED FOR REVIEW

DATE: JUNE 27, 2024 | HORZ. SCALE: 1" 40'
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

CONSULTANT
Curry ENGINEERING
NC LIC. NO. P-0799
T (919) 552-0963
F (919) 552-0343
200 S Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

PROPERTY INFORMATION
ADDRESS: 420 GREEN OAKS PARKWAY
OWNER: SKIE PROPERTIES TWO, LLC
PIN: 0649120574 / 0649123199
REID: 0347153 / 0438922
ZONING: PUD

CONCEPTUAL MASTER PLAN
PINE SPRINGS HIGH SCHOOL
OVERALL CONCEPT PLAN

C-1.0

C:\USERS\ANDY...CURRY ENGR\SRC\PDP\CONCEPT PLAN\C-2.0 OVERALL CONCEPT PLAN.DWG
PLOTTED: 8/21/2024 7:31 PM

301 GREEN OAKS LLC
351 GREEN OAKS PKWY
HOLLY SPRINGS NC 27540-6179

AM 850 LLC
CURTIS MEDIA GRP
3012 HIGHWOODS BLVD STE 201
RALEIGH NC 27604-1031

D'ANDREA REALTY GROUP LLC
1317 KIRKLAND RD STE 104
RALEIGH NC 27603-6801

FOX PROPERTY HOLDINGS LLC
312 MAGNOLIA MEADOW WAY
HOLLY SPRINGS NC 27540-5926

TOWN OF HOLLY SPRINGS
TOWN ATTORNEY
PO BOX 8
HOLLY SPRINGS NC 27540-0008

M & D PACOS HOLDING CO LLC
5004 HANNA LN
FUQUAY VARINA NC 27526-9093

RITEE NORTH CAROLINA LLC
1455 DANNER DR
AURORA OH 44202-9273

SEQIRUS INC
475 GREEN OAKS PKWY
HOLLY SPRINGS NC 27540-7976

PINE SPRINGS FOUNDATION LLC
220 ROSEWOOD CENTRE DR
HOLLY SPRINGS NC 27540-6504

TOWN OF HOLLY SPRINGS
ATTN: GRAYSON TAYLOR
128 S. MAIN STREET
HOLLY SPRINGS NC 27540-6179

HPC PROPERTIES LLC
4312 CLARIDGE CT
APEX NC 27539-5798

FIVE H INVESTMENTS LLC
COLE & ASSOCIATES CPA
2118 ROSALIND AVE SW
ROANOKE VA 24014-1718

MICRASTEV LLC
16160 PANTHEON PASS
DELRAY BEACH FL 33446-2315

FERGUSON ENTERPRISES INC
12500 JEFFERSON AVE
NEWPORT NEWS VA 23602-4314

Curry
ENGINEERING

MEETING SIGN-IN SHEET

Project:	PSPA High School Development Petition	**Meeting Date:**	September 10, 2024
Facilitator:	Andrew Petty / andy@curryeng.com / 919.552.0849	**Place/Room:**	PSPA Middle School

Name	Address	Phone	E-Mail
Andy Petty	205 S. Fuquay Avenue Fuquay-Varina, NC 27526	919-552-0849	andy@curryeng.com
Bruce Friend	220 Rosewood Center Drive Holly Springs, NC 27540	919-802-0832	bfriend@pinespringsprep.org
Vince Cicarelli	1307 West Morehead Street Charlotte, NC 28208	704-344-0445	vciccarelli@insightarch.com
Craig Tucker	220 Rosewood Center Drive Holly Springs, NC 27540	919-802-0832	ctucker@pinespringsprep.org
Craig Lechene	480 Green Oaks Pkwy Holly Springs NC	919-740-7389	craig.lechene@iovisys.com
JAMIE MCDONALD	101 BERKSHIRE HUNT HOLLY SPRINGS, NC 27540	919-423-6663	jmcdonald@pinespringsprep.org

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name
Pine Springs Foundation, LLC

Information

SosId: 1928336
Status: Active-Not Current ⓘ
Date Formed: 12/18/2019
Citizenship: Domestic
Annual Report Due Date: April 15th
Annual Report Status: Delinquent
Registered Agent: TRIANGLE EDUCATION ORGANIZATION

Addresses

Mailing
220 Rosewood Centre Drive
Holly Springs, NC 27540

Principal Office
220 Rosewood Centre Drive
Holly Springs, NC 27540

Reg Office
220 Rosewood Centre Drive
Holly Springs, NC 27540

Reg Mailing
220 Rosewood Centre Drive
Holly Springs, NC 27540

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Secretary	Chief Executive Officer	Chairman	Treasurer
Sean Coleman	Bruce Friend	Shea Maliszewski	Gregg Sinders
116 Palermo Ct.	333 Chrismill Ln	117 Steep Bank Drive	108 Hardy Ivy Way

Open all downloaded PDFs in Acrobat by setting the app as default PDF viewer in Chrome Turn on ···

PINE SPRINGS UPPER SCHOOL

TOWN OF HOLLY SPRINGS
WAKE COUNTY, NORTH CAROLINA
DEVELOPMENT PETITION
TOWN OF HOLLY PLANS PROJECT # PLDP202400211/24-DP-07

1st SUBMITTAL TO TOWN OF HOLLY SPRINGS: OCTOBER 11, 2024
2nd SUBMITTAL TO TOWN OF HOLLY SPRINGS: NOVEMBER 22, 2024
3rd SUBMITTAL TO TOWN OF HOLLY SPRINGS: JANUARY 17, 2025
SIGNATURE SET TO TOWN OF HOLLY SPRINGS: FEBRUARY 12, 2025

Developer/Land Owner:
Pine Springs Foundation, LLC
220 Rosewood Center Drive
Holly Springs, NC 27540
919.439.9448 (m)
Contact: Bruce Friend

Surveyor:
Maerstan, PLLC
2411 US 64 Business Hwy West
Pittsboro, NC 27312
919.545.7001 (o)
Contact: x

Landscape Architect:
Southwell Design, PLLC
PO Box 37178
Raleigh, NC 27627
919.272.6729
Contact: Adam Southwell, PLA

Civil Engineering:
The Curry Engineering Group, PLLC
NC License # P-0799
PO Box 2018
205 S. Fuquay Ave
Fuquay-Varina, NC 27526
919.552.0849 (o)
910.624.5215 (m)
Contact: Andy Petty, PE
andy@curryeng.com

Architect:
Insight Architects, PA
1307 W. Morehead Street, Suite 108
Charlotte, NC 28208
704.344.0445 (o)
Contact: Vince Ciccarelli, ALI

SITE INFORMATION

PIN:	0649120574 / 0649125359
REID:	0347152 / 0498522
EXISTING LAND AREA:	11.55 AC / 3.27 AC
GROSS LAND AREA:	14.82 AC
WETLAND AREA:	0.10 AC / 0.30 AC
BUFFER AREA:	1.10 AC / 1.21 AC
EXISTING ZONING:	PUD
EXISTING USE:	VACANT
PROPOSED USE:	EDUCATION - PUBLIC SCHOOL
WATERSHED:	NONE
RIVER BASIN:	CAPE FEAR
TOWNSHIP:	HOLLY SPRINGS
LOT SUMMARY	
MAXIMUM PRIMARY BUILDING HEIGHT:	75' (NO PORTION OF ANY BUILDING LOCATED WITHIN THE FIRST 50' FROM A FRONT LINE SHALL BE IN EXCESS OF 45')
MAXIMUM ACCESSORY BUILDING HEIGHT:	45'
PROPOSED PRIMARY BUILDING HEIGHT:	
FRONT (EAST) ELEVATION:	47'-6"
LEFT (SOUTH/GREEN OAKS PKWY) ELEVATION:	47'-6"
REAR (NORTH) ELEVATION:	49'-6"
RIGHT (WEST) ELEVATION:	49'-6"
FRONT SETBACK (GREEN OAKS PARKWAY):	30'
REAR SETBACK:	10'
SIDE SETBACK:	10'
OPEN SPACE SUMMARY	
REQUIRED OPEN SPACE AREA:	1.48 AC (10%)
PROPOSED OPEN SPACE AREA:	1.71 AC (11.5%)
BUILDING SUMMARY	
PROPOSED BUILDING FOOTPRINT:	40,356 SF
PROPOSED BUILDING SQUARE FOOTAGE:	121,068 SF
PARKING SUMMARY	
STAFF/VISITOR PARKING PROVIDED:	116 SPACES
STUDENT PARKING PROVIDED:	187 SPACES
EVSE PARKING	
REQUIRED EVSE PARKING:	15 SPACE (5% OF PARKING)
REQUIRED EVSE READY PARKING:	45 SPACES (15% OF PARKING)
PROVIDED EVSE PARKING:	15 SPACE (5% OF PARKING)
PROVIDED EVSE READY PARKING:	45 SPACES (15% OF PARKING)
REQUIRED ADA PARKING:	12 SPACES (4% OF PARKING)
ADA PARKING PROVIDED:	12 SPACES
STANDARD PARKING PROVIDED (9' X 18'):	303 SPACES
BIKE PARKING REQUIRED:	6 BIKES
BIKE PARKING PROVIDED:	6 U-SHAPED RACKS - 12 BIKES
THIS DESIGN PROVIDES:	
SINGLE QUEUE:	0 FEET
DOUBLE QUEUE:	2,337 FEET
TOTAL QUEUE:	4,674 FEET
CAR POOL EXIT QUEUE LENGTH:	510 FEET
IMPERVIOUS SUMMARY	
TOTAL AREA:	14.82 AC
DRIVES / PARKING AREAS:	4.01 AC
SIDEWALK AREA:	0.39 AC
BUILDING AREA:	0.93 AC
TOTAL PROPOSED IMPERVIOUS AREA:	5.33 AC
TOTAL PROPOSED IMPERVIOUS PERCENT:	36.0%
SEWER FLOW SUMMARY	
AVERAGE DAY DESIGN FLOW:	15,000 GPD ADF (1,000 STUDENTS x 15 GPD/STUDENT)* * SCHOOL WITH CAFETERIA, GYM, & SHOWERS

DRAWING INDEX

C-0.0	COVER SHEET	C-5.3	PARTIAL GRADING AND DRAINAGE PLAN III
C-0.1	CIVIL NOTES	C-5.4	PARTIAL GRADING AND DRAINAGE PLAN IV
C-1.0	EXISTING CONDITIONS PLAN	D-1.0	SITE DETAILS
C-1.1	TREE SAMPLE PLAN	D-2.0	WATER DETAILS I
C-2.0	DEMOLITION PLAN	D-2.1	WATER DETAILS II
C-3.0	OVERALL SITE LAYOUT	D-3.0	SANITARY SEWER DETAILS
C-3.1	PARTIAL SITE LAYOUT I	D-4.0	STORM DRAINAGE DETAILS
C-3.2	PARTIAL SITE LAYOUT II	SW-1.0	SCM DRAINAGE AREA MAP
C-3.3	PARTIAL SITE LAYOUT III	EC-1.0	INITIAL EROSION CONTROL PLAN
C-3.4	PARTIAL SITE LAYOUT IV	EC-2.1	EROSION CONTROL DETAILS I
C-3.5	OVERALL QUEUING PLAN	EC-2.2	EROSION CONTROL DETAILS II
C-3.6.1	GARBAGE TRUCK MOVEMENT	EC-2.3	EROSION CONTROL DETAILS III
C-3.6.2	FIRE TRUCK MOVEMENT	EC-2.4	EROSION CONTROL DETAILS IV
C-3.6.3	SCHOOL BUS MOVEMENT	EC-2.5	EROSION CONTROL DETAILS V
C-3.7	LIGHTING PLAN	EC-2.6	EROSION CONTROL DETAILS VI
C-4.0	OVERALL UTILITY PLAN	L-1.0	OVERALL LANDSCAPE PLAN
C-4.1	PARTIAL UTILITY PLAN I	L-1.1	PARTIAL LANDSCAPE PLAN I
C-4.2	PARTIAL UTILITY PLAN II	L-1.2	PARTIAL LANDSCAPE PLAN II
C-4.3	PARTIAL UTILITY PLAN III	L-1.3	PARTIAL LANDSCAPE PLAN III
C-4.4	PARTIAL UTILITY PLAN IV	L-1.4	PARTIAL LANDSCAPE PLAN IV
C-5.0	OVERALL GRADING AND DRAINAGE PLAN	L-2.0	LANDSCAPE DETAILS
C-5.1	PARTIAL GRADING AND DRAINAGE PLAN I	AC211	EXTERIOR ELEVATIONS
C-5.2	PARTIAL GRADING AND DRAINAGE PLAN II	AC212	EXTERIOR ELEVATIONS
		A571	DUMPSTER ENCLOSURE

CONDITIONS OF APPROVAL:

1. PROVIDE $30,000 FEE-IN-LIEU FOR CROSSWALK, REFUGE ISLAND, AND RECTANGULAR RAPID FLASHING BEACONS (RRFB) ON GREEN OAKS PARKWAY. THIS WILL REQUIRED AT THE TIME OF CIVIL CONSTRUCTION DRAWING APPROVAL.
2. ALL PREVIOUS CONDITIONS OF APPROVAL FOR *PUD* PLAN APPLY TO THIS PLAN EXCEPT FOR ANY CONDITION THAT DESCRIBES A FEE OR A FEE-IN-LIEU TO BE PAID SHALL NOW COMPLY WITH THE CURRENT AMOUNTS DUE PURSUANT TO THE TOWN'S CURRENT ANNUAL BUDGET OR ANY UNEXPIRED DEVELOPMENT AGREEMENT.
3. 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.
4. ALL RECOMMENDATIONS FROM THE TRAFFIC STUDY ASSOCIATED WITH THIS PROJECT, MUST BE INCORPORATED INTO THE PLANS. THIS IMPROVEMENTS INCLUDE:
   - STAGGER THE SCHEDULES OF GRADES 9-10 AND GRADES 11-12 BY A MINIMUM OF 30 MINUTES TO REDUCE INTENSITY OF PEAK TRAFFIC VOLUMES.
   - EXTEND WESTBOUND LEFT TURN LANE AT WEST ACCESS TO PROVIDE 300 FEET STORAGE (CURRENTLY APPROXIMATELY 175 FEET STORAGE).
   - IN AFTERNOON, RELEASE STUDENT DRIVERS APPROXIMATELY 10 TO 15 MINUTES PRIOR TO OPENING THE LOADING ZONE TO REDUCE CONFLICTS BETWEEN STUDENT DRIVERS AND PARENT TRAFFIC. NOTE THAT THIS HEAD START GIVEN TO STUDENT DRIVERS SHOULD NOT BE ALLOWED TO DIMINISH THE 30-MINUTE SEPARATION BETWEEN WHEN THE CARPOOL OPENS FOR GRADES 9-10 AND GRADES 11-12.
   - PROVIDE TWO-LANE QUEUE STORAGE ON LOOP ROAD AROUND PERIMETER OF CAMPUS AS SHOWN TO ACCOMMODATE PARENT VEHICLE QUEUES.
   - PROVIDE THREE LANES ON EAST ACCESS, INCLUDING TWO ENTRY LANES AND ONE EXIT LANE.
   - PROVIDE SIGNAGE AND / OR PAVEMENT MARKINGS TO INDICATE STUDENT DRIVER ONLY AND CARPOOL ONLY ENTRY LANES.
   - INSTALL GATES WHERE SHOWN TO REINFORCE PEAK PERIOD TRAFFIC PATTERN.
   - DESIGNATE LOADING ZONE WITH 5 LOADING BAYS, LOADING ZONE SHOULD BE IDENTIFIED WITH 4-INCH WIDE SOLID WHITE PAVEMENT MARKINGS. EACH BAY SHOULD BE A MINIMUM OF 8 FEET WIDE. FIRST AND LAST BAYS SHOULD BE 20 FEET LONG, AND MIDDLE BAYS 28 TO 30 FEET LONG.
   - INSTALL STOP LINE AND "STOP" SIGN AT PARENT LOADING ZONE A MINIMUM OF 20 FEET BEFORE FIRST LOADING BAY.
   - DESIGNATE VISITOR / SHORT-TERM PARKING SPACES AS SHOWN. AT LEAST 10 PARKING SHOULD BE IDENTIFIED BY INSTALLING SIGNS AND/OR PAVEMENT MARKINGS AT THE SPACES TO BE ASSIGNED.
   - PROVIDE RAISED CROSSWALKS WITH APPROPRIATE SIGNAGE TO ENHANCE PEDESTRIAN SAFETY.
   - AT WEST ACCESS, GEOMETRICALLY DESIGN ENTRANCE TO PREVENT LEFT TURN ENTRY AND INSTALL "NO LEFT TURN" SIGNAGE.
   - PROVIDE WESTBOUND RIGHT TURN ENTRY LANE AT EAST ACCESS WITH 50 FEET OF STORAGE AND 100 FEET OF TAPER.
5. ALL SPECIAL STUDIES MUST BE FINALIZED PRIOR TO BEING SCHEDULED FOR TOWN COUNCIL.
6. APPROVAL OF STORMWATER MANAGEMENT PLAN IS REQUIRED PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT OR CONSTRUCTION DRAWING APPROVAL.
7. PAYMENT OF THE STORMWATER FEE-IN-LIEU WILL BE REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
8. ALL ITEMS LISTED ON THE STORMWATER SUBMITTAL CHECKLIST, FORM #16003, MUST BE INCLUDED WITH THE FIRST CONSTRUCTION DRAWING SUBMITTAL.
9. 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 NCDWQS WEBSITE FOR MORE INFORMATION.
10. 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.
11. 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.
12. 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 APPROVAL.
13. LANDSCAPE PLANS FOR GREEN OAKS PARKWAY WILL BE PROVIDED WITH FIRST SUBMITTAL OF CONSTRUCTION DRAWINGS.
14. COMPLETE LIGHTING PLANS WILL BE PROVIDED WITH FIRST SUBMITTAL OF CONSTRUCTION DRAWINGS.

TOWN OF HOLLY SPRINGS NOTES:

PLAN IS SUBJECT TO REVISION DURING CONSTRUCTION DRAWING APPROVAL PROCESS.

1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

MONUMENT CONTROL NOTE:

THERE IS NO GEODETIC MONUMENT LOCATED WITH IN 2,000 FEET OF THIS PROPERTY. THE NEAREST MONUMENT IS "LTD" LOCATED AT 35°38'20"N, 78°51'38" W

VICINITY MAP
SCALE: 1" = 1,000'

UTILITY AGENCIES:

WATER & SEWER
TOWN OF HOLLY SPRINGS
ENGINEERING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-3938
CONTACT: MS. KENORA PARRISH, PE

NCDENR-DWQ SEWER
NCDENR RALEIGH
REGIONAL OFFICE
3800 BARRETT DRIVE
RALEIGH, NC 27609
919-791-4232

NCDENR-PUBLIC WATER SUPPLY
NCDENR DIVISION OF WATER RESOURCES
RALEIGH REGIONAL OFFICE
3800 BARRETT DRIVE
RALEIGH, NC 27609
919-791-4232

GOVERNING AGENCIES:

PLANNING/ZONING/LANDSCAPE:
TOWN OF HOLLY SPRINGS
PLANNING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-3908
CONTACT: MS. GINA CLAPP

STORMWATER
TOWN OF HOLLY SPRINGS
ENGINEERING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-2921
CONTACT: MR. DARIN EYSTER

ENGINEERING
TOWN OF HOLLY SPRINGS
ENGINEERING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-3938
CONTACT: MS. KENORA PARRISH, PE

EROSION CONTROL:
TOWN OF HOLLY SPRINGS
ENGINEERING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-2921
CONTACT: MR. DARIN EYSTER

US ARMY CORPS OF ENGINEERS (USACE)
USACE RALEIGH FIELD OFFICE
3331 HERITAGE TRADE DR. SUITE 105
WAKE FOREST, NC 27587
919-554-4884
CONTACT: MR. JAMES LASTINGER

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: AS SHOWN
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER ANDREW S PETTY 36023
02/12/2025

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING GROUP, PLLC EST. 2019 NORTH CAROLINA
NC LIC. NO. P-0799
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F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend
Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
COVER SHEET

C-0.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-0.0 COVER SHEET.DWG
PLOTTED: 2/12/2025 2:22 PM

GENERAL CONSTRUCTION NOTES:

1. BOUNDARY AND TOPOGRAPHY DATA BY MAERSTAN, PLLC. SURVEY IS REFERENCED TO NC GRID NAD 83. REFER TO EXISTING CONDITIONS PLAN.
2. ALL WORK, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS, LATEST EDITION.
3. ALL WORK, CONSTRUCTION AND MATERIALS WITHIN NCDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE 2018 NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
4. ALL RIGHT OF WAYS SHALL BE PUBLIC.
5. THIS SITE IS NOT LOCATED IN A FLOOD HAZARD ZONE PER FEMA MAPS 3720064900K DATED 7/19/2022.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL IN OR ADJACENT TO NCDOT RIGHT-OF-WAY. TRAFFIC CONTROL SHALL BE MAINTAINED AT ALL TIMES WITH PROPER SIGNAGE, SIGNALS, LIGHTING, FLAGMEN. ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
7. COPIES OF ALL PERMITS AND APPROVED PLANS MUST BE KEPT ON SITE IN A PERMIT BOX THAT IS CONSPICUOUSLY LOCATED AND EASILY ACCESSIBLE DURING CONSTRUCTION. THIS INCLUDES APPROVED CONSTRUCTION PLANS, APPROVED EROSION CONTROL PLANS, ENCROACHMENT AGREEMENTS, DRIVEWAY PERMITS, WATER/SEWER PERMITS, ETC.
8. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CONTACT THE NC ONE CALL CENTER AT LEAST 48 HOURS PRIOR TO DIGGING @ 1.800.632.4949. UNDERGROUND LINES SHOWN HEREON ARE APPROXIMATE OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. THE SURVEYOR DOES NOT GUARANTEE THAT ANY UNDERGROUND STRUCTURES SUCH AS UTILITIES, TANKS AND PIPES ARE LOCATED HEREON.
9. THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY TOWN OR NCDOT DAMAGED PROPERTY. THE CONTRACTOR SHALL REPAIR THE DAMAGED PROPERTY TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE AGENCY HOLDING JURISDICTION AT NO COST TO THE OWNER.
11. ANY DAMAGE DONE TO PRIVATE PROPERTY OWNERS SIGNS, MAILBOX, DRIVEWAY CULVERTS, OR OTHER PROPERTY SHALL BE RESTORED TO ORIGINAL CONDITION.
12. CONTRACTOR IS RESPONSIBLE FOR FENCING AND SECURITY OF HIS LAYDOWN AND STORAGE AREA.
13. CONTRACTOR SHALL KEEP ALL ROADS FREE OF DIRT AND DEBRIS AT ALL TIMES.
14. CONTRACTOR SHALL PROTECT EXISTING PAVEMENTS AND UTILITIES FROM HEAVY EARTH MOVING EQUIPMENT. PROVIDE TRAFFIC CONTROL AND ADEQUATE PROTECTION METHODS AT ALL EQUIPMENT CROSSINGS.
15. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
16. ALL STRUCTURAL FILL MATERIAL SHALL BE FREE OF ALL STICKS, ROCKS, AND CLUMPS OF MUD. ALL ROCKS GREATER THAN 3" DURING EXCAVATION SHALL BE REMOVED.
17. UNUSABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN AN APPROVED, LEGAL DISPOSAL SITE.
18. CONCRETE SIDEWALKS THAT ARE TO BE REMOVED SHALL BE CUT BACK TO NEAREST EXPANSION OR CONTROL JOINT AND REPLACED WITH 4-INCH CONCRETE SIDEWALK FINISHED TO MATCH EXISTING SIDEWALKS.
19. CONTRACTOR TO COORDINATE WITH TOWN OF HOLLY SPRINGS FOR TEMPORARY WATER NEEDED DURING CONSTRUCTION. IF PERMITTED TO CONNECT TO EXISTING FIRE HYDRANT A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER WILL BE REQUIRED.
20. THE TRANSITION OF PROPOSED ROADWAY TO EXISTING ROADWAY SHALL BE DONE WITH A MINIMUM 8-FT TRANSITION WHERE THE EXISTING PAVEMENT IS MILLED TO A MINIMUM DEPTH OF 1-1/2" AND OVERLAID.
21. ALL PAVEMENT SAW CUTS SHALL BE NEAT, STRAIGHT AND FULL DEPTH.
22. ALL RIP-RAP IS TO BE INSTALLED WITH NON-WOVEN FILTER FABRIC BENEATH (MIRAFI 140N OR APPROVED EQUAL).
23. ALL EXCESS TOPSOIL AND UNCLASSIFIED EXCAVATION IS TO BE HAULED OFF-SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER TO AN APPROVED NCDENR LOCATION.
24. ALL SITE CONSTRUCTION MUST BE INSPECTED BY THE GEOTECHNICAL ENGINEER AT THE FOLLOWING STAGES:
    A. COMPLETION OF GRADING SUBGRADE PRIOR TO PLACING STONE BASE.
    B. COMPLETION OF STONE PLACEMENT PRIOR TO PAVING.
    C. FINAL INSPECTION WHEN ALL WORK IS COMPLETE.
25. PRIOR TO PLACING CABC STONE BASE, THE CONTRACTOR SHOULD NOTIFY THE GEOTECHNICAL ENGINEER TO INSPECT THE PROOF ROLL OF THE SUBGRADE. ANY STONE PLACED WITHOUT PRIOR APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBJECT TO RE-CONSTRUCTION IF SUBGRADE DOES NOT MEET TOWN AND NCDOT STANDARDS & SPECIFICATIONS.
26. ALL UTILITY SERVICES, (POWER, TELEPHONE, CABLE, ETC.) ARE PROPOSED TO BE UNDERGROUND. DO NOT SEED OR MULCH DISTURBED AREAS UNTIL ALL UNDERGROUND UTILITIES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL COORDINATE WITH THE PRIVATE UTILITY SERVICE COMPANIES FOR ANY REQUIRED CONDUITS OR POINT OF CONTACT CONDITIONS.
27. ALL PUBLIC UTILITIES THAT REQUIRE AN ENGINEERING CERTIFICATION MUST BE INSPECTED BY A PROFESSIONAL ENGINEER ON A PERIODIC BASIS. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER WHEN INSTALLING UTILITIES FOR PERIODIC INSPECTIONS. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER AT THE TIME OF PRESSURE TESTING AND WATER LINE DISINFECTION. THE CONTRACTOR SHALL SUPPLY THE PROJECT ENGINEER PRESSURE TEST RESULTS.
28. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 12 INCHES, WHICH EVER IS LESS, CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
29. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION.
30. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT. PREPARATION OF THE NECESSARY/REQUIRED AS-BUILT PLANS TO BE SUBMITTED TO TOWN OF HOLLY SPRINGS AND/OR ALL OTHER INFORMATION REQUIRED IN CONNECTION WITH RELEASE OF BONDS.
31. THE CONTRACTOR SHALL INCLUDE IN THE PRICE, ANY AND ALL COSTS ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON SITE IF REQUIRED, DURING THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES, UNDERGROUND UTILITIES, ETC. AS REQUIRED FOR AS-BUILT CERTIFICATION.
32. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. NCDOT, TOWN OF HOLLY SPRINGS & CURRY ENGINEERING ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
33. TESTING BY CONTRACTOR: CONTRACTOR SHALL EMPLOY AT HIS EXPENSE AN OUTSIDE INDEPENDENT SOIL TESTING SERVICE (APPROVED BY THE OWNER) TO PERFORM SOIL TESTING AND INSPECTION SERVICE FOR QUALITY CONTROL TESTING DURING EARTHWORK OPERATIONS. COPIES OF RESULTS OF TESTS SHALL BE SUBMITTED BY THE TESTING SERVICE DIRECTLY TO THE CONTRACTOR, THE OWNER, AND THE APPLICABLE APPROVING AGENCY. --THE TESTING SERVICE WILL CLASSIFY PROPOSED ON-SITE AND BORROW SOILS TO VERIFY THAT SOILS COMPLY WITH SPECIFIED REQUIREMENTS AND TO PERFORM REQUIRED FIELD AND LABORATORY TESTING. (MINIMUM REQUIRED SOIL BEARING CAPACITY IS NOTED ON THE STRUCTURAL DRAWINGS). --IN PAVED AND BUILDING SLAB AREAS, THE TESTING SERVICE SHALL MAKE AT LEAST ONE FIELD DENSITY TEST FOR EACH 2000 SQUARE FEET OF FILL IN EACH COMPACTED FILL LAYER. IF A TEST SHOULD FAIL TO MEET REQUIRED DENSITY, THE CONTRACTOR SHALL RE-COMPACT THAT LAYER. THE SOIL TESTING SERVICE SHALL PERFORM ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE TO SHOW THAT THE FAILED LAYER HAS REACHED THE REQUIRED COMPACTION. --IN FOUNDATION WALL AREAS, THE TESTING SERVICE SHALL MAKE AT LEAST ONE FIELD DENSITY TEST FOR EACH 100 FEET OR LESS OF WALL LENGTH OF FILL IN EACH COMPACTED FILL LAYER, WITH NO LESS THAN TWO TESTS ALONG A WALL FACE. IF A TEST SHOULD FAIL TO MEET REQUIRED DENSITY, THE CONTRACTOR SHALL RE-COMPACT THAT LAYER. THE SOIL TESTING SERVICE SHALL PERFORM ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE TO SHOW THAT THE FAILED LAYER HAS REACHED THE REQUIRED COMPACTION.
34. COMPACTION: COMPACT EACH LAYER OF BACKFILL AND FILL SOIL MATERIALS AND THE TOP 12" OF SUBGRADE IN CUT AREAS TO 100% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T99 FOR STRUCTURES, SLABS, AND PAVEMENTS AND 95% OF MAXIMUM DENSITY FOR EMBANKMENTS OR UNPAVED AREAS. MAX LIFT THICKNESS FOR FILL AREAS IS 8 INCHES.
35. DISTURBED AREA IS IN EXCESS OF 1 ACRE AND FORMAL SEDIMENTATION & EROSION CONTROL PLAN APPROVAL IS REQUIRED AS A CONDITION OF CONSTRUCTION PLAN APPROVAL. A COPY OF THE APPROVED EROSION CONTROL PLAN MUST BE KEPT ON SITE AT ALL TIMES. THE APPROVED SEDIMENTATION & EROSION CONTROL PLAN SHOULD BE REGARDED AS MINIMUM REQUIREMENTS; ADDITIONAL MEASURES SHALL BE PUT IN PLACE AS NEEDED TO ENSURE THAT NO SEDIMENT IS RELEASED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR PICKING UP AND PAYING FOR GRADING PERMIT ISSUED BY NCDENR LAND QUALITY
36. DESIGN/FIELD CONDITIONS QUITE EASILY MAY VARY FROM THAT REPRESENTED IN THE INITIAL SOILS REPORT AND/OR TOPOGRAPHICAL REPORT. ISOLATED AREAS MAY SHOW UP WEAK AND ADVERSE SOILS OR GROUNDWATER CONDITIONS MAY BE DISCOVERED THAT WERE NOT REVEALED DURING THE INITIAL SOILS INVESTIGATION. THEREFORE, THE OWNER/CLIENT IS TO BE AWARE THAT CURRY ENGINEERING GROUP, PLLC WILL NOT AND CANNOT BE HELD RESPONSIBLE FOR ANY FAILURES TO EITHER A STREET OR PARKING LOT PAVEMENT DESIGN UNLESS WE CAN BE FULLY AND TOTALLY INVOLVED IN THE CONSTRUCTION PROCESS WHICH MAY INCLUDE, BUT MAY NOT NECESSARILY BE LIMITED TO, TESTING SUBGRADE AND BASE DENSITY, ENGAGING THE GEOTECHNICAL ENGINEER FOR THE EVALUATION OF THE SUBGRADE AND FOR THE OBSERVATION OF PROOF ROLLING SUBGRADE AND BASE AT VARIOUS STEPS OF CONSTRUCTION, OPPORTUNITY FOR THE DESIGN ENGINEER TO CALL IN A GEOTECHNICAL ENGINEER FOR CONSULTATION AND ADVICE, ETC. - STEPS WHICH TAKEN ALTOGETHER WITH THE INITIAL DESIGN SHOWN ON THE PLANS, CONSTITUTE THE COMPLETE DESIGN OF THE ROAD, STREET OF PARKING AREA (PRIVATE OR PUBLIC). THE DESIGN ENGINEER MUST BE GIVEN THE FULL LATITUDE AND OPPORTUNITY TO COMPLETE THE DESIGN BY FULLY PARTICIPATING IN THE CONSTRUCTION PROCESS. PLAN DESIGN IS A SMALL PORTION OF THE DESIGN AND CANNOT BE SEPARATED FROM THE CONSTRUCTION PROCESS IF THE OWNER'S/CLIENT'S DESIRE IS TO HAVE THE DESIGN ENGINEER STAND BEHIND THE COMPLETED DESIGNED PROJECT.

GENERAL ABBREVIATIONS:

IDENTIFIER	DESCRIPTION
&	AND
℄	CENTERLINE
⌀	DIAMETER OR ROUND
ℙ	PROPERTY LINE
-- A --	
ABC	AGGREGATE BASE ASPH
	ASPHALT
AVE	AVENUE
-- B --	
BLVD	BOULEVARD
BLDG	BUILDING
BOC	BACK OF CURB
BW	BOTTOM OF WALL
-- C --	
CB	CATCH BASIN
CI	CURB INLET
CIP	CAST IRON PIPE
CLS	CLASS
CJ	CONTROL JOINT
CO	CLEANOUT
CONC	CONCRETE
-- D --	
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
DR	DRIVE
-- E --	
(XX)	EXISTING ELEVATION
E	EAST, EASTING
EL	ELEVATION
EJ	EXPANSION JOINT
EOP	EDGE OF PAVEMENT
EX	EXISTING
EVAP	EVAPORATIVE
-- F --	
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FHA	FIRE HYDRANT ASSEMBLY
FL	FLOW LINE
FT	FOOT OR FEET
-- G --	
G	GAS
GALV	GALVANIZED
GB	GRADE BREAK
GE	GENERAL ELECTRIC
GR	GRADE
-- H --	
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HOV	HIGH OCCUPANCY VEHICLE
HP	HIGH POINT
-- I --	
IAW	IN ACCORDANCE WITH
I.H.	INTERSTATE HIGHWAY
INV	INVERT
-- L --	
LEN	LENGTH
LEV	LOW EMISSION VEHICLE
LF	LINEAR FEET
LP	LOW POINT

IDENTIFIER	DESCRIPTION
-- M --	
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
-- N --	
N	NORTH, NORTHING
NCDENR	NORTH CAROLINA DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES
NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
NTS	NOT TO SCALE
-- O --	
OH	OVERHEAD
OCB	OFF-SET CATCH BASIN
-- P --	
PCC	PORTLAND CEMENT CONCRETE
PE	POLYETHYLENE
PKWY	PARKWAY
POC	POINT OF CONNECTION
PVC	POLYVINYL CHLORIDE
-- R --	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT OF WAY
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
RPZ	REDUCED PRESSURE ZONE
-- S --	
S	SOUTH
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDE	SIGHT DISTANCE EASEMENT
SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
ST.STL	STAINLESS STEEL
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
-- T --	
TB	TOP OF BARRIER
TC/TOC	TOP OF CURB
TD	TEMPORARY DIVERSION
TH	TEST HEADER
TOP	TOP OF PIPE
TP	TOP OF PAD
TYP	TYPICAL
TW	TOP OF WALL
-- U --	
UG	UNDERGROUND
-- V --	
VEG	VEGETATED
VERT	VERTICAL
-- W --	
W	WEST
W/	WITH
W/O	WITHOUT
-- Y --	
YI	YARD INLET

** ALL SYMBOLS & ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS DRAWING PACKAGE **

BEFORE YOU DIG, CALL 811
NORTH CAROLINA ONE CALL CENTER
www.ncocc.org

REVISIONS

A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024 | HORZ. SCALE: NONE
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
ANDREW S. PETTY — 36823 — ENGINEER — 02/12/2025

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING GROUP, NORTH CAROLINA — EST. 2010
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205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend
Pine Springs PREPARATORY ACADEMY — A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
CIVIL NOTES

C-0.1

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-0.1 CIVIL NOTES.DWG
PLOTTED: 2/12/2025 2:22 PM

TREE PRESERVATION NOTES:

SPECIFIC TREE PRESERVATION AREAS ARE NOT PROPOSED AND ARE NOT REQUIRED AS PART OF THIS DEVELOPMENT.

AS A TREE PRESERVATION PLAN IS NOT REQUIRED, SAMPLE AREAS ARE PROVIDED SOLELY TO DEPICT THE EXTENTS OF EXISTING TREES SURVEYED AND INTENTIONALLY PROPOSED TO BE PRESERVED FOR THE PURPOSE OF ACHIEVING BUFFER PLANTING CREDIT.

SAMPLE AREA SURVEYS ARE SHOWN AND USED IN PLACE OF A FULL SITE-SURVEY. REPRESENTATIVE AREAS (20'X20') ARE DEPICTED AND INCLUDE NUMBER OF TREES, SPECIES, AND DIAMETER AT BREAST HEIGHT (DBH). ALL TREES SHOWN ARE OF GENERALLY GOOD HEALTH. SEE C-1.1 FOR TREE SAMPLE AREAS.

AS A TREE PRESERVATION PLAN IS NOT REQUIRED, ADDITIONAL CALCULATIONS TYPICALLY REQUIRED OF THE TREE PRESERVATION PLAN ARE EXCLUDED.

LEGEND:

DB	DEED BOOK		STORM PIPE
BM	BOOK OF MAPS	SS	SANITARY SEWER PIPE
PG	PAGE	W	WATER MAIN
PIN	PARCEL ID NUMBER	SF	SILT FENCE
SF	SQUARE FEET	TP	TREE PROTECTION FENC
AC	ACRES		EASEMENT
	PROPERTY CORNER		PROPERTY BOUNDARY
	SIGN	330	MAJOR CONTOUR
	CATCH BASIN		MINOR CONTOUR
	STORM GRATED INLET		TREE LINE
	FLARED-END SECTION		
	FIRE HYDRANT		
	WATER VALVE		
S	SANITARY SEWER MANHOLE		
	FIBER OPTIC MARKER		
	TELEPHONE PEDESTAL		
	CABLE PEDESTAL		
	LIGHT POLE		
P	POWER PEDESTAL		
E	ELECTRICAL MANHOLE		

GENERAL NOTES:

1. THIS PLAN IS NOT INTENDED FOR PLATTING OR RECORDATION. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE EXISTING FEATURES, STRUCTURES AND TOPOGRAPHY OF THE PROPERTY.
2. THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED AND DEVELOPED BY MAERSTAN AND IS NOT A RESULT OF A FIELD SURVEY BY CURRY ENGINEERING. CURRY ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THE SEAL AFFIXED TO THIS SHEET IS ONLY TO CERTIFY INFORMATION PERTAINING TO DEMOLITION ITEMS. THE INFORMATION SHOWN REPRESENTS A FIELD SURVEY CONDUCTED BETWEEN MAY-JUNE 2019.
3. THE ENGINEER UNDERSTANDS THE SURVEY INFORMATION PROVIDED TO MEET THE FOLLOWING CRITERIA:
   - HORIZONTAL DATUM = NAD83
   - VERTICAL DATUM = NAVD88
4. EXISTING CONDITIONS SHOWN DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON SITE. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO START OF EXCAVATION.
5. WETLANDS & STREAM SHOWN ON PLAN SURVEYED BY MAERSTAN AS DELINEATED BY SAGE ECOLOGICAL SERVICES, INC AS CONCURRED BY NCDENR & USACE.
6. STREAM AND WETLAND IMPACTS TO BE PERMITTED THROUGH THE US ARMY CORP OF ENGINEERS AND THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES - DIVISION OF WATER RESOURCES. COPIES OF IMPACT APPROVALS TO BE PROVIDED PRIOR TO APPROVAL OF CONSTRUCTION DRAWINGS.

SCALE: 1 IN = 50 FT

50' 25' 0 50' 100'

SCALE IN FEET
HORIZONTAL

Surveyor:

Maerstan, PLLC
2411 US 64 Business Hwy West
Pittsboro, NC 27312
919.545.7001 (o)
Contact: x

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
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PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ANDREW S PETTY
02/12/2025

CONSULTANT
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205 S. Fuquay Avenue
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220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

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OWNER: PINE SPRINGS FOUNDATION, LLC
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ZONING: HOLLY SPRINGS, PUD
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DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

EXISTING CONDITIONS PLAN

C-1.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-1.0 EXISTING CONDITIONS PLAN.DWG
PLOTTED: 2/12/2025 2:22 PM

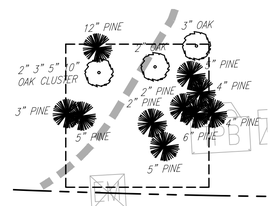
1 C-1.1 **OVERALL SITE & AERIAL PHOTOGRAPHY**
SCALE: 1"=80'

TREE SAMPLE NOTE:

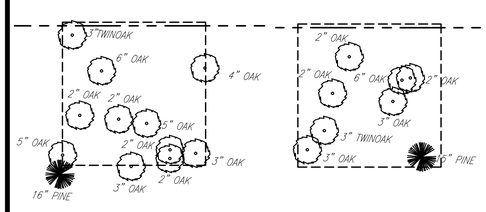
THE 20' X 20' TREE SAMPLE AREAS, PROVIDED BY VILLAGE GREEN LAND DESIGN, ARE REPRESENTATIVE OF THE OVERALL VARIOUS AREAS OF TREE CANOPY THAT EXIST ON THE SITE.

NOTE: DISTANCE "X" FROM TREE SHALL BE A MINIMUM OF 6' OR 1' RADIUS PER 1" OF TREE DIAMETER, WHICH EVER IS GREATER.

1 C-1.1 **ROOT ZONE PROTECTION**
SCALE: N.T.S

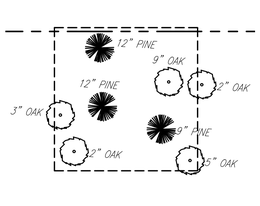


TREE SAMPLE AREA 21



TREE SAMPLE AREA 1

TREE SAMPLE AREA 2



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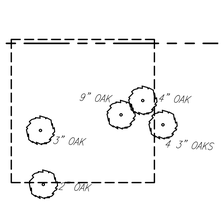

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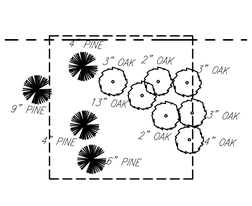

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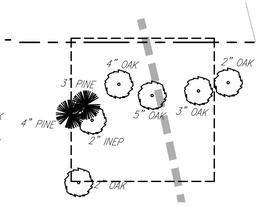

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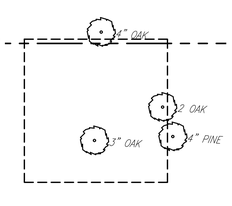

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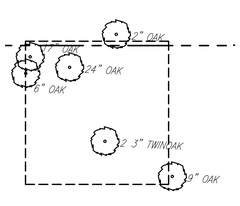

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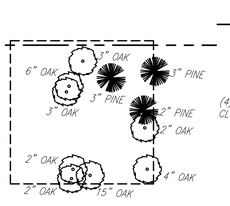

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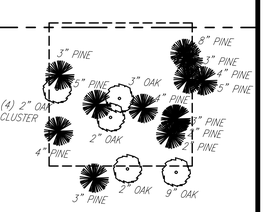

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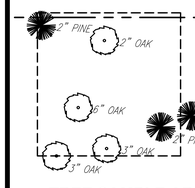
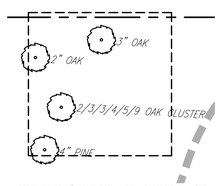


TREE SAMPLE AREA 11



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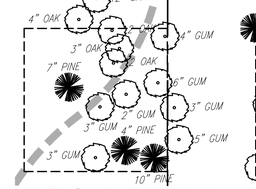

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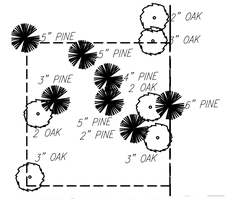
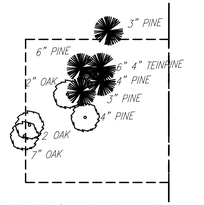
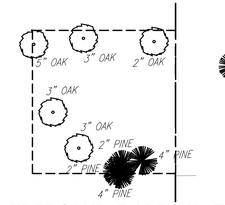


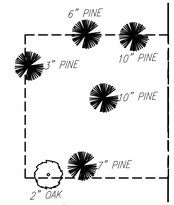
TREE SAMPLE AREA 14



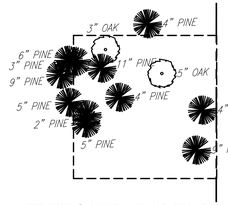
TREE SAMPLE AREA 15



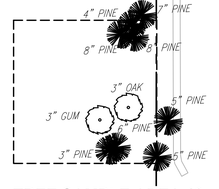
TREE SAMPLE AREA 16



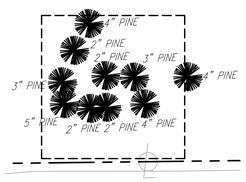
TREE SAMPLE AREA 17



TREE SAMPLE AREA 18



TREE SAMPLE AREA 19



TREE SAMPLE AREA 20

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 10'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA REGISTERED 36823 ENGINEER ANDREW S. PETTY
02/12/2025

CONSULTANT
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919-439-9448
Contact: Bruce Friend

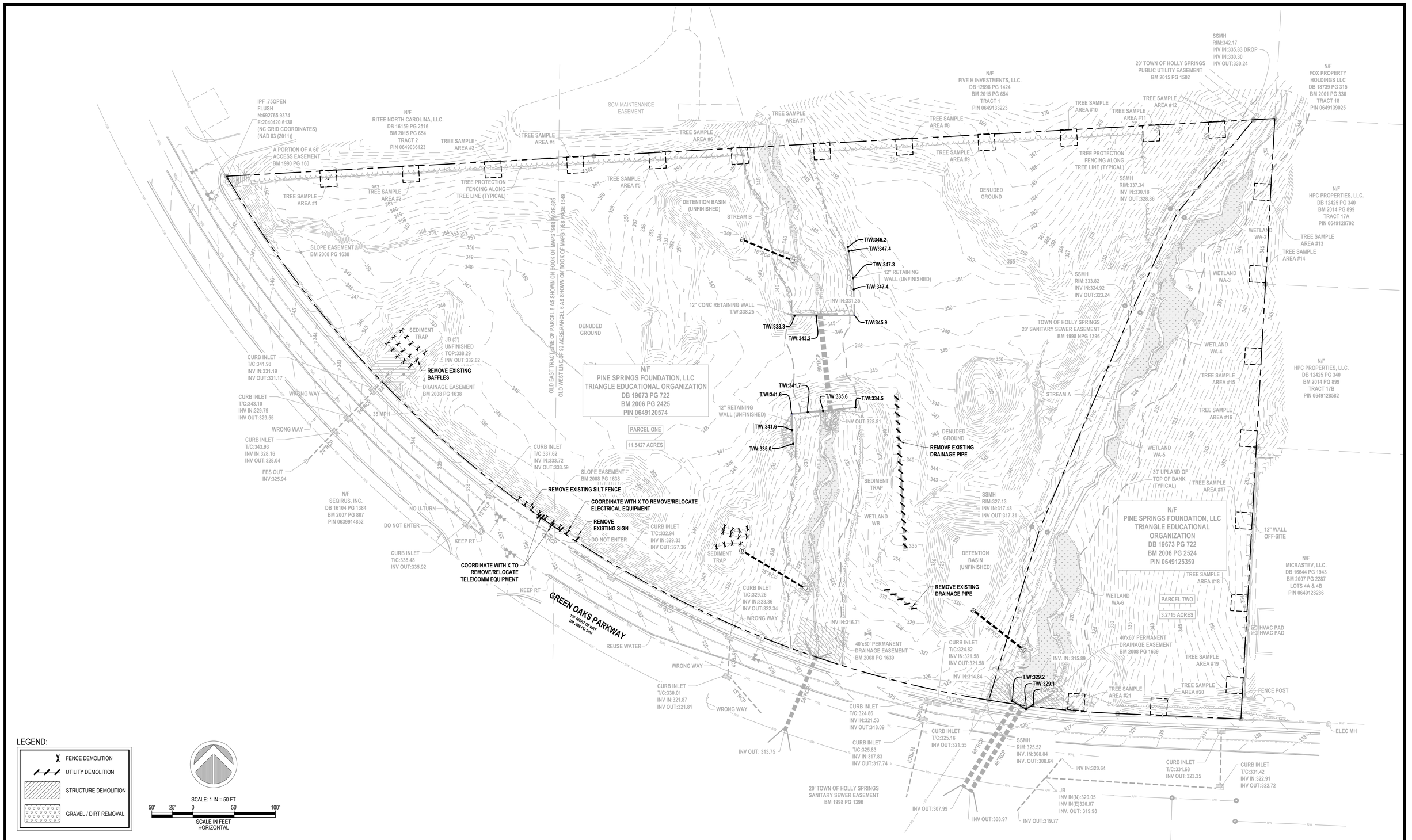
Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0341152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
TREE SAMPLE PLAN

C-1.1

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\SITE\DEVELOPMENT PETITION PLANS\SHEET FILES\C-1.1 TREE SAMPLE PLAN.DWG
PLOTTED: 2/12/2025 2:23 PM



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B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS

ISSUED FOR SIGNATURE

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FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ENGINEER ANDREW S PETTY

02/12/2025

CONSULTANT

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919-439-9448
Contact: Bruce Friend

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A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

DEMOLITION PLAN

C-2.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066-PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-2.0 DEMOLITION PLAN.DWG
PLOTTED: 2/12/2025 2:23 PM

LEGEND:

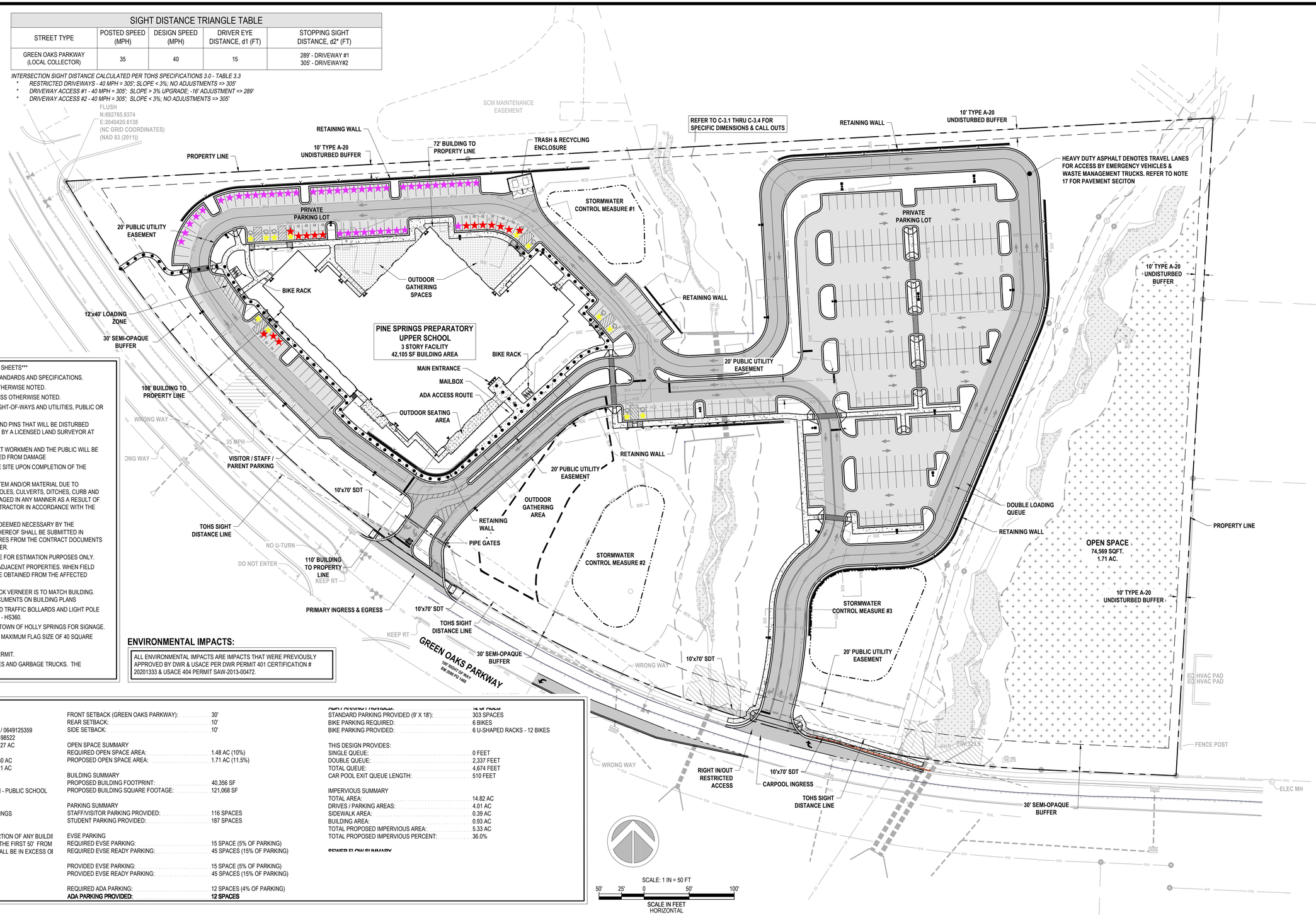
- DOOR LOCATION
- ADA PARKING SPACE
- SITE LIGHTING
- BOLLARD
- CONCRETE WHEEL STOP
- SIGN
- TRAFFIC FLOW ARROWS
- SWING GATES
- SLIDING GATE
- PIPE GATE
- PARKING STRIPE
- CROSS WALK
- BUILDING
- PROPERTY BOUNDARY
- PUBLIC RIGHT OF WAY
- PERIMETER BUFFER
- PUE — UTILITY EASEMENT
- SDE — STORM DRAINAGE EASEMENT
- SCM — SCM ACCESS EASEMENT
- TP — TREE PROTECTION FENCE
- STORMWATER MANAGEMENT AREA
- X — FENCE
- CURB ONLY
- CURB & GUTTER
- SIDEWALK
- OPEN SPACE
- ACCESSIBLE ROUTE
- ADA PARKING
- EV PARKING
- EV READY (EVR) PARKING
- CONCRETE SIDEWALK
- REGULAR DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT

SIGHT DISTANCE TRIANGLE TABLE

STREET TYPE	POSTED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE, d1 (FT)	STOPPING SIGHT DISTANCE, d2* (FT)
GREEN OAKS PARKWAY (LOCAL COLLECTOR)	35	40	15	289' - DRIVEWAY #1 305' - DRIVEWAY#2

INTERSECTION SIGHT DISTANCE CALCULATED PER TOHS SPECIFICATIONS 3.0 - TABLE 3.3

- *RESTRICTED DRIVEWAYS - 40 MPH = 305'; SLOPE < 3%; NO ADJUSTMENTS => 305'*
- *DRIVEWAY ACCESS #1 - 40 MPH = 305'; SLOPE > 3% UPGRADE; -16' ADJUSTMENT => 289'*
- *DRIVEWAY ACCESS #2 - 40 MPH = 305'; SLOPE < 3%; NO ADJUSTMENTS => 305'*



GENERAL NOTES:

THE FOLLOWING NOTES SHALL BE RELEVANT FOR ALL SITE LAYOUT SHEETS

1. ALL CONSTRUCTION SHALL BE PER TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE IN FEET AND TO BACK OF CURB UNLESS OTHERWISE NOTED.
3. ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
5. PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR.
6. CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE
7. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
9. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER.
10. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
11. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
12. DUMPSTER ENCLOSURE IS TO MATCH BUILDING MATERIALS. BRICK VERNEER IS TO MATCH BUILDING. FULL DESIGN DETAILS TO BE SUBMITTED AT CONSTRUCTION DOCUMENTS ON BUILDING PLANS
13. PARKING LOT STRIPING SHALL BE WHITE, SIGN POLES BLACK, AND TRAFFIC BOLLARDS AND LIGHT POLE BASES BLACK. ALL STREET SIGNS MUST MEET TOHS STANDARDS - HS360.
14. A SEPARATE SIGN PERMIT WILL HAVE TO BE SUBMITTED TO THE TOWN OF HOLLY SPRINGS FOR SIGNAGE.
15. ANY FLAG POLES SHALL BE NO MORE THAN 30' IN HEIGHT WITH A MAXIMUM FLAG SIZE OF 40 SQUARE FEET. FLAG POLE TO FLY US & NC FLAGS ON ONE POLE.
16. ANY RETAINING WALL OVER 4' TALL WILL REQUIRE A BUILDING PERMIT.
17. ALL DRIVE AISLES WILL BE ACCESSIBLE BY EMERGENCY SERVICES AND GARBAGE TRUCKS. THE MINIMUM PAVEMENT THICKNESS SHALL BE 3" S9.5B AND 8" CABC.

ENVIRONMENTAL IMPACTS:

ALL ENVIRONMENTAL IMPACTS ARE IMPACTS THAT WERE PREVIOUSLY APPROVED BY DWR & USACE PER DWR PERMIT 401 CERTIFICATION # 20201333 & USACE 404 PERMIT SAW-2013-00472.

SITE INFORMATION

PIN:	0649120574 / 0649125359
REID:	0347152 / 0498522
EXISTING LAND AREA:	11.55 AC / 3.27 AC
GROSS LAND AREA:	14.82 AC
WETLAND AREA:	0.10 AC / 0.30 AC
BUFFER AREA:	1.10 AC / 1.21 AC
EXISTING ZONING:	PUD
EXISTING USE:	VACANT
PROPOSED USE:	EDUCATION - PUBLIC SCHOOL
WATERSHED:	NONE
RIVER BASIN:	CAPE FEAR
TOWNSHIP:	HOLLY SPRINGS
LOT SUMMARY	
MAXIMUM PRIMARY BUILDING HEIGHT:	75' (NO PORTION OF ANY BUILDI WITHIN THE FIRST 50' FROM LINE SHALL BE IN EXCESS OI
MAXIMUM ACCESSORY BUILDING HEIGHT:	45'
PROPOSED PRIMARY BUILDING HEIGHT:	
FRONT (EAST) ELEVATION:	47'-6"
LEFT (SOUTH/GREEN OAKS PKWY) ELEVATION:	47'-6"
REAR (NORTH) ELEVATION:	49'-6"
RIGHT (WEST) ELEVATION:	49'-6"

FRONT SETBACK (GREEN OAKS PARKWAY):	30'
REAR SETBACK:	10'
SIDE SETBACK:	10'
OPEN SPACE SUMMARY	
REQUIRED OPEN SPACE AREA:	1.48 AC (10%)
PROPOSED OPEN SPACE AREA:	1.71 AC (11.5%)
BUILDING SUMMARY	
PROPOSED BUILDING FOOTPRINT:	40,356 SF
PROPOSED BUILDING SQUARE FOOTAGE:	121,068 SF
PARKING SUMMARY	
STAFF/VISITOR PARKING PROVIDED:	116 SPACES
STUDENT PARKING PROVIDED:	187 SPACES
EVSE PARKING	
REQUIRED EVSE PARKING:	15 SPACE (5% OF PARKING)
REQUIRED EVSE READY PARKING:	45 SPACES (15% OF PARKING)
PROVIDED EVSE PARKING:	15 SPACE (5% OF PARKING)
PROVIDED EVSE READY PARKING:	45 SPACES (15% OF PARKING)
REQUIRED ADA PARKING:	12 SPACES (4% OF PARKING)
ADA PARKING PROVIDED:	**12 SPACES**

STANDARD PARKING PROVIDED (9' X 18'):	303 SPACES
BIKE PARKING REQUIRED:	6 BIKES
BIKE PARKING PROVIDED:	6 U-SHAPED RACKS - 12 BIKES
THIS DESIGN PROVIDES:	
SINGLE QUEUE:	0 FEET
DOUBLE QUEUE:	2,337 FEET
TOTAL QUEUE:	4,674 FEET
CAR POOL EXIT QUEUE LENGTH:	510 FEET
IMPERVIOUS SUMMARY	
TOTAL AREA:	14.82 AC
DRIVES / PARKING AREAS:	4.01 AC
SIDEWALK AREA:	0.39 AC
BUILDING AREA:	0.93 AC
TOTAL PROPOSED IMPERVIOUS AREA:	5.33 AC
TOTAL PROPOSED IMPERVIOUS PERCENT:	36.0%
SEWER FLOW SUMMARY	

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PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ENGINEER ANDREW S. CURRY
02/12/2025

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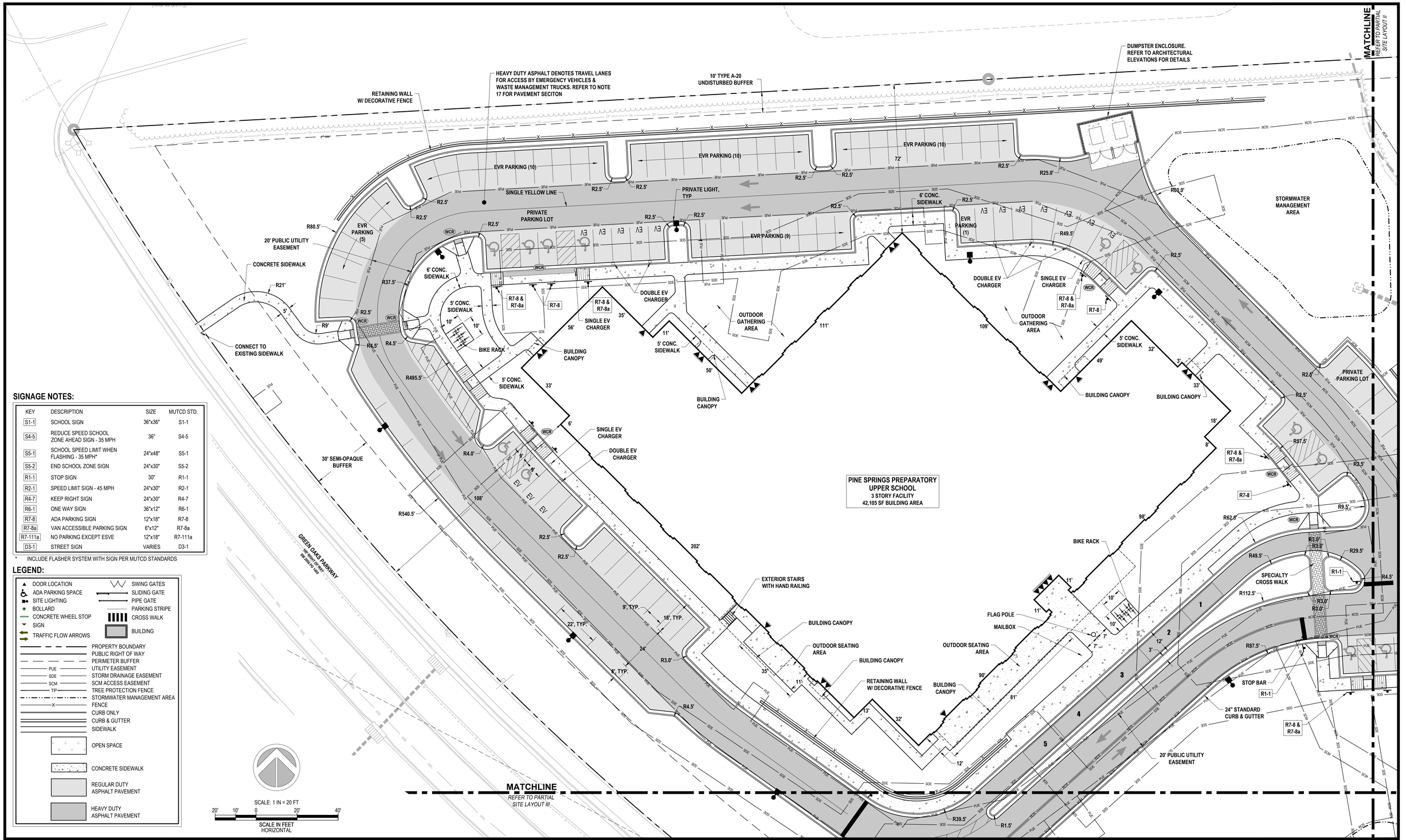
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
OVERALL SITE LAYOUT

C-3.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066-PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.0 OVERALL SITE LAYOUT.DWG
PLOTTED: 2/12/2025 2:23 PM



SIGNAGE NOTES:

KEY	DESCRIPTION	SIZE	MUTCD STD.
S1-1	SCHOOL SIGN	36"x36"	S1-1
S4-5	REDUCE SPEED SCHOOL ZONE AHEAD SIGN - 35 MPH	36"	S4-5
S5-1	SCHOOL SPEED LIMIT WHEN FLASHING - 35 MPH*	24"x48"	S5-1
S5-2	END SCHOOL ZONE SIGN	24"x30"	S5-2
R1-1	STOP SIGN	30"	R1-1
R2-1	SPEED LIMIT SIGN - 45 MPH	24"x30"	R2-1
R4-7	KEEP RIGHT SIGN	24"x30"	R4-7
R6-1	ONE WAY SIGN	36"x12"	R6-1
R7-8	ADA PARKING SIGN	12"x18"	R7-8
R7-8a	VAN ACCESSIBLE PARKING SIGN	6"x12"	R7-8a
R7-111a	NO PARKING EXCEPT ESVE	12"x18"	R7-111a
D3-1	STREET SIGN	VARIES	D3-1

* INCLUDE FLASHER SYSTEM WITH SIGN PER MUTCD STANDARDS

LEGEND:

- DOOR LOCATION
- ADA PARKING SPACE
- SITE LIGHTING
- BOLLARD
- CONCRETE WHEEL STOP
- SIGN
- TRAFFIC FLOW ARROWS
- SWING GATES
- SLIDING GATE
- PIPE GATE
- PARKING STRIPE
- CROSS WALK
- BUILDING
- PROPERTY BOUNDARY
- PUBLIC RIGHT OF WAY
- PERIMETER BUFFER
- PUE — UTILITY EASEMENT
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- SCM — SCM ACCESS EASEMENT
- TP — TREE PROTECTION FENCE
- STORMWATER MANAGEMENT AREA
- X — FENCE
- CURB ONLY
- CURB & GUTTER
- SIDEWALK
- OPEN SPACE
- CONCRETE SIDEWALK
- REGULAR DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT

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PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ENGINEER ANDREW S PETY

02/12/2025

CONSULTANT

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PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL SITE LAYOUT I

C-3.1

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.1 PARTIAL SITE LAYOUT I.DWG
PLOTTED: 2/12/2025 2:23 PM

MATCHLINE
REFER TO PARTIAL SITE LAYOUT I

10' TYPE A-20 UNDISTURBED BUFFER

RETAINING WALL W/ DECORATIVE FENCE

HEAVY DUTY ASPHALT DENOTES TRAVEL LANES FOR ACCESS BY EMERGENCY VEHICLES & WASTE MANAGEMENT TRUCKS. REFER TO NOTE 17 FOR PAVEMENT SECITON

PRIVATE LIGHT, TYP

PRIVATE PARKING LOT

5' CONC. SIDEWALK

SPECIALTY CROSS WALK

9', TYP.

24" STANDARD CURB & GUTTER

20' PUBLIC UTILITY EASEMENT

STOP BAR

VISITOR PARKING SIGN

VISITOR PARKING

6' CONC. SIDEWALK

RETAINING WALL

RETAINING WALL W/ DECORATIVE FENCE

MATCHLINE
REFER TO PARTIAL SITE LAYOUT IV

SCALE: 1 IN = 20 FT
20' 10' 0 20' 40'
SCALE IN FEET HORIZONTAL

SIGNAGE NOTES:

KEY	DESCRIPTION	SIZE	MUTCD STD.
S1-1	SCHOOL SIGN	36"x36"	S1-1
S4-5	REDUCE SPEED SCHOOL ZONE AHEAD SIGN - 35 MPH	36"	S4-5
S5-1	SCHOOL SPEED LIMIT WHEN FLASHING - 35 MPH*	24"x48"	S5-1
S5-2	END SCHOOL ZONE SIGN	24"x30"	S5-2
R1-1	STOP SIGN	30"	R1-1
R2-1	SPEED LIMIT SIGN - 45 MPH	24"x30"	R2-1
R4-7	KEEP RIGHT SIGN	24"x30"	R4-7
R6-1	ONE WAY SIGN	36"x12"	R6-1
R7-8	ADA PARKING SIGN	12"x18"	R7-8
R7-8a	VAN ACCESSIBLE PARKING SIGN	6"x12"	R7-8a
R7-111a	NO PARKING EXCEPT ESVE	12"x18"	R7-111a
D3-1	STREET SIGN	VARIES	D3-1

* INCLUDE FLASHER SYSTEM WITH SIGN PER MUTCD STANDARDS

LEGEND:

- DOOR LOCATION
- ADA PARKING SPACE
- SITE LIGHTING
- BOLLARD
- CONCRETE WHEEL STOP
- SIGN
- TRAFFIC FLOW ARROWS
- SWING GATES
- SLIDING GATE
- PIPE GATE
- PARKING STRIPE
- CROSS WALK
- BUILDING
- PROPERTY BOUNDARY
- PUBLIC RIGHT OF WAY
- PERIMETER BUFFER
- UTILITY EASEMENT (PUE)
- STORM DRAINAGE EASEMENT (SDE)
- SCM ACCESS EASEMENT (SCM)
- TREE PROTECTION FENCE (TP)
- STORMWATER MANAGEMENT AREA
- FENCE
- CURB ONLY
- CURB & GUTTER
- SIDEWALK
- OPEN SPACE
- CONCRETE SIDEWALK
- REGULAR DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024 | HORZ. SCALE: 1" = 20'
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA ENGINEER ANDREW S PETT 36823
02/12/2025

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING P.A. EST. 10 NORTH CAROLINA
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919-439-9448
Contact: Bruce Friend

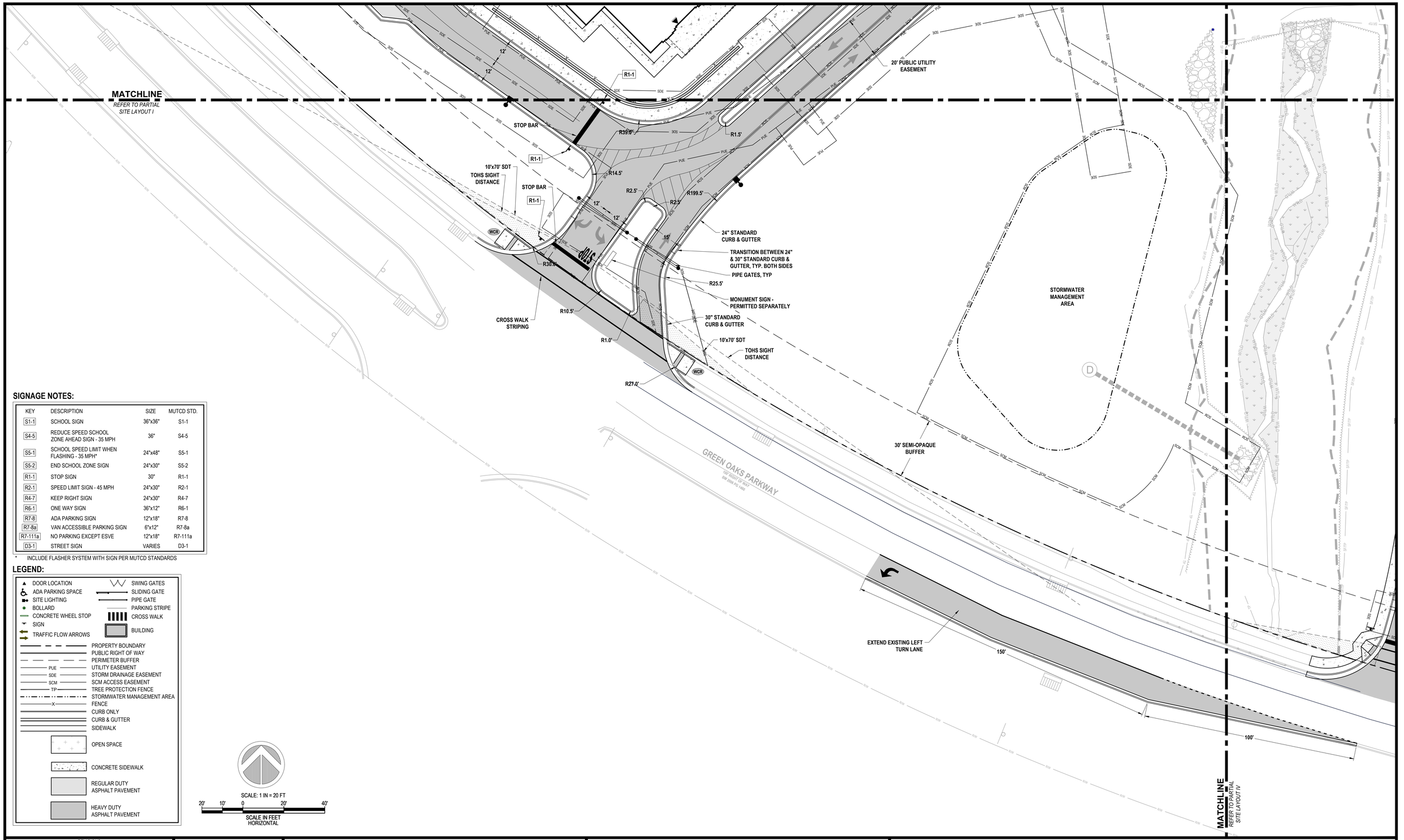
Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0341152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
PARTIAL SITE LAYOUT II

C-3.2

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.2 PARTIAL SITE LAYOUT II.DWG
PLOTTED: 2/12/2025 2:24 PM



SIGNAGE NOTES:

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S1-1	SCHOOL SIGN	36"x36"	S1-1
S4-5	REDUCE SPEED SCHOOL ZONE AHEAD SIGN - 35 MPH	36"	S4-5
S5-1	SCHOOL SPEED LIMIT WHEN FLASHING - 35 MPH*	24"x48"	S5-1
S5-2	END SCHOOL ZONE SIGN	24"x30"	S5-2
R1-1	STOP SIGN	30"	R1-1
R2-1	SPEED LIMIT SIGN - 45 MPH	24"x30"	R2-1
R4-7	KEEP RIGHT SIGN	24"x30"	R4-7
R6-1	ONE WAY SIGN	36"x12"	R6-1
R7-8	ADA PARKING SIGN	12"x18"	R7-8
R7-8a	VAN ACCESSIBLE PARKING SIGN	6"x12"	R7-8a
R7-111a	NO PARKING EXCEPT ESVE	12"x18"	R7-111a
D3-1	STREET SIGN	VARIES	D3-1

* INCLUDE FLASHER SYSTEM WITH SIGN PER MUTCD STANDARDS

LEGEND:

- DOOR LOCATION
- ADA PARKING SPACE
- SITE LIGHTING
- BOLLARD
- CONCRETE WHEEL STOP
- SIGN
- TRAFFIC FLOW ARROWS
- SWING GATES
- SLIDING GATE
- PIPE GATE
- PARKING STRIPE
- CROSS WALK
- BUILDING
- PROPERTY BOUNDARY
- PUBLIC RIGHT OF WAY
- PERIMETER BUFFER
- PUE — UTILITY EASEMENT
- SDE — STORM DRAINAGE EASEMENT
- SCM — SCM ACCESS EASEMENT
- TP — TREE PROTECTION FENCE
- STORMWATER MANAGEMENT AREA
- X — FENCE
- CURB ONLY
- CURB & GUTTER
- SIDEWALK
- OPEN SPACE
- CONCRETE SIDEWALK
- REGULAR DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT

SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET HORIZONTAL

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS

ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 20'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PE SEAL 36823 ENGINEER ANDREW S PETTY

02/12/2025

CONSULTANT

Curry ENGINEERING

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919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

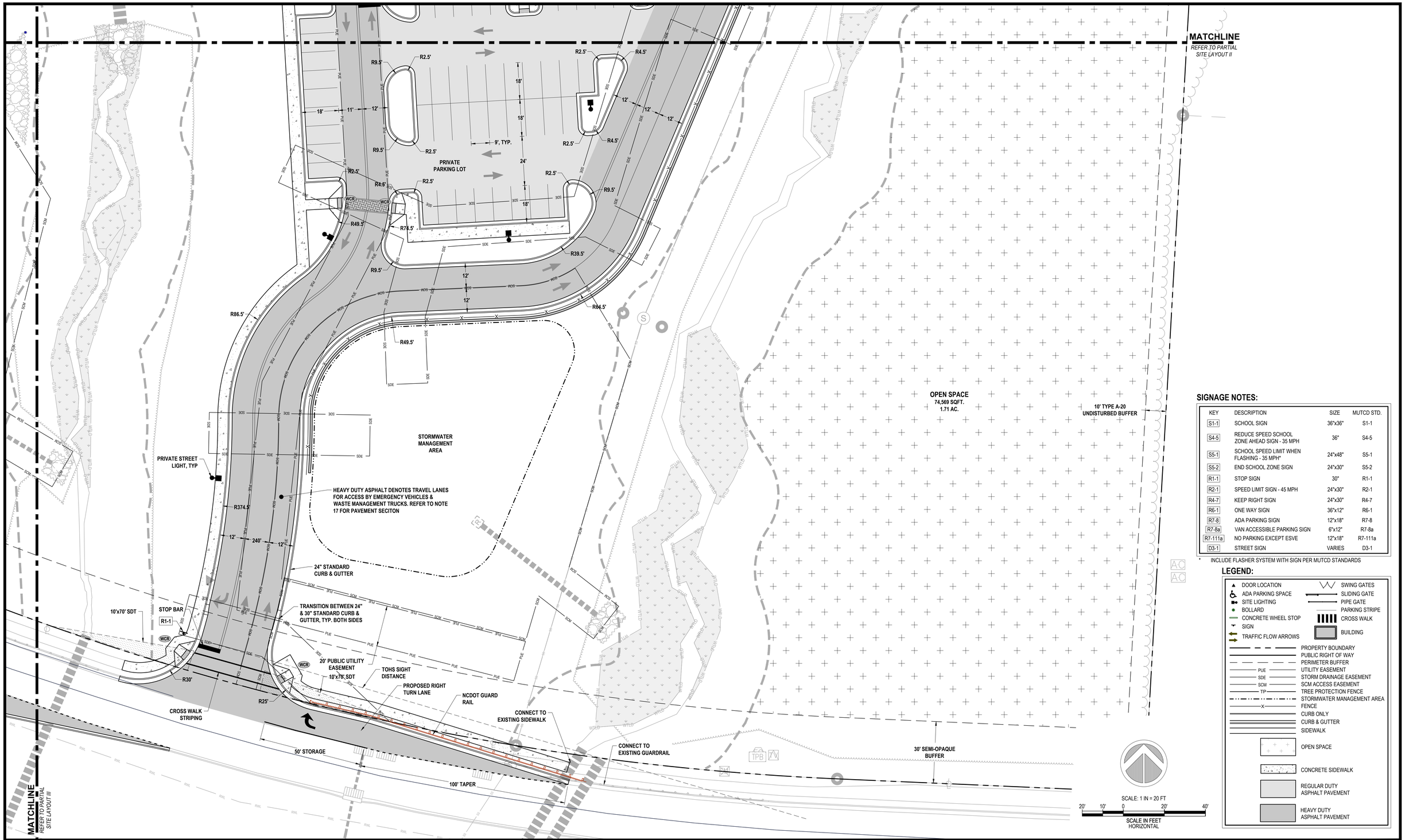
DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL SITE LAYOUT III

C-3.3

Z:\PROJECTS FOLDER-ZTEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.3 PARTIAL SITE LAYOUT III.DWG
PLOTTED: 2/12/2025 2:24 PM



SIGNAGE NOTES:

KEY	DESCRIPTION	SIZE	MUTCD STD.
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S5-1	SCHOOL SPEED LIMIT WHEN FLASHING - 35 MPH*	24"x48"	S5-1
S5-2	END SCHOOL ZONE SIGN	24"x30"	S5-2
R1-1	STOP SIGN	30"	R1-1
R2-1	SPEED LIMIT SIGN - 45 MPH	24"x30"	R2-1
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R7-8a	VAN ACCESSIBLE PARKING SIGN	6"x12"	R7-8a
R7-111a	NO PARKING EXCEPT ESVE	12"x18"	R7-111a
D3-1	STREET SIGN	VARIES	D3-1

* INCLUDE FLASHER SYSTEM WITH SIGN PER MUTCD STANDARDS

LEGEND:

- DOOR LOCATION
- ADA PARKING SPACE
- SITE LIGHTING
- BOLLARD
- CONCRETE WHEEL STOP
- SIGN
- TRAFFIC FLOW ARROWS
- SWING GATES
- SLIDING GATE
- PIPE GATE
- PARKING STRIPE
- CROSS WALK
- BUILDING
- PROPERTY BOUNDARY
- PUBLIC RIGHT OF WAY
- PERIMETER BUFFER
- UTILITY EASEMENT
- STORM DRAINAGE EASEMENT
- SCM ACCESS EASEMENT
- TREE PROTECTION FENCE
- STORMWATER MANAGEMENT AREA
- FENCE
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- SIDEWALK
- OPEN SPACE
- CONCRETE SIDEWALK
- REGULAR DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT

REVISIONS		
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B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
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STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024 | HORZ. SCALE: 1" = 20'

FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

ANDREW S PETTY — 36823 — ENGINEER — NORTH CAROLINA — 02/12/2025

CONSULTANT

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Pine Springs PREPARATORY ACADEMY — A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL SITE LAYOUT IV

C-3.4

Z:\PROJECTS FOLDER_ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.4 PARTIAL SITE LAYOUT IV.DWG
PLOTTED: 2/12/2025 2:24 PM

SCM MAINTENANCE EASEMENT

DOUBLE CARPOOL QUEUE LANES

PINE SPRINGS PREPARATORY UPPER SCHOOL

STUDENT PARKING

STUDENT PARKING

DOUBLE CARPOOL QUEUE LANES

DEDICATED STUDENT PARKING LANE

EXIT QUEUE

DESIGNATED LOADING ZONE WITH 5 LOADING BAYS - 8'x20'

TRANSITION & ALTERNATE TO ONE LANE PICK UP / DROP OFF LANE

MAIN ENTRANCE
FULL ACCESS
CLOSED OFF DURING CARPOOL

GREEN OAKS PARKWAY
100' RIGHT OF WAY
BM 2006 PG 1460

DEDICATED STUDENT PARKING LANE

CARPOOL EXIT LANE

BEGIN CARPOOL QUEUE

CARPOOL & STUDENT PARKING ENTRANCE
RIGHT IN / RIGHT OUT RESTRICTED ACCESS

TJW:329.9

LEGEND:

- CARPOOL DROP OFF / PICK UP PATH
- CARPOOL EXIT
- STUDENT PARKING CIRCULATION
- LOADING ZONE

SCHEDULE PROVISIONS:

1. STAGGER THE SCHEDULES OF GRADES 9-10 AND GRADES 11-12 BY A MINIMUM OF 30 MINUTES TO REDUCE INTENSITY OF PEAK TRAFFIC VOLUMES
2. IN AFTERNOON, RELEASE STUDENT DRIVERS APPROXIMATELY 10 TO 15 MINUTES PRIOR TO OPENING THE LOADING ZONE TO REDUCE CONFLICTS BETWEEN STUDENT DRIVERS AND PARENT TRAFFIC. NOTE THAT THIS HEAD START GIVEN TO STUDENT DRIVERS SHOULD NOT BE ALLOWED TO DIMINISH THE 30-MINUTE SEPARATION BETWEEN WHEN THE CARPOOL OPENS FOR GRADES 9-10 AND GRADES 11-12

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET
HORIZONTAL

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 40'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PE 36823 ENGINEER ANDREW S. PETTY
02/12/2025

CONSULTANT
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A Challenger Foundation Academy

PROPERTY INFORMATION
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REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

OVERALL QUEUING PLAN

C-3.5

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.5 OVERALL QUEUING PLAN.DWG
PLOTTED: 2/12/2025 2:24 PM

SCM MAINTENANCE EASEMENT

GREEN OAKS PARKWAY
100' RIGHT OF WAY
BM 2006 PG 1400

TW:329.9

SCALE: 1 IN = 40 FT
40' 20' 0 40' 80'
SCALE IN FEET
HORIZONTAL

REVISIONS		
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B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
ANDREW S PETTY
36823
ENGINEER
02/12/2025

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Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
GARBAGE TRUCK MOVEMENT

C-3.6.1

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.6.1 GARBAGE TRUCK MOVEMENT.DWG
PLOTTED: 2/12/2025 2:25 PM

SCM MAINTENANCE EASEMENT

GREEN OAKS PARKWAY
100' RIGHT OF WAY
BM 2006 PG 1466

TJW:329.9

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET
HORIZONTAL

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS

ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 40'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

CURRY ENGINEERING PA
36823
ENGINEER
ANDREW S PETTY

02/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 10 NORTH CAROLINA

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919-439-9448
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A Challenge Foundation Academy

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PIN: 0649120574
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ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

FIRE TRUCK MOVEMENT

C-3.6.2

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.6.2 FIRE TRUCK MOVEMENT.DWG
PLOTTED: 2/12/2025 2:25 PM

SCM MAINTENANCE EASEMENT

GREEN OAKS PARKWAY
100' RIGHT-OF-WAY
BM 2006 PG 1460

T/W:329.9

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET
HORIZONTAL

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
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0	2/12/2025	SIGNATURE SET

STATUS

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DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 40'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER 36823 ANDREW S PETT

02/12/2025

CONSULTANT

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REID: 0341152
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DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

SCHOOL BUS MOVEMENT

C-3.6.3

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.6.3 SCHOOL BUS MOVEMENT.DWG
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PROPRIETARY & CONFIDENTIAL

THIS DOCUMENT TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, PRESENTED AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF DUKE ENERGY PROGRESS, AND IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND PROSPECTIVE CLIENT AS STATED IN THE TITLE BLOCK OF THIS DRAWING. ANY USE, COPYING, REPRODUCTION OR DISCLOSURE OF THE DRAWING, DESIGN OR ANY INFORMATION CONTAINED HEREIN BY THE PROSPECTIVE CUSTOMER OR OTHER ENTITIES, INCLUDING WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, OR EQUIPMENT MANUFACTURERS IS HEREBY EXPRESSLY PROHIBITED AND SHALL NOT BE PERMITTED ABSENT PRIOR WRITTEN CONSENT FROM, AND PAYMENT OF COMPENSATION TO DUKE ENERGY PROGRESS. DUKE ENERGY PROGRESS DISCLAIMS ANY LIABILITY OR RESPONSIBILITY FOR ANY UNAUTHORIZED USE OF OR RELIANCE ON THIS DOCUMENT.

LIGHTING DESIGN TOLERANCE

THE CALCULATED FOOTCANDLE LIGHT LEVELS IN THIS LIGHTING DESIGN ARE PREDICTED VALUES AND ARE BASED ON SPECIFIC INFORMATION THAT HAS BEEN SUPPLIED TO DUKE ENERGY PROGRESS. ANY INACCURACIES IN THE SUPPLIED INFORMATION, DIFFERENCES IN LUMINAIRE INSTALLATION, LIGHTED AREA GEOMETRY INCLUDING ELEVATION DIFFERENCES, REFLECTIVE PROPERTIES OF SURROUNDING SURFACES, OBSTRUCTIONS (FOLIAGE OR OTHERWISE) IN THE LIGHTED AREA, OR LIGHTING FROM SOURCES OTHER THAN LISTED IN THIS DESIGN MAY PRODUCE DIFFERENT RESULTS FROM THE PREDICTED VALUES. NORMAL TOLERANCES OF VOLTAGE, LAMP OUTPUT, AND BALLAST AND LUMINAIRE MANUFACTURE WILL ALSO AFFECT RESULTS.

IPF .75OPEN
FLUSH
N:692765.9374
E:2040420.6138
(NC GRID COORDINATES)
(NAD 83 (2011))

SCM MAINTENANCE EASEMENT

SITE LIGHT, TYP.
TYPE C24A

GREEN OAKS PARKWAY
100' RIGHT OF WAY
BM 2006 PG 1466

C24A

C24B

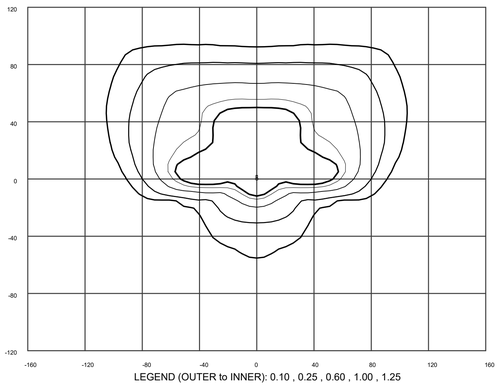
TOP VIEW FOR FIXTURE ORIENTATION

ISOFOOTCANDLE CURVES

FIXTURE: LED205, GALLEON
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: LED'S, 4000K, 70 CRI
PATTERN: TYPE IV, B3-U0-G4 (zero light at or above 90 degrees)

ASSY# LFIX-SBX-LED-205-BLK-IV-MULTIV-___-P (BLACK)
POLE ASSY# LPOLE-AB-STL-30FT-BLK-SQ-___ -P (BLACK)
BRACKET ASSY# LBKT-SIDE-12IN-BLK-UNV-STL-___-P (BLACK)

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85.



LEGEND (OUTER to INNER): 0.10 , 0.25 , 0.60 , 1.00 , 1.25

GENERAL NOTES:

1. LIGHTING PLAN IS TO BE CONSIDERED PRELIMINARY.
2. ALL LIGHT POLES AND FIXTURES SHALL BE BLACK.
3. THE MAXIMUM LIGHT LEVEL PERMITTED WITHIN THE PARCEL SHALL NOT EXCEED FIFTEEN (15) HORIZONTAL FOOT CANDLES.
4. THE MAXIMUM LIGHT LEVEL PERMITTED ON THE LOT LINE SHALL NOT EXCEED (0.2) HORIZONTAL FOOT CANDLES.
5. LIGHTING FOR MULTI-PURPOSE FIELD NOT SHOWN ON THIS PLAN AS FINAL DESIGN ELEMENTS OF FIELD HAVE NOT BEEN DETERMINED. IT IS UNDERSTAND THE FOLLOWING CRITERIA APPLY TO THE FIELD:
   - A. SHALL NOT EXCEED ONE-HUNDRED AND TEN (110) FEET IN HEIGHT ABOVE GRADE, PROVIDED, HOWEVER, THAT FOR ANY OUTDOOR LIGHT FIXTURE LOCATED AT A HEIGHT OF EIGHT (80) FEET ABOVE GRADE OR HIGHER, THE APPLICANT SHALL DEMONSTRATE THAT THE ADDITIONAL HEIGHT IS NECESSARY TO REDUCE SPILL AND GLARE;
   - B. SHALL BE OF A TYPE AND MANUFACTURER THAT OFFERS A SPILL AND GLARE CONTROL PACKAGE AND SHALL BE FITTED WITH THE MANUFACTURER'S SPILL AND GLARE CONTROL PACKAGE;
   - C. SHALL NOT EXCEED 0.3 HORIZONTAL MAINTAINED FOOT CANDLES AT THE LOT LINE;
   - D. SHALL BE EXTINGUISHED NO LATER THAT ONE (1) HOUR AFTER THE END OF THE EVENT; AND,
   - E. MAY EXCEED THE MAXIMUM LIGHTING LEVEL SET FORTH IN THIS SECTION, SUBJECT TO THE APPROVAL OF THE TOWN COUNCIL, WHEN NEEDED TO ACCOMMODATE TOURNAMENT LEVEL PLAY.

SCALE: 1 IN = 50 FT

50' 25' 0 50' 100'

SCALE IN FEET
HORIZONTAL

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS

ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 50'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

ANDREW S PETY — 36823 — ENGINEER — NORTH CAROLINA

02/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING CORPORATION EST. 1978 NORTH CAROLINA

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CLIENT

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220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

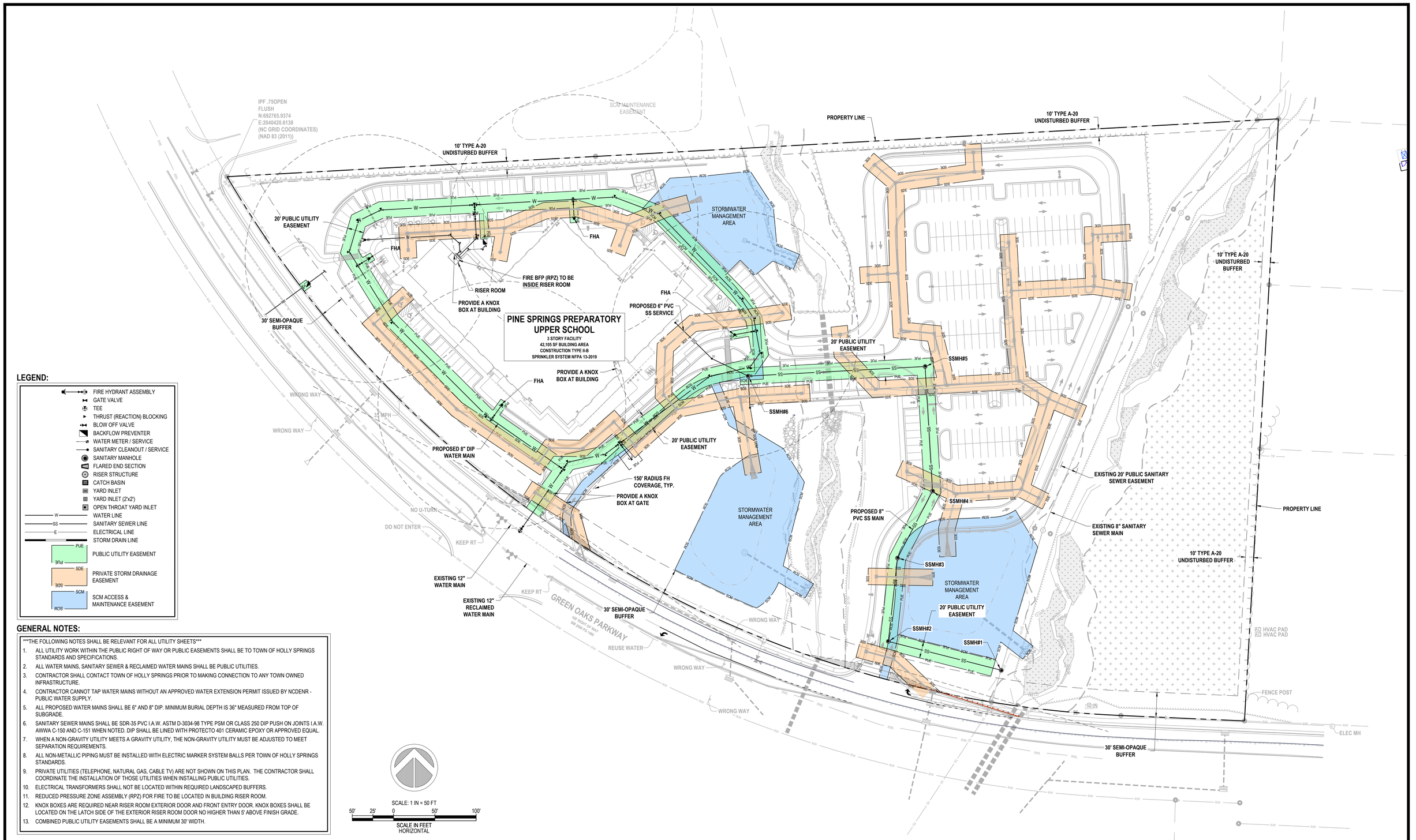
DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

LIGHTING PLAN

C-3.7

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.7 LIGHTING PLAN.DWG
PLOTTED: 2/12/2025 2:25 PM



LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- YARD INLET (2'x2')
- OPEN THROAT YARD INLET
- W — WATER LINE
- SS — SANITARY SEWER LINE
- E — ELECTRICAL LINE
- STORM DRAIN LINE
- PUE — PUBLIC UTILITY EASEMENT
- SDE — PRIVATE STORM DRAINAGE EASEMENT
- SCM — SCM ACCESS & MAINTENANCE EASEMENT

GENERAL NOTES:

THE FOLLOWING NOTES SHALL BE RELEVANT FOR ALL UTILITY SHEETS

1. ALL UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY OR PUBLIC EASEMENTS SHALL BE TO TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
2. ALL WATER MAINS, SANITARY SEWER & RECLAIMED WATER MAINS SHALL BE PUBLIC UTILITIES.
3. CONTRACTOR SHALL CONTACT TOWN OF HOLLY SPRINGS PRIOR TO MAKING CONNECTION TO ANY TOWN OWNED INFRASTRUCTURE.
4. CONTRACTOR CANNOT TAP WATER MAINS WITHOUT AN APPROVED WATER EXTENSION PERMIT ISSUED BY NCDENR - PUBLIC WATER SUPPLY.
5. ALL PROPOSED WATER MAINS SHALL BE 6" AND 8" DIP. MINIMUM BURIAL DEPTH IS 36" MEASURED FROM TOP OF SUBGRADE.
6. SANITARY SEWER MAINS SHALL BE SDR-35 PVC I.A.W. ASTM D-3034-98 TYPE PSM OR CLASS 250 DIP PUSH ON JOINTS I.A.W. AWWA C-150 AND C-151 WHEN NOTED. DIP SHALL BE LINED WITH PROTECTO 401 CERAMIC EPOXY OR APPROVED EQUAL.
7. WHEN A NON-GRAVITY UTILITY MEETS A GRAVITY UTILITY, THE NON-GRAVITY UTILITY MUST BE ADJUSTED TO MEET SEPARATION REQUIREMENTS.
8. ALL NON-METALLIC PIPING MUST BE INSTALLED WITH ELECTRIC MARKER SYSTEM BALLS PER TOWN OF HOLLY SPRINGS STANDARDS.
9. PRIVATE UTILITIES (TELEPHONE, NATURAL GAS, CABLE TV) ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THOSE UTILITIES WHEN INSTALLING PUBLIC UTILITIES.
10. ELECTRICAL TRANSFORMERS SHALL NOT BE LOCATED WITHIN REQUIRED LANDSCAPED BUFFERS.
11. REDUCED PRESSURE ZONE ASSEMBLY (RPZ) FOR FIRE TO BE LOCATED IN BUILDING RISER ROOM.
12. KNOX BOXES ARE REQUIRED NEAR RISER ROOM EXTERIOR DOOR AND FRONT ENTRY DOOR. KNOX BOXES SHALL BE LOCATED ON THE LATCH SIDE OF THE EXTERIOR RISER ROOM DOOR NO HIGHER THAN 5' ABOVE FINISH GRADE.
13. COMBINED PUBLIC UTILITY EASEMENTS SHALL BE A MINIMUM 30' WIDTH.

SCALE: 1 IN = 50 FT

50' 25' 0 50' 100'

SCALE IN FEET HORIZONTAL

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS

ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 50'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER 36823 ANDREW S PETTY

02/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 19 NORTH CAROLINA

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CLIENT

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220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

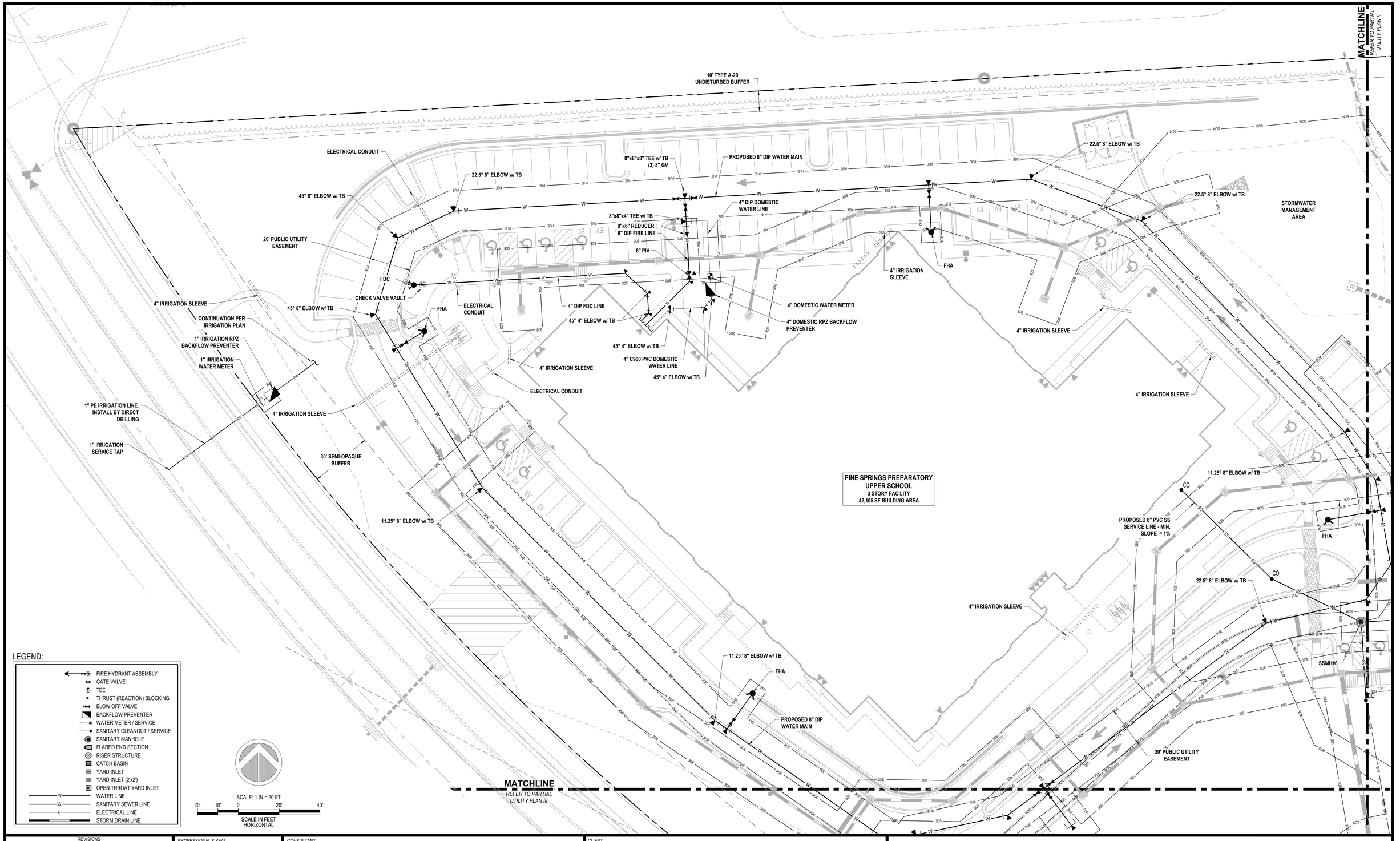
DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

OVERALL UTILITY PLAN

C-4.0

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.0 OVERALL UTILITY PLAN.DWG
PLOTTED: 2/12/2025 2:28 PM



LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- YARD INLET (2'x2')
- OPEN THROAT YARD INLET
- W — WATER LINE
- SS — SANITARY SEWER LINE
- E — ELECTRICAL LINE
- STORM DRAIN LINE

SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET HORIZONTAL

REVISIONS			
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS	
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS	
0	2/12/2025	SIGNATURE SET	

STATUS

ISSUED FOR SIGNATURE

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FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER 36823 ANDREW S PETTY

02/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 1978 NORTH CAROLINA

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Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0341152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL UTILITY PLAN I

C-4.1

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\SITE\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.1 PARTIAL UTILITY PLAN I.DWG
PLOTTED: 2/12/2025 2:28 PM

MATCHLINE
REFER TO PARTIAL UTILITY PLAN I

10' TYPE A-20
UNDISTURBED BUFFER

11.25° 8" ELBOW w/ TB

22.5° 8" ELBOW w/ TB

45° 8" ELBOW w/ TB

20' PUBLIC UTILITY EASEMENT

20' PUBLIC UTILITY EASEMENT

FHA

CO

SSMH#5

SSMH#6

214 LF 8" SDR-35 PVC @ 0.50% MIN.

151 LF 8" SDR-35 PVC @ 0.50% MIN.

10' TYPE A-20
UNDISTURBED BUFFER

MATCHLINE
REFER TO PARTIAL UTILITY PLAN IV

SCALE: 1 IN = 20 FT
20' 10' 0 20' 40'
SCALE IN FEET
HORIZONTAL

LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
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- W — WATER LINE
- SS — SANITARY SEWER LINE
- E — ELECTRICAL LINE
- STORM DRAIN LINE

REVISIONS		
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FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
ANDREW S PETT 36823 ENGINEER
02/12/2025

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING CORPORATION EST. 1979 NORTH CAROLINA
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A Challenge Foundation Academy

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PIN: 0649120574
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ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
PARTIAL UTILITY PLAN II

C-4.2

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\SITE\VELOPMENT PETITION PLANS\SHEET FILES\C-4.2 PARTIAL UTILITY PLAN II.DWG
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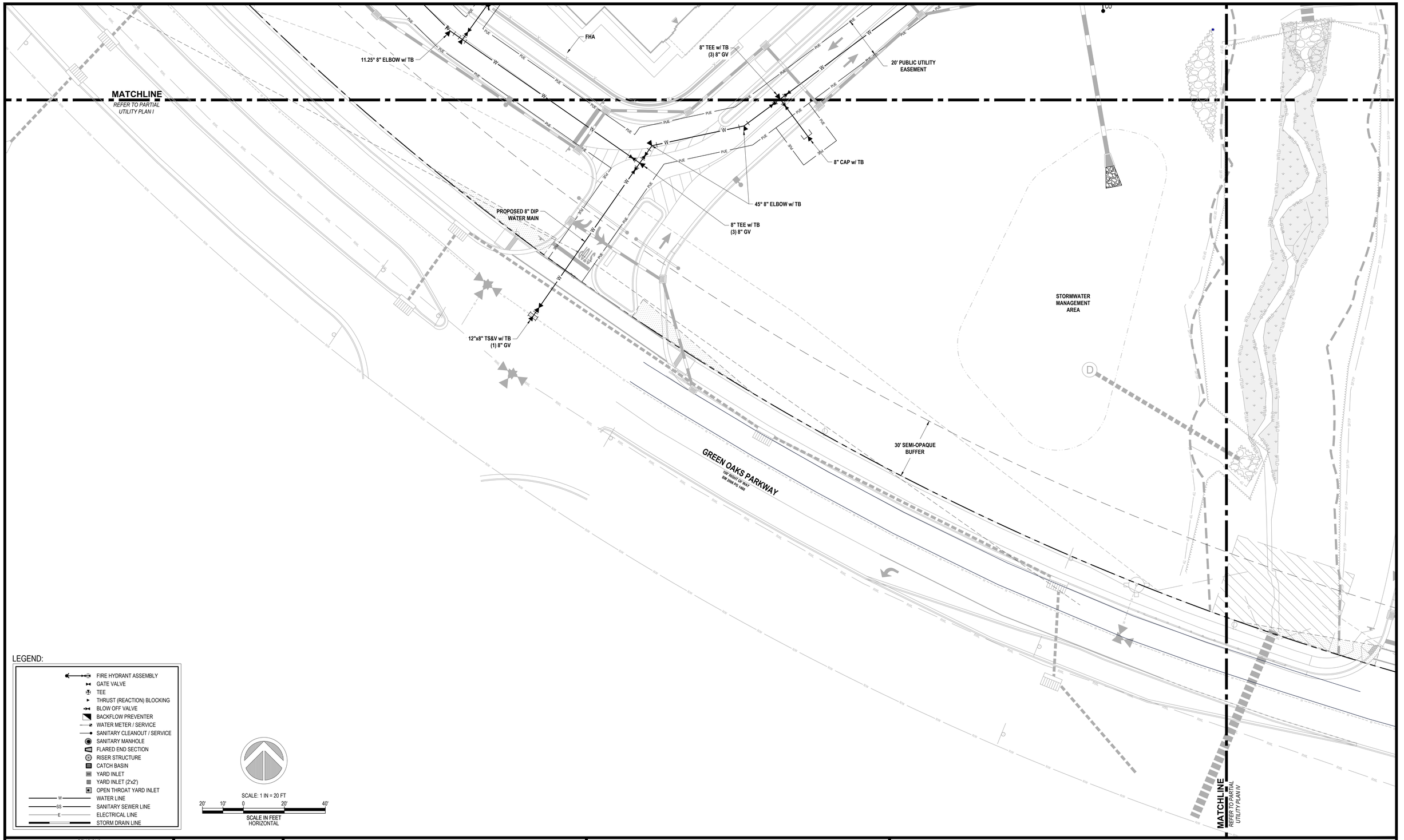

LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
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- YARD INLET (2'x2')
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- W — WATER LINE
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- E — ELECTRICAL LINE
- STORM DRAIN LINE

SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET
HORIZONTAL

REVISIONS		
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PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ENGINEER ANDREW S PETTY

02/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING CO. EST. 1977 NORTH CAROLINA

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PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL UTILITY PLAN III

C-4.3

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.3 PARTIAL UTILITY PLAN III.DWG
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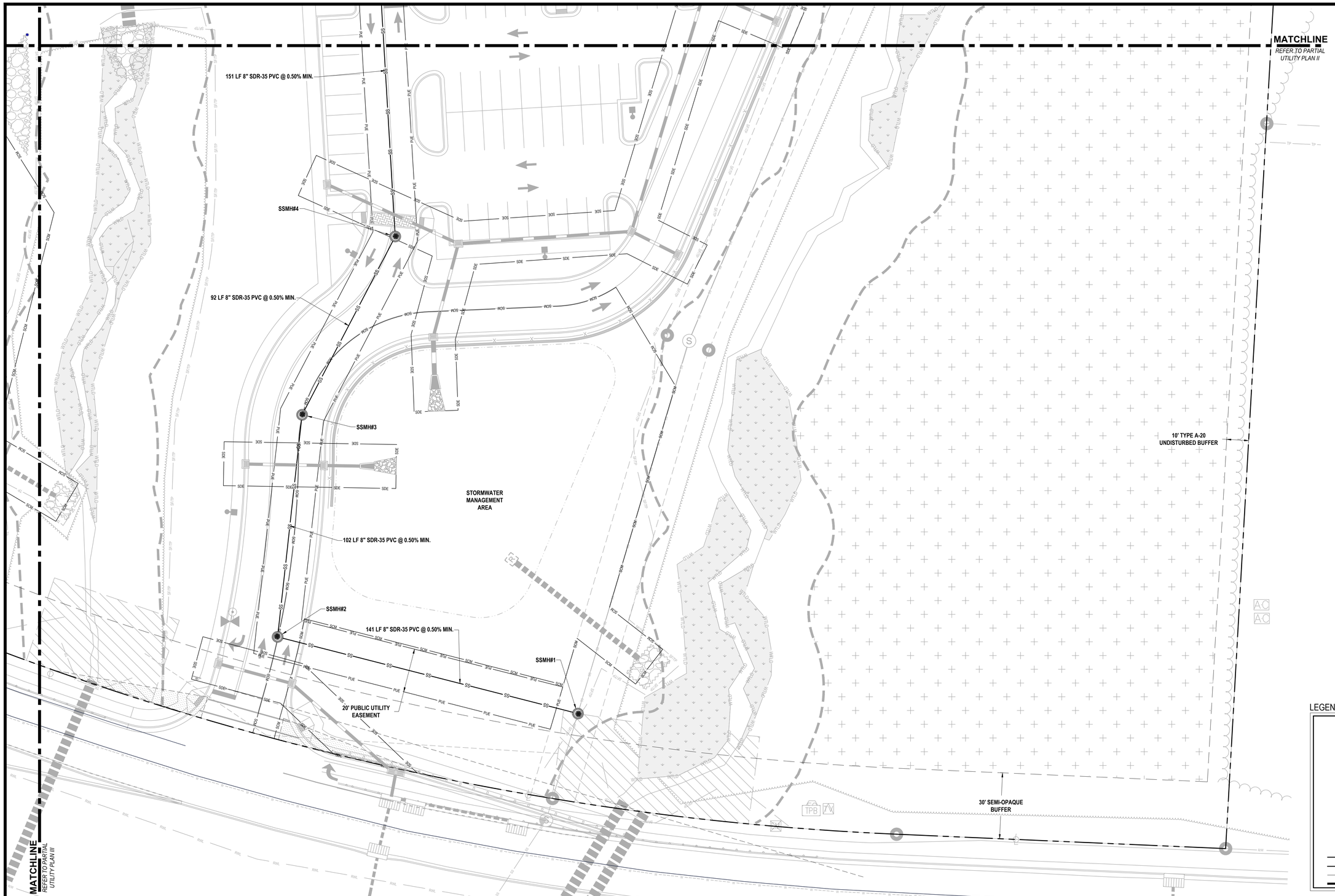

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
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FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER 36823 ANDREW S PETTY

02/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 19 NORTH CAROLINA

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ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL UTILITY PLAN IV

C-4.4

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.4 PARTIAL UTILITY PLAN IV.DWG
PLOTTED: 2/12/2025 2:27 PM

REFER TO C-5.1 THRU C-5.4 FOR SPOT ELEVATIONS & RETAINING WALL HEIGHTS

PINE SPRINGS PREPARATORY UPPER SCHOOL
3 STORY FACILITY
42,105 SF BUILDING AREA
FFE = 348.50

SCM MAINTENANCE EASEMENT

10' TYPE A-20 UNDISTURBED BUFFER

RETAINING WALL

20' PUBLIC UTILITY EASEMENT

STORMWATER CONTROL MEASURE #1

30' SEMI-OPAQUE BUFFER

OUTDOOR GATHERING AREA

STORMWATER CONTROL MEASURE #2

STORMWATER CONTROL MEASURE #3

WETLAND WA-2

WETLAND WA-3

WETLAND WA-4

WETLAND WA-5

WETLAND WA-6

GREEN OAKS PARKWAY
100' RIGHT-OF-WAY
BM 2024 PG 1466

LEGEND:

- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- OPEN THROAT YARD INLET
- SPOT ELEVATION
- 4.0% FLOW DIRECTION
- RIP-RAP OUTLET PROTECTION
- STORM DRAIN LINE
- 400 MAJOR CONTOUR
- MINOR CONTOUR
- INTERMEDIATE CONTOUR

GENERAL NOTES:

1. BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
2. ALL UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY OR PUBLIC EASEMENTS SHALL BE TO TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
3. STORM DRAINAGE PIPING SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. STORM DRAINAGE WITH LESS THAN 2' OF COVER MEASURED FROM SUBGRADE SHALL BE CLASS IV RCP.
4. PRIVATE UTILITIES (POWER, TELEPHONE, NATURAL GAS, CABLE TV) ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THOSE UTILITIES WHEN INSTALLING STORM DRAINAGE TO AVOID CONFLICTS.
5. RIM ELEVATION FOR YARD INLETS (YI) REFERS TO THE CENTER OF THE TOP OF GRATE. RIM ELEVATION OF MANHOLES (SDMH) REFERS TO THE CENTER OF THE TOP OF MANHOLE COVER. RIM ELEVATION OF CATCH BASINS (CB) REFERS TO THE CENTER, EDGE OF PAVEMENT GRATE ELEVATION. RIM OF CURB INLETS (CI) REFERS TO THE TOP OF SLAB, EDGE OF PAVEMENT ELEVATION.
6. CUT/FILL SLOPES SHALL BE GRADED AT A MAXIMUM OF 3H:1V UNLESS OTHERWISE INDICATED.
7. NO GRADING EQUIPMENT SHALL BE PERMITTED ON-SITE UNTIL A LAND DISTURBANCE PERMIT HAS BEEN ISSUED BY WAKE COUNTY.
8. THERE SHALL BE NO GRADING WITHIN THE WETLANDS OR CAPE FEAR RIVER STREAM BUFFERS OTHER THAN AS SHOWN ON PLANS.
9. ALL RIP-RAP IS TO BE INSTALLED WITH NON-WOVEN FILTER FABRIC BENEATH (MIRAFI 140N OR APPROVED EQUAL).
10. WHERE PROPOSED EDGE OF PAVEMENT CONNECTS TO EXISTING, CONTRACTOR SHALL MATCH EXISTING ELEVATION AND CREATE A SMOOTH TRANSITION.
11. MANHOLES, CLEANOUTS, VALVES, METERS, AND OTHER AT OR ABOVE GRADE APPURTENANCES SHALL NOT BE INSTALLED IN SIDEWALKS.

SCALE: 1 IN = 50 FT

50' 25' 0 50' 100'

SCALE IN FEET HORIZONTAL

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
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STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024 | HORZ. SCALE: 1" = 50'

FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ENGINEER ANDREW S PETTY

02/12/2025

CONSULTANT

Curry ENGINEERING

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DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

OVERALL GRADING AND DRAINAGE PLAN

C-5.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-5.0 OVERALL GRADING AND DRAINAGE PLAN.DWG
PLOTTED: 2/12/2025 2:27 PM

MATCHLINE
REFER TO PARTIAL GRADING & DRAINAGE PLAN II

10' TYPE A-20 UNDISTURBED BUFFER

3:1 SLOPE, TYP

TW / 361.00 BW / 351.00

TW / 362.00 BW / 351.00

TW / 361.00 BW / 350.50

TW / 360.00 BW / 349.00

TW / 357.50 BW / 349.00

TW / 356.50 BW / 352.00

TW / 352.50 BW / 352.00

TW / 351.50 BW / 351.00

20' PUBLIC UTILITY EASEMENT

WET DETENTION BASIN - SCM#1

28 LF 18" RCP

FES#100

CB#101

63 LF 15" RCP

51 LF 15" RCP

CB#102

27 LF 15" RCP

YI#103

CB#104

40 LF 15" RCP

CB#105

53 LF 15" RCP

CB#106

30 LF 15" RCP

YI#107

CB#108

49 LF 15" RCP

69 LF 15" RCP

CB#109

21 LF 15" RCP

YI#212

EXISTING RISER & OUTLET PIPE TO BE UTILIZED FOR SCM

PINE SPRINGS PREPARATORY UPPER SCHOOL
3 STORY FACILITY
42,105 SF BUILDING AREA
FFE = 348.50

30' SEMI-OPAQUE BUFFER

CB#210

46 LF 15" RCP

CB#211

144 LF 15" RCP

CB#209

119 LF 15" RCP

CB#216

61 LF 15" RCP

YI#215

44 LF 15" RCP

YI#214

58 LF 15" RCP

CB#213

24 LF 15" RCP

CB#203

78 LF 15" RCP

CB#201

85 LF 24" RCP

CB#205

50 LF 15" RCP

CB#206

40 LF 15" RCP

20' PUBLIC UTILITY EASEMENT

66 LF 15" RCP

CB#207

40 LF 15" RCP

24 LF 15" RCP

CB#204

MATCHLINE
REFER TO PARTIAL GRADING & DRAINAGE PLAN III

LEGEND:

- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- OPEN THROAT YARD INLET
- SW=295.40 / FG =295.32 — SPOT ELEVATION
- 4.0% — FLOW DIRECTION
- RIP-RAP OUTLET PROTECTION
- STORM DRAIN LINE
- 400 — MAJOR CONTOUR
- MINOR CONTOUR
- INTERMEDIATE CONTOUR

SCALE: 1 IN = 20 FT
20' 10' 0 20' 40'
SCALE IN FEET HORIZONTAL

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 20'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 36823 ENGINEER ANDREW S PETTY
02/12/2025

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend
Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL GRADING AND DRAINAGE PLAN I

C-5.1

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-5.1 PARTIAL GRADING AND DRAINAGE PLAN I.DWG
PLOTTED: 2/12/2025 2:28 PM

MATCHLINE
REFER TO PARTIAL GRADING & DRAINAGE PLAN I

MATCHLINE
REFER TO PARTIAL GRADING & DRAINAGE PLAN IV

10' TYPE A-20 UNDISTURBED BUFFER

10' TYPE A-20 UNDISTURBED BUFFER

TW / 357.00
BW / 353.50

TW / 353.75
BW / 353.25

TW / 367.50
BW / 360.50

TW / 365.00
BW / 362.50

TW / 363.50
BW / 363.00

TW / 358.50
BW / 358.00

TW / 357.50
BW / 348.00

TW / 355.00
BW / 340.00

TW / 352.50
BW / 335.00

TW / 346.50
BW / 346.00

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CB#333
CB#325
CB#324
CB#323
CB#322
CB#332
CB#331
CB#217
CB#216
CB#330
CB#321
CB#320
CB#329
CB#328
CB#202
CB#201
CB#317
CB#318
CB#314
CB#316
CB#315
CB#313
CB#312
CB#311
CB#310
CB#309
CB#319

24 LF 15" RCP
34 LF 15" RCP
96 LF 15" RCP
109 LF 15" RCP
24 LF 15" RCP
12 LF 15" RCP
69 LF 15" RCP
48 LF 15" RCP
24 LF 15" RCP
40 LF 15" RCP
64 LF 15" RCP
59 LF 15" RCP
75 LF 15" RCP
87 LF 15" RCP
36 LF 15" RCP
62 LF 15" RCP
59 LF 15" RCP
100 LF 15" RCP
36 LF 15" RCP
60 LF 15" RCP
50 LF 15" RCP
42 LF 15" RCP
36 LF 15" RCP
88 LF 15" RCP

355.80
351.45
350.97
353.33
356.68
359.46
353.83
350.63
348.81
345.34
346.50
348.64
350.47
348.16
346.15
347.80
346.33
344.77
343.36
347.52
344.92
343.27
344.29
346.39
341.69

4.22%
5.14%
4.68%
4.40%
4.09%
4.15%
3.65%
3.77%

3:1 SLOPE, TYP
3:1 SLOPE, TYP

20' PUBLIC UTILITY EASEMENT

EXISTING RISER & OUTLET PIPE TO BE UTILIZED FOR SCM

LEGEND:

- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- OPEN THROAT YARD INLET
- SW=295.40 FG =295.32 — SPOT ELEVATION
- 4.0% — FLOW DIRECTION
- RIP-RAP OUTLET PROTECTION
- STORM DRAIN LINE
- 400 — MAJOR CONTOUR
- MINOR CONTOUR
- INTERMEDIATE CONTOUR

SCALE: 1 IN = 20 FT
20' 10' 0 20' 40'
SCALE IN FEET HORIZONTAL

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 20'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ANDREW S. PEET
02/12/2025

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING S.E.T. I.D. NORTH CAROLINA
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205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

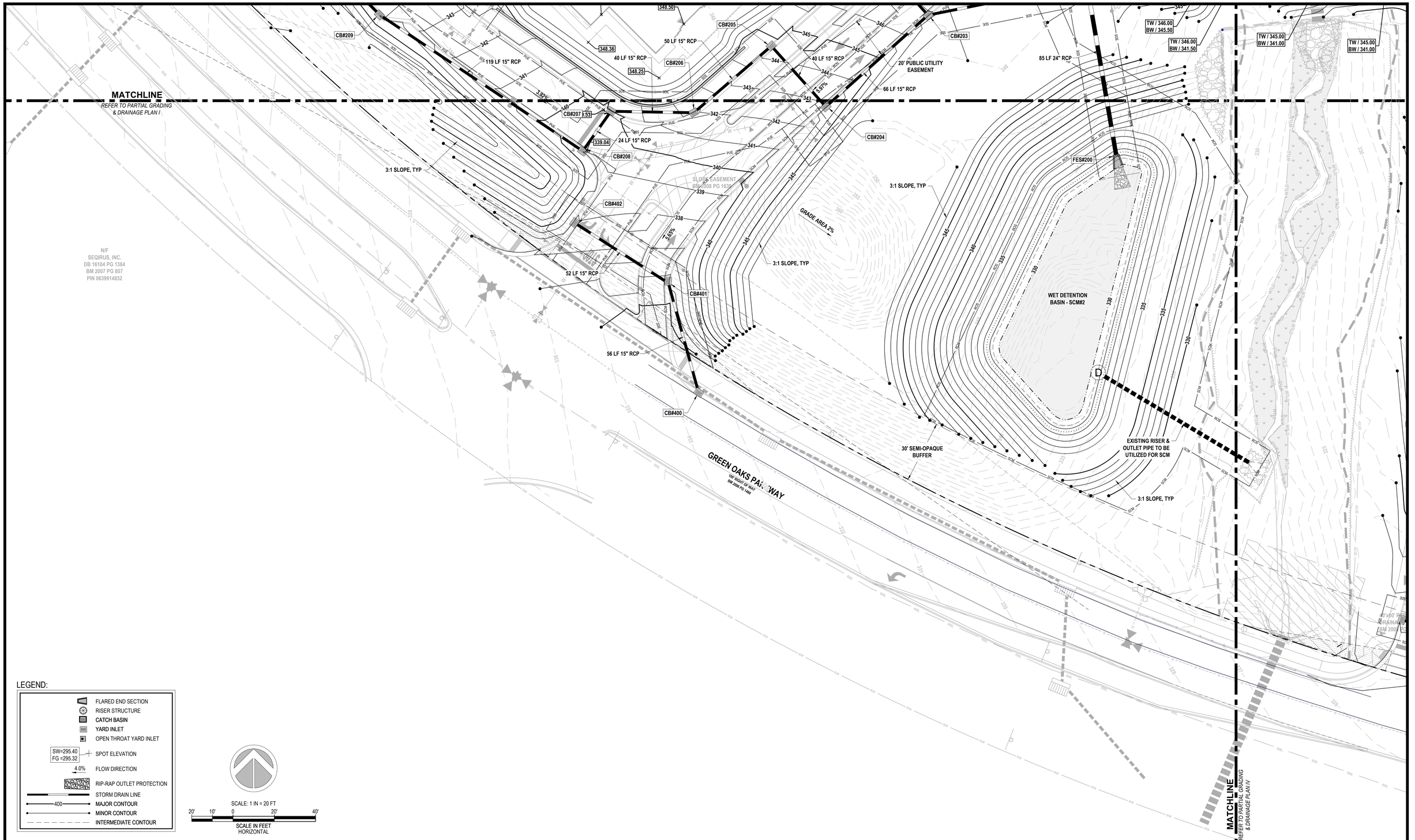
CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend
Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
PARTIAL GRADING AND DRAINAGE PLAN II

C-5.2

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066-PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-5.2 PARTIAL GRADING AND DRAINAGE PLAN II.DWG
PLOTTED: 2/12/2025 2:28 PM



LEGEND:

- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- OPEN THROAT YARD INLET
- SW=295.40 / FG =295.32 — SPOT ELEVATION
- 4.0% — FLOW DIRECTION
- RIP-RAP OUTLET PROTECTION
- STORM DRAIN LINE
- 400 — MAJOR CONTOUR
- MINOR CONTOUR
- INTERMEDIATE CONTOUR

SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET
HORIZONTAL

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS

ISSUED FOR SIGNATURE

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FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ENGINEER ANDREW S PETTY

02/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING CO. EST. 10 NORTH CAROLINA

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220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL GRADING AND DRAINAGE PLAN III

C-5.3

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-5.3 PARTIAL GRADING AND DRAINAGE PLAN III.DWG
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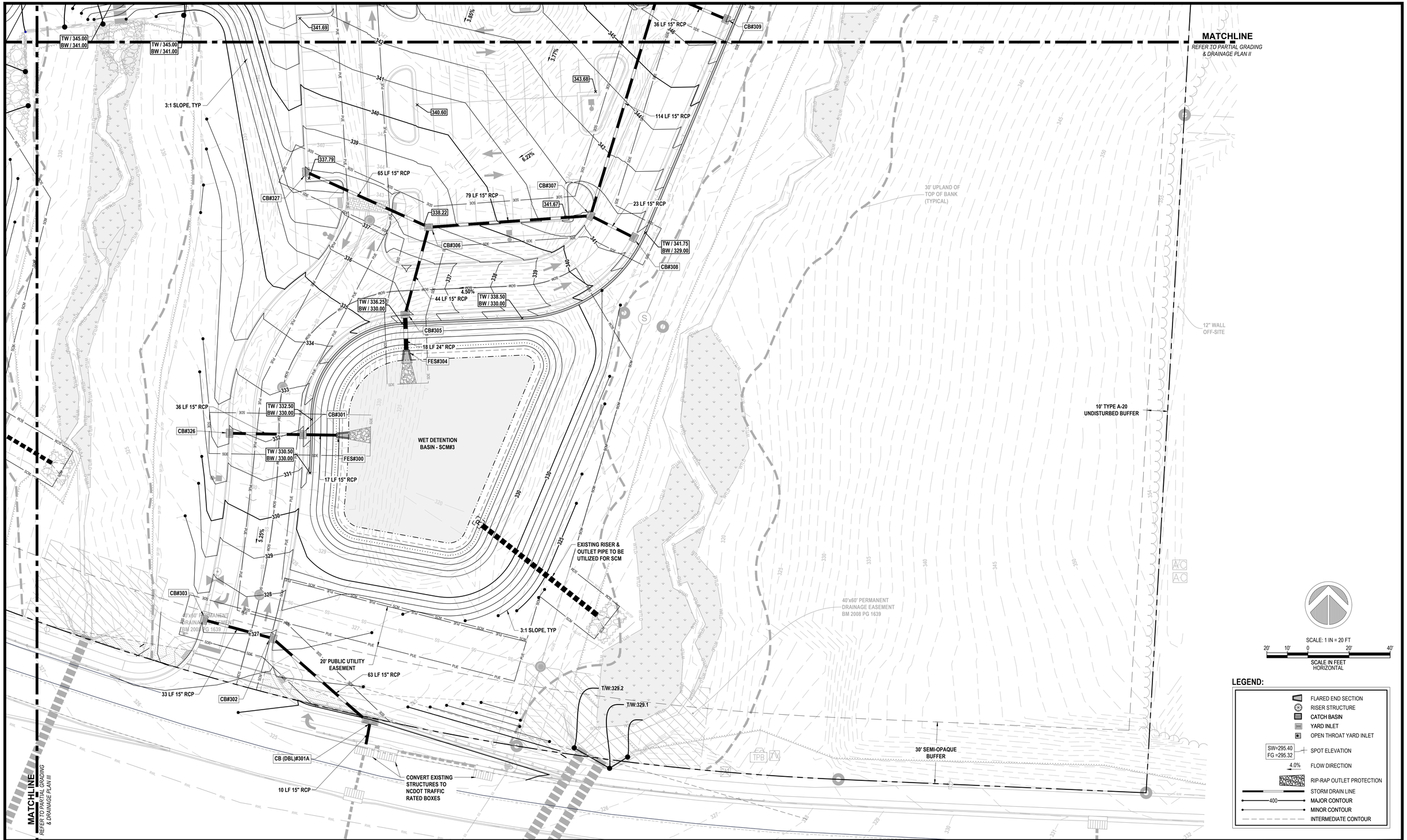

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024 | HORZ. SCALE: 1" = 20'
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
ANDREW S. PETTY
036823
ENGINEER
02/12/2025

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA
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ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
PARTIAL GRADING AND DRAINAGE PLAN IV

C-5.4

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-5.4 PARTIAL GRADING AND DRAINAGE PLAN IV.DWG
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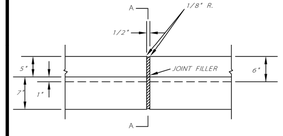
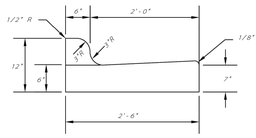
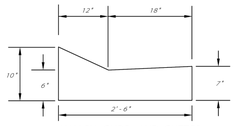


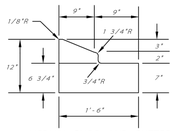
TRANSVERSE EXPANSION JOINT
FRONT ELEVATION



SECTION A-A
SIDE ELEVATION
STANDARD CURB



VALLEY CURB AND GUTTER
SIDE ELEVATION



MEDIAN CURB AND GUTTER
SIDE ELEVATION

NOTES:

1. CONCRETE SHALL BE 3,000 P.S.I.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED)
3. REMOVAL OF ANY PORTION OF CURB AND GUTTER SHALL REQUIRE FULL REMOVAL AND REPLACEMENT SO THAT NO LONGITUDINAL SEAMS ARE CREATED.
4. MAINTAIN 50' MAX. BETWEEN JOINTS OR AT ALL RIGID OBJECTS.

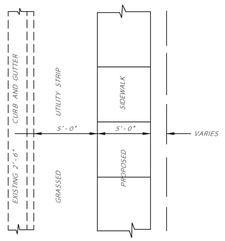
DRAWING NOT TO SCALE

STANDARD CONCRETE CURB AND GUTTER	STANDARD DETAIL NUMBER: HS321
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 2/8/10 — REVISIONS

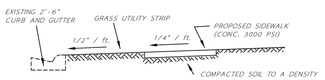
NOTES:

1. SIDEWALK SHALL BE 6" DEPTH AT ALL DRIVEWAYS.
2. SIDEWALK SHALL BE 6" DEPTH AT ALL HANDICAP RAMPS.
3. TRANSVERSE EXPANSION JOINT TO BE A MAX OF 50 FEET.

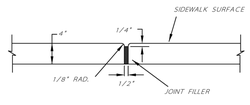
* VARIES – SEE APPROVED PROJECT PLANS



PLAN VIEW



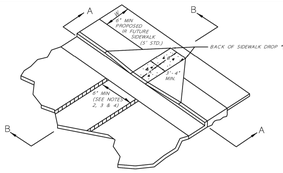
TYPICAL SECTION



TRANSVERSE EXPANSION JOINT

DRAWING NOT TO SCALE

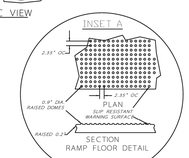
STANDARD CONCRETE SIDEWALK	STANDARD DETAIL NUMBER: HS327
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 2/8/10 — REVISIONS



ISOMETRIC VIEW

B	A	R=(1/4")*	X	B
1'	1.0'	4.4"	1.4"	8.1"
2'	2.0'	8.8"	2.8"	8.0"
3'	3.0'	7.8"	1.3"	8.1"
4'	4.0'	6.6"	1.1"	8.1"
5'	5.0'	5.6"	1.4"	8.1"
6'	6.0'	4.6"	1.1"	8.1"
7'	7.0'	3.7"	1.1"	8.1"
8'	8.0'	2.8"	1.0"	8.1"
9'	9.0'	1.9"	0.9"	8.1"
10'	10.0'	1.0"	0.9"	8.1"
11'	11.0'	0.2"	0.8"	8.1"
12'	12.0'	0.0"	0.2"	8.1"

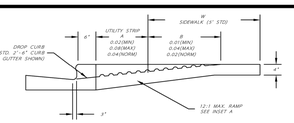
B = X+(A+9)
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE
* R = RADIUS OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES
** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04



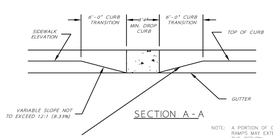
SECTION
RAMP FLOOR DETAIL
SEE NOTE 1

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 2.33". THE RAMP SHALL BE BLACK IN COLOR.
2. ALL SIGNS AND PAVEMENT MARKINGS 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.

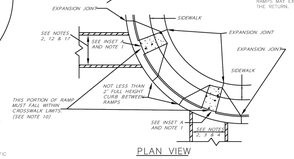


SECTION B - B



SECTION A - A

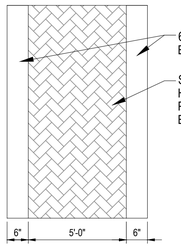
NOTE: A PORTION OF ONE OR BOTH RAMPS MAY EXTEND OUTSIDE THE RETURN.



PLAN VIEW

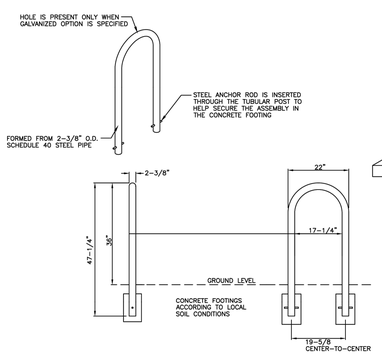
DRAWING NOT TO SCALE

STANDARD WHEELCHAIR RAMP	STANDARD DETAIL NUMBER: HS331
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 2/8/10 — REVISIONS



NOTE: CONTRACTOR TO PROVIDE CONSTRUCTION DETAILS FROM "PATTERN PAVING PRODUCTS" OR APPROVED EQUAL.

1 / D-1.0 — SPECIALITY CROSSWALK
SCALE: NTS

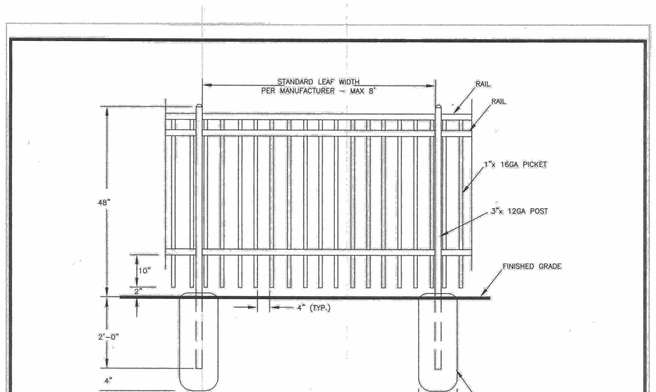


NOTES:

1. ALL FABRICATED METAL COMPONENTS TO BE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, POWDER APPLIED AND THEN HEATED TO CREATE A CHEMICAL AND BOND COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8–10 MILS (200–250 MICRONS).
2. THIS BIKE RACK MUST BE PERMANENTLY AFFIXED IN THE GROUND.
3. BIKE RACK MANUFACTURED BY SECURE SITE DESIGN OR SIMILAR.
4. MIN. 3 RACKS REQUIRED TO PROVIDE 6 BIKE SPACES.

DRAWING NOT TO SCALE

STANDARD IN-GROUND MOUNT BIKE RACK	STANDARD DETAIL NUMBER: HS007
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 4/27/18 — REVISIONS



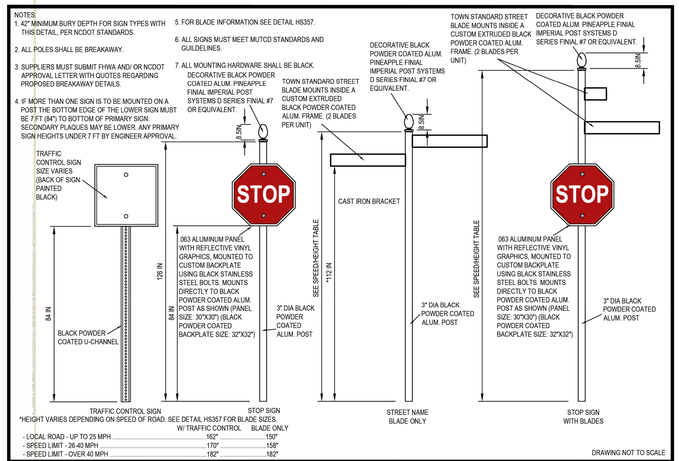
NOTE:
1. Fence shall be aluminum powder coated with black paint.
2. Dimensions may vary. Max height is 48".

DRAWING NOT TO SCALE

DECORATIVE FENCE DETAIL	STANDARD DETAIL NUMBER: HS012
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 3/3/20 — REVISIONS

NOTES:

1. 42" MINIMUM BURY DEPTH FOR SIGN TYPES WITH THIS DETAIL, PER NCDOT STANDARDS.
2. ALL POLES SHALL BE BREAKAWAY.
3. SUPPLIERS MUST SUBMIT FHWA AND/ OR NCDOT APPROVAL LETTER WITH QUOTES REGARDING PROPOSED BREAKAWAY DETAILS.
4. IF MORE THAN ONE SIGN IS TO BE MOUNTED ON A POST THE BOTTOM EDGE OF THE LOWER SIGN MUST BE 7'FT (84") TO BOTTOM OF PRIMARY SIGN. SECONDARY PLAQUES MAY BE LOWER. ANY PRIMARY SIGN HEIGHTS UNDER 7 FT BY ENGINEER APPROVAL.
5. FOR BLADE INFORMATION SEE DETAIL HS357.
6. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.
7. ALL MOUNTING HARDWARE SHALL BE BLACK.



STOP SIGN
W/ TRAFFIC CONTROL BLADE ONLY

*HEIGHT VARIES DEPENDING ON SPEED OF ROAD. SEE DETAIL HS357 FOR BLADE SIZES.

- LOCAL ROAD - UP TO 25 MPH	162"	150"
- SPEED LIMIT - 26-40 MPH	170"	158"
- SPEED LIMIT - OVER 40 MPH	182"	182"

DRAWING NOT TO SCALE

STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES	STANDARD DETAIL NUMBER: HS360
TOWN OF HOLLY SPRINGS	DATE: 1/2/19, 8/7/24 — REVISIONS

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024 | HORZ. SCALE: N.T.S.
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
ANDREW S. PETTY — 36823 — ENGINEER — 02/12/2025

CONSULTANT
Curry ENGINEERING
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PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
SITE DETAILS

D-1.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\D-1.0 SITE DETAILS.DWG
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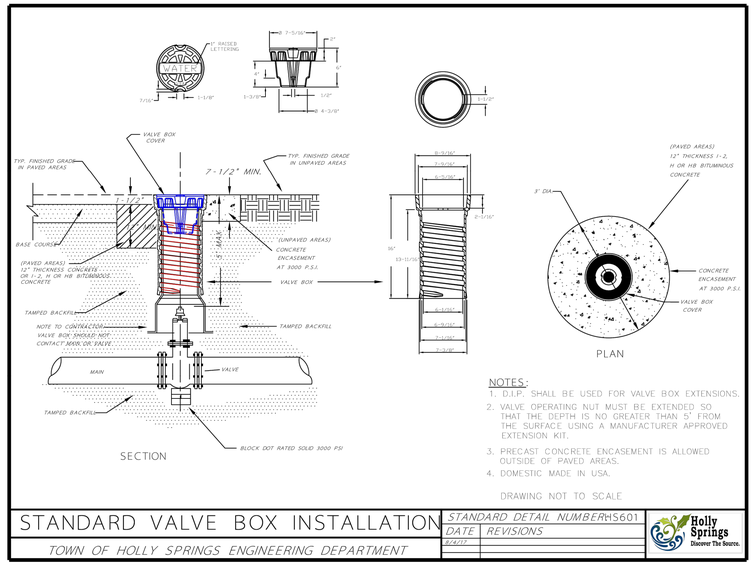
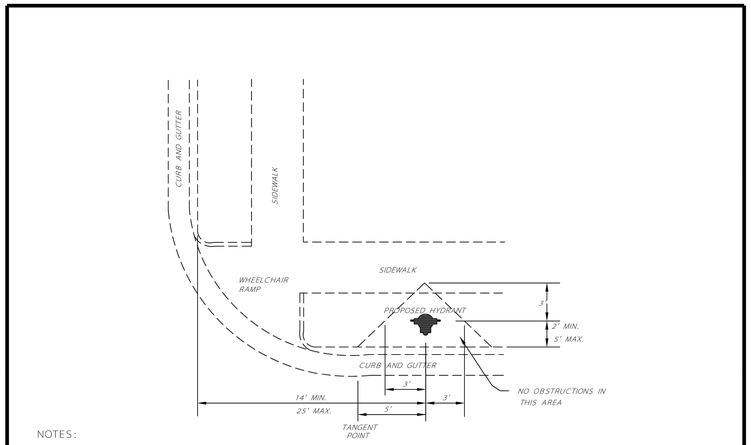


NOTES:

1. D.I.P. SHALL BE USED FOR VALVE BOX EXTENSIONS.
2. VALVE OPERATING NUT MUST BE EXTENDED SO THAT THE DEPTH IS NO GREATER THAN 5' FROM THE SURFACE USING A MANUFACTURER APPROVED EXTENSION KIT.
3. PRECAST CONCRETE ENCASEMENT IS ALLOWED OUTSIDE OF PAVED AREAS.
4. DOMESTIC MADE IN USA.

DRAWING NOT TO SCALE

STANDARD VALVE BOX INSTALLATION	STANDARD DETAIL NUMBER: HS601
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 6/4/11 — REVISIONS:

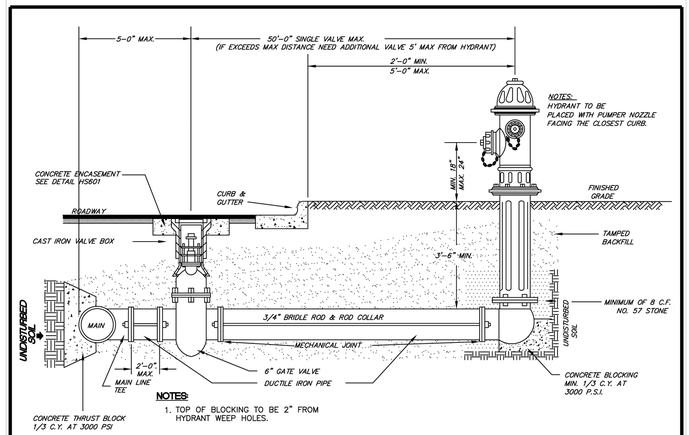


NOTES:

1. LOCATION SHOULD BE COORDINATED WITH NCDOT ALONG STATE MAINTAINED ROADWAYS.
2. HYDRANTS NOT TO BE LOCATED IN RADIUS.

DRAWING NOT TO SCALE

STANDARD HYDRANT LOCATION	STANDARD DETAIL NUMBER: HS613
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 5/16/13 — REVISIONS:



NOTES:

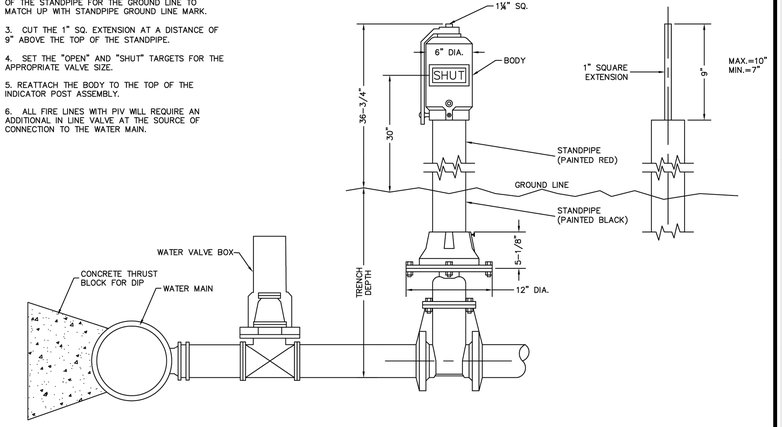
1. TOP OF BLOCKING TO BE 2" FROM HYDRANT WEEP HOLES.

DRAWING NOT TO SCALE

STANDARD HYDRANT INSTALLATION	STANDARD DETAIL NUMBER: HS622
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 1/22/24 — REVISIONS:

FIELD ADJUSTMENT INSTRUCTIONS

1. REMOVE THE BODY FROM THE TOP OF THE INDICATOR POST ASSEMBLY.
2. CUT THE REQUIRED LENGTH OFF THE BOTTOM OF THE STANDPIPE FOR THE GROUND LINE TO MATCH UP WITH STANDPIPE GROUND LINE MARK.
3. CUT THE 1" SQ. EXTENSION AT A DISTANCE OF 9" ABOVE THE TOP OF THE STANDPIPE.
4. SET THE "OPEN" AND "SHUT" TARGETS FOR THE APPROPRIATE VALVE SIZE.
5. REATTACH THE BODY TO THE TOP OF THE INDICATOR POST ASSEMBLY.
6. ALL FIRE LINES WITH PIV WILL REQUIRE AN ADDITIONAL IN LINE VALVE AT THE SOURCE OF CONNECTION TO THE WATER MAIN.



DRAWING NOT TO SCALE

POST INDICATOR VALVE	STANDARD DETAIL NUMBER: HS627
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 1/14/19 — REVISIONS:

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024 | HORZ. SCALE: N.T.S.

FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

ANDREW S. PETTY — 36823 — ENGINEER — 02/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 10 NORTH CAROLINA

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CLIENT

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220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY — A Challenge Foundation Academy

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ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

WATER DETAILS I

D-2.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\D-2.0 WATER DETAILS I.DWG
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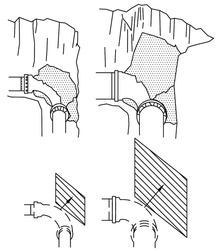
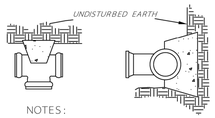




MINIMUM CONCRETE BLOCKING (C.Y.)*					
NOM. PIPE DIA. IN.	TEES & DEAD ENDS	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4	1/3	1/3	1/3	1/3	1/3
6	1/3	1/3	1/3	1/3	1/3
8	1/3	1/2	1/3	1/3	1/3
10	2/3	3/4	1/2	1/3	1/3
12	3/4	1.0	2/3	1/3	1/3
14	1.0	1 1/2	3/4	1/2	1/3
16	1 1/3	2.0	1.0	1/2	1/3
18	1 2/3	2 1/3	1 1/3	2/3	1/3
20	2.0	3.0	1 2/3	3/4	1/2
24	3.0	4 1/3	2 1/3	1 1/3	2/3

*CONCRETE SHALL BE 3000 P.S.I. MIX.

NOTES:

1. 4 MIL PLASTIC MUST BE WRAPPED AROUND ALL FITTINGS PRIOR TO POURING CONCRETE.
2. NO CONCRETE SHALL COVER BOLTS OR GLANDS.

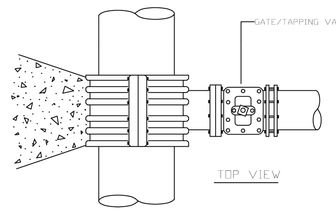
DRAWING NOT TO SCALE

STANDARD REACTION BLOCKING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS624

DATE	REVISIONS
7/24/09	



NOTES:
1. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.

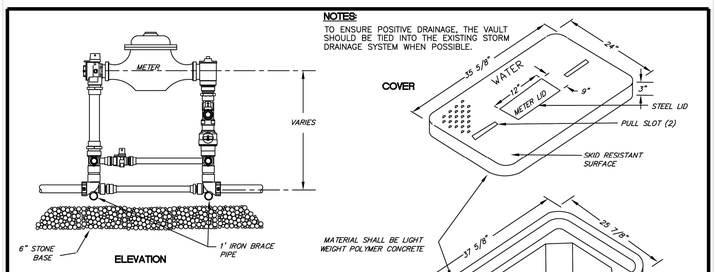
DRAWING NOT TO SCALE

4" – 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS628

DATE	REVISIONS
7/24/09	



NOTES:

1. PIPING TO BE BRASS & COPPER TUBING & SHALL BE EQUIPPED W/ANGLED CHECK VALVE OUTLETS & BY-PASS FLANGED VALVE OR BY-PASS FLANGED BALL VALVE INLETS AS FURNISHED BY FORD CUSTOMSETTERS, MUELLER OR OTHER APPROVED EQUAL.
2. PRECAST CONCRETE BOX WITH ALUMINUM ACCESS HATCH WILL BE AN ACCEPTABLE ALTERNATIVE WITH APPROVAL OF THE DIRECTOR OF ENGINEERING.

NOTES:

TO ENSURE POSITIVE DRAINAGE, THE VAULT SHOULD BE TIED INTO THE EXISTING STORM DRAINAGE SYSTEM WHEN POSSIBLE.

DRAWING NOT TO SCALE

STANDARD 3" METER INSTALLATION AND VAULT

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS631

DATE	REVISIONS
3/22/19	

Z:\PROJECTS FOLDER\ZBULION\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\D2-1 WATER DETAILS II.DWG
PLOTTED: 2/12/2025 2:39 PM

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024 | HORZ. SCALE: N.T.S.

FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PE 36823 ENGINEER ANDREW S PETTY

02/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 10 NORTH CAROLINA

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Fuquay-Varina, NC 27526

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Contact: Bruce Friend

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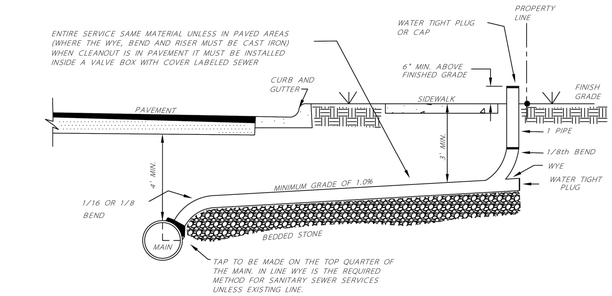
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

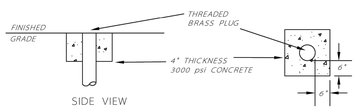
PINE SPRINGS UPPER SCHOOL

WATER DETAILS II

D-2.1



OPTIONAL CLEAN OUT
(FOR WELL MAINTAINED AREA)



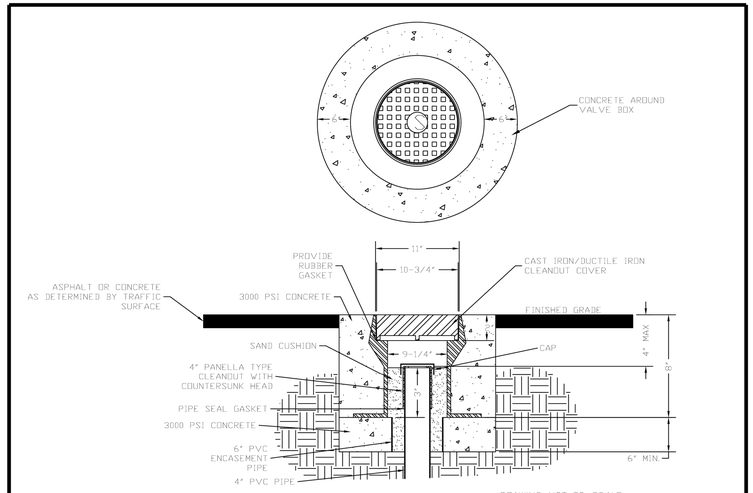
SIDE VIEW TOP VIEW

NOTES:

1. SANITARY SEWER SERVICES WHICH ARE 14 TO 20 FEET DEEP SHALL REQUIRE BEDDING IN ACCORDANCE WITH BEDDING DETAIL FOR FLEXIBLE PIPE.
2. SERVICES OVER 20' AND UNDER 3' DEEP SHALL BE D.I.P.
3. ALL SERVICES TO BE BEDDED IN STONE INCLUDING DUCTILE.

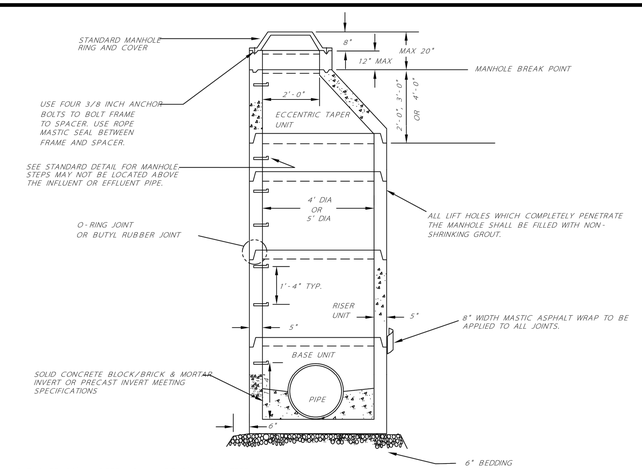
DRAWING NOT TO SCALE

STANDARD SANITARY SEWER TAP AND SERVICE	STANDARD DETAIL NUMBER HS715	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	7/24/08	



DRAWING NOT TO SCALE

SEWER MINI-MANHOLE CLEANOUT COVER ASSEMBLY FOR TRAFFIC AREAS	STANDARD DETAIL NUMBER HS723	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	7/24/08	

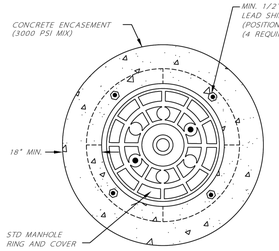


NOTES:

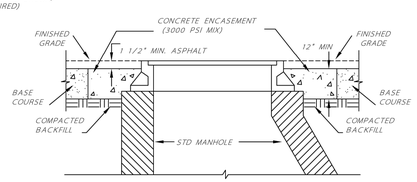
1. ANY MANHOLE OVER 20' IN DEPTH SHALL BE 5' IN DIAMETER.
2. NO FLAT TOPS ALLOWED.

DRAWING NOT TO SCALE

STANDARD PRECAST CONCRETE MANHOLE	STANDARD DETAIL NUMBER HS706	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	7/24/08	



PLAN



SECTION

NOTES:

1. ALL MANHOLE COVERS TO HAVE 2 HOLES ONLY.
2. USE SOLID LID ON ALL MANHOLES LOCATED IN LOW AREAS OF ROAD PROFILE.
3. MANHOLE RING TO BE BOLTED AS SHOWN W/ROPE MASTIC SEAL BETWEEN FRAME AND SPACER.
4. DOMESTIC MADE IN USA AND MEET H20 LOADING NCDOT NO 840.54.

DRAWING NOT TO SCALE

STANDARD MANHOLE RING AND COVER ENCASEMENT FOR MANHOLES LOCATED IN PAVED AREAS	STANDARD DETAIL NUMBER HS710	
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE	REVISIONS
	7/24/08	

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\D-3.0 SANITARY SEWER DETAILS.DWG
PLOTTED: 2/12/2025 2:39 PM

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024 | HORZ. SCALE: N.T.S.
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
ANDREW S. PETTY SEAL 36823 ENGINEER
02/12/2025

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Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA, INC.
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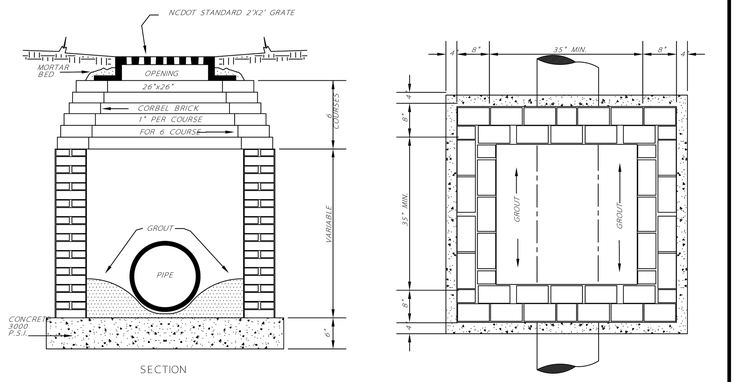
DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
SANITARY SEWER DETAILS

D-3.0

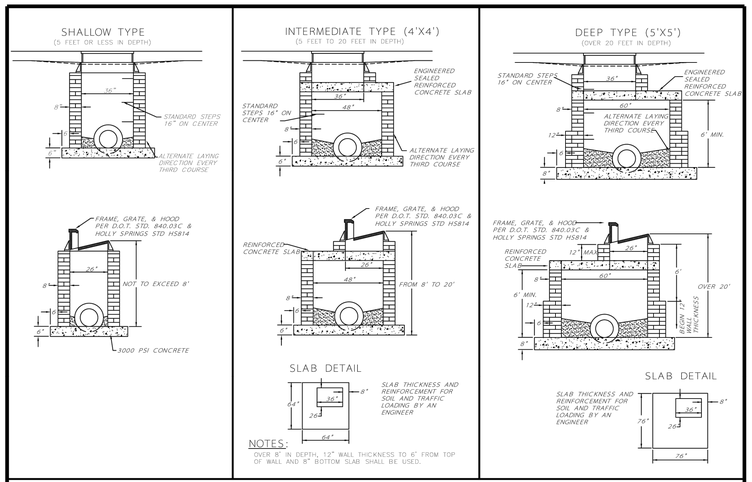


NOTES:

1. EITHER SOLID BRICK, SOLID BLOCK OR PRECAST CONCRETE MAY BE USED.
2. FOR 24" R.C.P. AND LARGER USE PIPE DIA. PLUS 12" FOR MINIMUM INSIDE DIMENSION.
3. GRATED INLETS SHALL NOT BE USED WITHIN TRAVEL AREAS WITHOUT APPROVAL OF DIRECTOR OF ENGINEERING.
4. STANDARD STEPS REQUIRED @ 16" O.C. WHERE DEPTH EXCEEDS 3'.

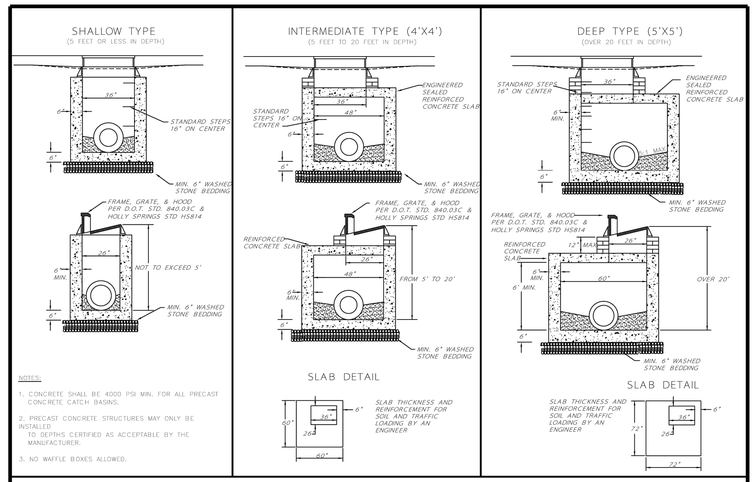
DRAWING NOT TO SCALE

STANDARD YARD INLET WITH GRATE AND FRAME	STANDARD DETAIL NUMBER: HS802
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 1/24/09 — REVISIONS



DRAWING NOT TO SCALE

CONCRETE BLOCK OR BRICK CATCH BASIN	STANDARD DETAIL NUMBER: HS804
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 1/24/09 — REVISIONS

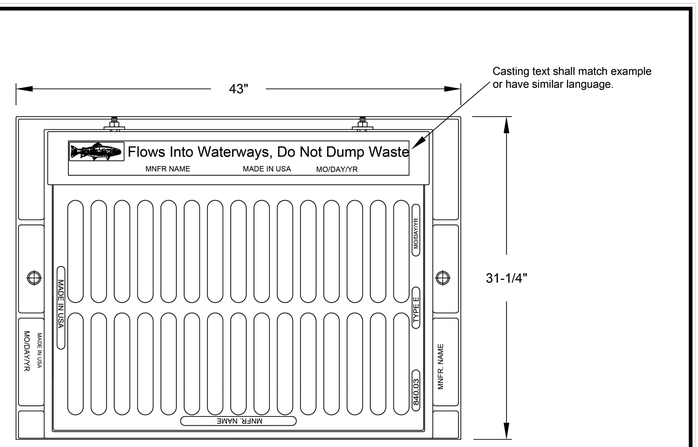


NOTES:

1. CONCRETE SHALL BE 4000 PSI MIN. FOR ALL PRECAST CONCRETE CATCH BASINS.
2. PRECAST CONCRETE STRUCTURES MAY ONLY BE INSTALLED TO DEPTHS CERTIFIED AS ACCEPTABLE BY THE MANUFACTURER.
3. NO WAFFLE BOXES ALLOWED.

DRAWING NOT TO SCALE

PRECAST CONCRETE CATCH BASINS	STANDARD DETAIL NUMBER: HS805
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 1/24/09 — REVISIONS



MUST MEET NCDOT STANDARDS
ROADWAY STANDARD DRAWING 840.03

DRAWING NOT TO SCALE

STANDARD FRAME LABEL FOR CATCH BASIN	STANDARD DETAIL NUMBER: HS814
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 7/24/09 — REVISIONS

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024 | HORZ. SCALE: N.T.S.
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ANDREW S PETTY
02/12/2025

CONSULTANT
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DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
STORM DRAINAGE DETAILS

D-4.0

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REVISIONS		
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B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS

ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 50'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

ANDREW S PETTY — 36823 — ENGINEER

02/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING CO. EST. 10 NORTH CAROLINA

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DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

SCM DRAINAGE AREA MAP

SW-1.0

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PLOTTED: 2/12/2025 2:30 PM

SKIMMER SEDIMENT BASIN 1

MINIMUM DIMENSIONS (WxLxD) = 31'x62'x2'
VOLUME REQUIRED = 3,844 CF
SURFACE AREA REQUIRED = 1,912 SF
SURFACE AREA PROVIDED= 3,024 SF
TOP OF BASIN ELEVATION = 344.00
SURFACE AREA ELEVATION = 341.75
BOTTOM OF BASIN ELEVATION = 339.75
CLEANOUT ELEVATION = 338.75

EMERGENCY SPILLWAY LENGTH = 15'
EMERGENCY SPILLWAY ELEVATION = 339.75
SKIMMER SIZE = 2 INCH, 1.5 INCH ORIFICE
DEWATERING TIME = 3.01 days

SKIMMER SEDIMENT BASIN 2

MINIMUM DIMENSIONS (WxLxD) = 64'x128'x3'
VOLUME REQUIRED = 5,490 CF
SURFACE AREA REQUIRED = 3,578 SF
SURFACE AREA PROVIDED= 8,150 SF
TOP OF BASIN ELEVATION = 335.00
SURFACE AREA ELEVATION = 333.00
BOTTOM OF BASIN ELEVATION = 330.00
CLEANOUT ELEVATION = 331.50

EMERGENCY SPILLWAY LENGTH = 15'
EMERGENCY SPILLWAY ELEVATION = 333.00
SKIMMER SIZE = 3 INCH, 2.50 INCH ORIFICE
DEWATERING TIME = 3.40 days

SKIMMER SEDIMENT BASIN 3

MINIMUM DIMENSIONS (WxLxD) = 60'x120'x3'
VOLUME REQUIRED = 6,930 CF
SURFACE AREA REQUIRED = 4,799 SF
SURFACE AREA PROVIDED= 7,200 SF
TOP OF BASIN ELEVATION = 326.00
SURFACE AREA ELEVATION = 323.35
BOTTOM OF BASIN ELEVATION = 320.00
CLEANOUT ELEVATION = 321.50

EMERGENCY SPILLWAY LENGTH = 20'
EMERGENCY SPILLWAY ELEVATION = 323.35
SKIMMER SIZE = 3 INCH, 2.25 INCH ORIFICE
DEWATERING TIME = 3.69 days

SKIMMER SEDIMENT BASIN 4

MINIMUM DIMENSIONS (WxLxD) = 40'x80'x3'
VOLUME REQUIRED = 2,160 CF
SURFACE AREA REQUIRED = 2,933 SF
SURFACE AREA PROVIDED = 3,200 SF
TOP OF BASIN ELEVATION = 340.00
SURFACE AREA ELEVATION = 338.00
BOTTOM OF BASIN ELEVATION = 335.00
CLEANOUT ELEVATION = 336.00

EMERGENCY SPILLWAY LENGTH = 12.56' (RISER)
EMERGENCY SPILLWAY ELEVATION = 338.29
SKIMMER SIZE = 2 INCH, 1.75 INCH ORIFICE
DEWATERING TIME = 3.32 days

NPDES STABILIZATION TABLE

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
Perimeter dikes, swales, ditches and slopes	7 days	None
High Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
Slopes 3:1 or flatter	14 days	7 days for slopes greater than 50' in length
All other areas with slopes fatter than 4:1	14 days	None, except for perimeters and HQW Zones

LEGEND:

- CONSTRUCTION ENTRANCE/EXIT
- SEDIMENT BASIN
- STOCKPILE
- SILT FENCE OUTLET
- ROCK CHECK DAM
- TEMP. SEED/MULCH/PERM. SEED
- OUTLET PROTECTION
- COIR WATTLE
- TDD DIVERSION DITCH
- INLET PROTECTION
- CONCRETE WASH AREA
- SLOPE DRAIN / TEMPORARY STORM DRAIN WITH OUTLET PROTECTION
- SKIMMER
- POROUS BAFFLES
- SILT FENCE
- TP TREE PROTECTION FENCE
- TP COMBINATION TREE PROTECTION & SILT FENCE
- DISTURBANCE LIMITS

GENERAL NOTES:

1. THE TEMPORARY DIVERSION DITCHES, SILT FENCE, AND LIMITS OF DISTURBANCE SHOWN ON THIS PLAN ARE GRAPHICAL REPRESENTATION OF THE ACTUAL EROSION CONTROL MEASURES THAT SHALL BE INSTALLED UNDER THIS PROJECT. DUE TO SCALE OF THIS DRAWING, THESE MEASURES ARE GRAPHICALLY DEPICTED AND MAY BE BEYOND WHERE THEY ACTUALLY WILL BE INSTALLED IN THE FILED. HOWEVER, UNDER NO CIRCUMSTANCES IS THERE TO BE DISTURBANCE WITHIN ANY WETLAND AND/OR STREAM BUFFER AREAS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF HOLLY SPRINGS STANDARDS AND REGULATIONS.
3. CONTRACTOR TO COORDINATE WITH TOWN OF HOLLY SPRINGS ON WHEN CERTAIN EROSION CONTROL DEVICES CAN BE REMOVED.
4. SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. 2.5:1 ARE PERMITTED ALONG SEDIMENT BASINS.
5. THERE SHALL BE NO DISTURBANCE OUTSIDE THE LIMITS SHOWN ON THIS PLAN WITHOUT AN APPROVED PLAN AMENDMENT BY TOWN OF HOLLY SPRINGS. PRE-CONSTRUCTION CONFERENCE MAY BE REQUIRED BEFORE GRADING PERMIT IS ISSUED.
6. ALL DISTURBED AREAS SHALL BE SEEDED PER STABILIZATION TABLE.
7. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SELF-INSPECTION LOG.
8. SHAPE OF SKIMMER BASINS CAN VARY AS SHOWN PROVIDED MINIMUM VOLUME & SURFACE AREA REQUIREMENTS ARE PROVIDED.
9. ALL DIVERSION DITCHES SHALL HAVE 12" STRAW WATTLE CHECK DAMS SPACED EVERY 50 L.F. OF DITCH AND SHALL BE LINED WITH ACF ENVIRONMENTAL ECSC-2 DOUBLE NET STRAW / COCONUT ROLLED EROSION CONTROL PRODUCT OR APPROVED EQUAL.
10. STREETS IN FRONT OF PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.
11. CUT AND FILL SLOPES THAT ARE 2:1 OR GREATER SHALL BE STABILIZED WITH PERMANENT SLOPE RETENTION DEVICES OR A SUITABLE COMBINATION OF PLANTING AND RETENTION DEVICES. SLOPES GREATER THAN 3:1 SHALL NOT BE STABILIZED WITH TURF GRASS BUT MUST BE STABILIZED WITH VEGETATION THAT REQUIRES MINIMAL MAINTENANCE.
12. PROPOSED TREE PROTECTION FENCE, SILT FENCE OR COMBINATION TREE & SILT PROTECTION FENCE MAY BE INSTALLED JUST UPSTREAM OF EXISTING FENCE OR INSTALLED IN PLACE OF EXISTING FENCING ON SITE. NO EXISTING FENCE SHALL BE UTILIZED IF DAMAGED.
13. SKIMMER DEVICES SHALL CONNECT TO EXISTING RISER STRUCTURES WITH WATER TIGHT CONNECTIONS.
14. MINIMUM OF 3 POROUS BAFFLES ARE REQUIRED BETWEEN INLET AND SKIMMER.

TOTAL DISTURBANCE LIMITS = 9.90 AC

TEMPORARY DIVERSION DITCH SCHEDULE

DITCH DESIGNATION	DRAINAGE AREA (AC)	RUNOFF COEFFICIENT	Q10 (CFS)	AVG. SLOPE (%)	FLOW DEPTH (FT)	VELOCITY (FPS)	SHAPE	GEOMETRY (FT)	LINING MATERIAL
A	0.38	0.35	0.94	2.5%	0.37	2.24	TRAPEZOIDAL	b=1', d=12", m=3:1	STRAW w/ NET
B	1.23	0.35	3.03	4.0%	0.39	3.53	TRAPEZOIDAL	b=1', d=12", m=3:1	STRAW w/ NET
C	0.87	0.35	2.14	1.0%	0.46	1.93	TRAPEZOIDAL	b=1', d=12", m=3:1	STRAW w/ NET
D	0.31	0.35	0.76	1.0%	0.28	1.47	TRAPEZOIDAL	b=1', d=12", m=3:1	STRAW w/ NET
E	1.25	0.50	4.40	1.8%	0.54	2.83	TRAPEZOIDAL	b=1', d=15", m=3:1	STRAW w/ NET
F	1.62	0.50	5.70	4.0%	0.53	4.16	TRAPEZOIDAL	b=1', d=15", m=3:1	STRAW w/ NET
G	0.20	0.35	0.49	0.5%	0.27	1.01	TRAPEZOIDAL	b=1', d=12", m=3:1	STRAW w/ NET
H	1.46	0.50	5.14	2.5%	0.56	3.41	TRAPEZOIDAL	b=1', d=15", m=3:1	STRAW w/ NET

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 50'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ENGINEER ANDREW S PETTY
02/12/2025

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenger Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

INITIAL EROSION CONTROL PLAN

EC-1.0

SCALE: 1 IN = 50 FT
50' 25' 0 50' 100'
SCALE IN FEET HORIZONTAL

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\EC-1.0 INITIAL EROSION CONTROL PLAN.DWG
PLOTTED: 2/12/2025 2:31 PM

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.
2. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN IN THE PLAN IS A VIOLATION OF THE NORTH CAROLINA SEDIMENTATION CONTROL LAW & IS SUBJECT TO A FINE.
3. GRADING MORE THAN 20,000 SQUARE FEET WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE SECTION 4.02 OF THE TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS & IS SUBJECT TO A FINE.
4. ALL EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS & NCDENR STANDARDS AND SPECIFICATIONS.
8. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT. A MINIMUM OF ONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AND UTILIZED. THIS ENTRANCE SHALL BE BETWEEN THE LIMITS OF DISTURBANCE AND ANY ROAD RIGHT OF WAY.
9. ADJACENT PROPERTIES AND RIGHT-OF-WAY SHALL BE KEPT FREE OF MUD AND/OR SEDIMENT-LADEN RUNOFF.
10. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE RECOMMENDED AS A MINIMUM IN ORDER TO CONTROL RUN-OFF. IT IS POSSIBLE THAT MORE STRINGENT MEASURES MAY BE NEEDED AS DETERMINED BY THE CONTRACTOR, PROJECT ENGINEER, AND/OR EROSION CONTROL INSPECTOR. IF IT IS DETERMINED THAT ADDITIONAL RUN-OFF CONTROL IS NEEDED, SUCH MEASURES SHALL BE INSTALLED IMMEDIATELY.
11. SHOULD MAINTENANCE ISSUES ARISE, PLEASE CONTACT PATRICK LOWERY AT 336-399-3045
12. CONTRACTOR SHALL LOCATE AND VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK.
13. A PRE-CONSTRUCTION MEETING WITH THE TOWN CONSTRUCTION INSPECTOR AND ENVIRONMENTAL ENGINEER (919-557-3938) WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION.

EROSION CONTROL NARRATIVE:

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO DEVELOP 15 ACRES TO BE USED AS A CHARTER UPPER SCHOOL CAMPUS TO INCLUDE ROADS, UTILITIES, PARKING LOTS AND A UPPER SCHOOL BUILDING. SEE OWNER INFORMATION ON EXISTING CONDITIONS PLAN. THE SITE IS CURRENTLY UNDEVELOPED.

THE MAXIMUM FILL WILL BE APPROX. 14 FEET. THIS PROJECT WILL INVOLVE REMOVAL OF EXISTING ASPHALT, CONCRETE, GRAVEL AND TOPSOIL TO CREATE A SUITABLE SITE FOR A SCHOOL CAMPUS. AN UNDERGROUND STORM DRAINAGE SYSTEM WILL BE INSTALLED TO CONVEY STORMWATER TO PERMANENT STORMWATER MANAGEMENT AREAS.

THE PROJECT IS SCHEDULED TO BEGIN CONSTRUCTION IN EARLY TO LATE FALL 2024 WITH PROJECT COMPLETION AND FINAL STABILIZATION BY LATE SPRING TO EARLY SUMMER 2026. THE EROSION AND SEDIMENT CONTROL PROGRAM FOR THIS PROJECT WILL INCLUDE THE INSTALLATION OF A SUITABLE CONSTRUCTION ENTRANCE, TEMPORARY SILT FENCING, SILT FENCE OUTLETS, DIVERSION DITCHES, AND INLET PROTECTION MEASURES. SEVERAL SEDIMENT SKIMMER BASINS AND RIP-RAP & GRAVEL FILTER BERMS WILL BE INSTALLED TO CAPTURE SEDIMENT AND PREVENT OFF-SITE SEDIMENT DISCHARGE AND EROSION. SILT FENCE WILL BE PLACED ALONG ALL DOWNSTREAM DISTURBANCE LIMITS.

ADJACENT PROPERTY

ADJACENT PROPERTY OWNERS ARE NOTED ON THE EXISTING CONDITIONS PLAN.

NATIVE SOILS

THE SOILS AT THIS SITE ARE PREDOMINATELY SILTY LOAMS. SOILS ARE MOSTLY POORLY DRAINED WITH Ksat RANGES FROM VERY LOW TO MODERATELY HIGH. SLOPES ARE LARGELY BETWEEN 6 TO 10% UP TO 25%. ON-SITE SOILS ARE HERNDON (HrC2,HrD2), GEORGEVILLE (GeC2, GeD2), AND WORSHAM (Wy).

CONSTRUCTION SEQUENCE:

1. REQUEST A PRE-CONSTRUCTION MEETING WITH THE TOWN OF HOLLY SPRINGS, MARK TUDOR AT 919-215-2249.
3. OBTAIN GRADING PERMIT FROM TOWN OF HOLLY SPRINGS.
4. INSTALL TREE PROTECTION FENCING. REQUEST INSPECTION FOR APPROVAL FROM TOWN OF HOLLY SPRINGS INSPECTOR PRIOR TO ISSUANCE OF GRADING PERMIT.
5. INSTALL ALL EROSION CONTROL MEASURES AS SHOWN ON EROSION CONTROL PLANS.
6. CALL TOWN OF HOLLY SPRINGS (919-557-3938) FOR AN ONSITE INSPECTION BY THE TOWN OF HOLLY SPRINGS INSPECTOR. OBTAIN CERTIFICATE OF COMPLIANCE THROUGH ON-SITE INSPECTOR BY EROSION CONTROL OFFICER.
7. PROCEED WITH GRADING AND INSTALLATION OF UTILITIES.
8. CLEAN SEDIMENT BASINS WHEN ONE HALF FULL.
9. SEED AND MULCH DENUDED AREAS WITHIN 15 DAYS AFTER ANY PHASE OF GRADING.
10. MAINTAIN SOIL EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
11. CALL FOR ON-SITE MEETING TO OBTAIN APPROVAL FOR REMOVAL TEMPORARY EROSION CONTROL MEASURES, STABILIZE THESE AREAS AND INSTALL APPLICABLE PERMANENT MEASURES AND STORMWATER BMP'S
12. REQUEST FINAL APPROVAL BY ENGINEERING DEPARTMENT – CERTIFICATE OF COMPLETION.
13. IF APPROVED, REMOVE SOIL EROSION CONTROL MEASURES AND STABILIZE THESE AREAS.

DUST CONTROL:

VEGETATIVE COVER
FOR DISTURBED AREAS NOT SUBJECT TO TRAFFIC, VEGETATION PROVIDES THE MOST PRACTICAL METHOD OF DUST CONTROL.

MULCH
WHEN PROPERLY APPLIED, MULCH OFFERS A FAST, EFFECTIVE MEANS OF CONTROLLING DUST.

MAINTENANCE
MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.

SEDIMENT & EROSION CONTROLS:

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND SEDIMENT CONTROLS AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION CONTROLS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND SEDIMENT CONTROL REQUIREMENTS. ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES BE TO THE STANDARDS OF THE NC DEPT. OF ENVIRONMENTAL MANAGEMENT - LAND QUALITY SECTION, AND SECTION 4 TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.

STRUCTURAL PRACTICES

1. SILT FENCE (SEDIMENT FENCE):
   SILT FENCE CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION. SILT FENCES SHALL BE PROVIDED WHERE SHOWN AND AS NEEDED ON THE SITE PLAN. THESE BARRIERS SHALL BE USED TO CONTAIN SEDIMENT.
2. SILT FENCE OUTLET:
   GRAVEL SILT FENCE OUTLETS SHALL BE PROVIDED WHERE SHOWN AND AS NEEDED ON THE SITE PLAN. THESE OUTLETS SHALL BE LOCATED AT ALL LOW POINTS IN A RUN OF SILT FENCE AND USED TO DISCHARGE "CLEAN WATER" OFF-SITE.
3. DIVERSION DITCHES:
   USE DIVERSION DITCHES TO CONVEY SEDIMENT LADEN RUNOFF TO EROSION CONTROL BMPS AS SHOWN ON THE PLANS.
4. CONSTRUCTION ENTRANCE:
   CONSTRUCTION TRAFFIC SHALL BE LIMITED TO STABILIZED AREAS. AT A MINIMUM, A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE SHALL BE PROVIDED AS SHOWN ON THIS DRAWING. VEHICLE WHEELS SHALL BE CLEAN WHEN LEAVING THE SITE TO PREVENT THE TRACKING OF MUD ON PAVED ROADS.
5. ROCK CHECK DAMS:
   ROCK CHECK DAMS CAN BE USED TO REDUCE EROSION IN A DRAINAGE CHANNEL TO LIMIT EROSION BY REDUCING VELOCITY IN OPEN CHANNELS.
6. SKIMMER BASINS:
   SKIMMER BASINS WITH SKIMMERS AND POROUS BAFFLES ARE USED TO RETAIN SEDIMENT ON THE CONSTRUCTION SITE, AND PREVENT SEDIMENTATION IN OFF-SITE STREAMS, LAKES, AND DRAINAGE WAYS. POROUS BAFFLES TO BE COIR FIBER.
7. INLET PROTECTION:
   BLOCK & GRAVEL INLET PROTECTION CAN BE USED TO HELP PREVENT SEDIMENT FROM ENTERING STORM DRAINS BEFORE STABILIZING THE CONTRIBUTING WATERSHED. THIS PRACTICE ALLOWS EARLY USE OF THE STORM DRAIN SYSTEM

VEGETATIVE PRACTICES

1. TEMPORARY SEEDING:
   DISTURBED AREAS THAT ARE NOT ANTICIPATED TO BE BROUGHT TO FINAL GRADE FOR A PERIOD OF MORE THAN 7 OR 14 CALENDAR DAYS MUST RECEIVE TEMPORARY SEEDING (SEE NPDES TABLE). A QUICK GROWING GRASS SPECIES, WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING, SHOULD BE USED. TEMPORARY SEEDING SHALL BE PER TOWN OF HOLLY SPRINGS REQUIREMENTS.
2. TEMPORARY GRASSING:
   THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
3. TEMPORARY REGRASSING
   IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER. RESEED AND MULCH BARE SPOTS LARGER THAN 9 SQUARE FEET.
4. PERMANENT SEEDING:
   ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. PERMANENT SEEDING SHALL BE PER HOLLY SPRINGS REQUIREMENTS. IF GROWTH IS NOT ESTABLISHED BY FINAL PROJECT INSPECTION, CONTINUE SPECIFIED ATTENTION UNTIL THE STAND OF GRASS IS ACCEPTABLE.

MANAGEMENT STRATEGIES

1. STOCKPILING MATERIAL:
   NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY. PER NCDWQ CONSTRUCTION GENERAL PERMIT REVISED AUGUST 4, 2011 ALL EARTHEN MATERIAL STOCKPILES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO OTHER REASONABLE ALTERNATIVE IS AVAILABLE.
2. RIP-RAP OUTLET PROTECTION:
   ALL RIP-RAP SHALL BE INSTALLED WITH FILTER FABRIC BENEATH.
3. SOIL DISPOSAL:
   DISPOSE OF ALL STOCKPILED MATERIAL TO AN APPROVED PERMITTED NCDENR DISPOSAL SITE.
4. DEWATERING:
   ALL TRENCH/PIT DEWATERING MUST DISCHARGE TO AN APPROVED S&EC MEASURE OR SILT SACK PRIOR TO LEAVING THE SITE.
5. PERMANENT EROSION CONTROL:
   THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.

SCM CONSTRUCTION CONVERSION SEQUENCE:

THE BASIC INSTALLATION SEQUENCE ON PROJECTS FOR E&SC DEVICES THAT ARE TO BE CONVERTED TO PERMANENT STRUCTURAL BMPS SHALL BE ROUGHLY AS FOLLOWS. THIS SEQUENCE SHOULD BE MODIFIED AS NEEDED FOR EACH SPECIFIC INSTALLATION. THE SPECIFIC SEQUENCE WILL BE APPROVED WITH THE CONSTRUCTION DRAWING/EROSION CONTROL PLAN FOR THE SITE.

1. ATTEND PRE-CONSTRUCTION CONFERENCE.
2. OBTAIN ENVIRONMENTAL DEVELOPMENT PERMIT.
3. INSTALL TREE PROTECTION ON SITE.
4. INSTALL ALL EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED PLAN.
5. CALL FOR ON-SITE INSPECTION BY ENGINEERING DEPARTMENT DEVELOPMENT INSPECTOR (DI) (919-557-3938) TO OBTAIN CERTIFICATE OF COMPLIANCE. THE FIRST ENGINEER CERTIFICATION FOR THE BASIN(S) MUST BE RECEIVED AND APPROVED BY ET OF THE TOWN, BEFORE THE CERTIFICATE OF COMPLIANCE WILL BE ISSUED BY THE DI.
6. PROCEED WITH GRADING.
7. CLEAN SEDIMENT TRAPS AND BASINS WHEN ONE-HALF FULL AND CHECK FOR MAINTENANCE OF ALL EROSION CONTROL DEVICES WEEKLY OR AFTER EVERY ½" OF RAIN.
8. SEED AND MULCH DENUDED AREA WITHIN 14 DAYS.
9. MAINTAIN SOIL EROSION AND SEDIMENTATION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHEN APPROPRIATE, CALL FOR ON-SITE MEETING WITH THE DEVELOPMENT INSPECTOR (DI) AND THE ENVIRONMENTAL TECHNICIAN (ET) TO OBTAIN APPROVAL FOR REMOVAL OF TEMPORARY EROSION CONTROL MEASURES. IF SITE OR DRAINAGE AREA IS AT LEAST 85% STABILIZED AND APPROVAL IS GRANTED, STRUCTURAL STORMWATER BMPS MAY BE INSTALLED.
11. THE ET WILL PERFORM ROUTINE INSPECTIONS DURING INSTALLATION. THE DI WILL BE RESPONSIBLE FOR ENSURING EROSION CONTROL AND ANY NECESSARY BYPASS MEASURES FUNCTION.
12. ONCE INSTALLATION IS COMPLETE, CONTACT THE ET FOR BMP SPECIFIC PUNCHLIST INSPECTION. ONCE ALL PUNCHLIST ITEMS ARE ADDRESSED, THE PERFORMANCE MONITORING PERIOD MAY BEGIN.
13. THE FINANCIALLY RESPONSIBLE PARTY THAT INSTALLED THE BMP(S) WILL BE RESPONSIBLE FOR ENSURING THAT THE DEVICE FUNCTIONS PROPERLY AND ALL VEGETATION BECOMES ESTABLISHED DURING THIS TIME.
14. AT THE END OF THE PERFORMANCE MONITORING PERIOD, CONTACT THE ET FOR A FINAL BMP SPECIFIC PUNCHLIST INSPECTION. BEFORE THE TOWN WILL ALLOW LONG-TERM OPERATIONS AND MAINTENANCE (O&M) TO TRANSFER TO THE HOA/OWNER, ALL PUNCHLIST ITEMS MUST BE COMPLETED, INCLUDING, BUT NOT LIMITED TO: RECORDED PLAT SHOWING ALL APPLICABLE DRAINAGE EASEMENTS, BMP SPECIFIC AS- BUILTS (MYLAR AND CAD FORMAT), MAINTENANCE SURETY, AND A RECORDED O&M AGREEMENT.
15. ONCE ALL BMP SPECIFIC PUNCHLIST ITEMS HAVE BEEN COMPLETED AND APPROVED BY THE ET, IF ALL OTHER EROSION CONTROL HAS BEEN SATISFIED, A CERTIFICATE OF COMPLETION MAY BE ISSUED BY THE DI.

MAINTENANCE/INSPECTION PROCEDURES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

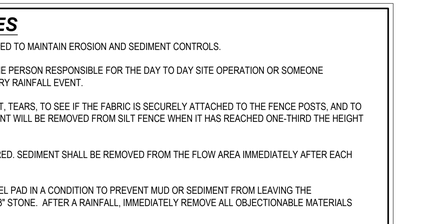
- ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, DAILY AND WITHIN 24 HOURS OF EVERY RAINFALL EVENT.
- SILT FENCE & FABRIC INLET PROTECTION: INSPECT FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- DIVERSION DIKES/SWALES: INSPECT AND ANY BREACHES PROMPTLY REPAIRED. SEDIMENT SHALL BE REMOVED FROM THE FLOW AREA IMMEDIATELY AFTER EACH RAINFALL
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT: MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP-DRESSING WITH 2-3" STONE. AFTER A RAINFALL, IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO ROADWAYS.
- SEDIMENT BASIN: INSPECT AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN IT ACCUMULATES TO ONE-HALF THE DESIGN DEPTH. PLACE REMOVED SEDIMENT IN AN AREA WITH SEDIMENT CONTROLS. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE RISER AND POOL AREA. REPAIR BAFFLES AND SKIMMERS AS NEEDED.
- INLET PROTECTION: INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (½ INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.
- SEEDING, FERTILIZING, AND MULCHING: INSPECT SEEDED AREAS FOR FAILURE AND NECESSARY REPAIRS AND RE-SEEDING SHALL BE MADE WITHIN THE SAME SEASON. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- MAINTAIN THE ON-SITE RAIN GAUGE & DATA AND STORMWATER INSPECTION LOG SHEETS. THIS PERMIT INFORMATION MUST BE COLLECTED AND MAINTAINED UNTIL TOWN OF HOLLY SPRINGS HAS CLOSED THE PROJECT & SURETY HAS BEEN RELEASED.
- THE CONTACT PERSON IS REQUIRED TO MAINTAIN A LOG OF SELF-INSPECTIONS PER REQUIREMENTS AS OUTLINED IN NCG01000 PERMIT. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THIS PERMIT INFORMATION MUST BE COLLECTED AND MAINTAINED UNTIL TOWN OF HOLLY SPRINGS HAS CLOSED THE PROJECT.
- THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE. SUPERINTENDENT; THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.
- GROUND STABILIZATION: SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:
  - A. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
  - B. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS POSSIBLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY

	DIMENSIONS	ELEV.
EMERGENCY SPILLWAY		
TOP OF DAM WIDTH		
ANTI-SEEP COLLAR		
RIPRAP DISSIPATER PAD		
ANTI-FLOATATION DEVICE		
TOP OF RISER		
OUTLET PIPE INVERT IN		
OUTLET PIPE INVERT OUT		
SEDIMENT STORAGE AREA		

MAINTENANCE:
INSPECT SKIMMER SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE HEIGHT OF THE FIRST BAFFLE. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST CELL. REPAIR THE BAFFLES IF THEY ARE DAMAGED. RE-ANCHOR THE BAFFLES IF WATER IS FLOWING UNDERNEATH OR AROUND THEM.

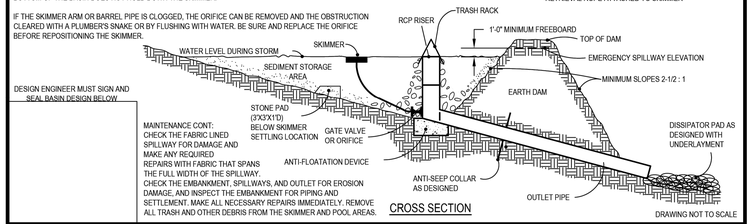
IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USE ROPE TO SHAKE AND TRY TO DISLODGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER TO THE SIDE OF THE BASIN AND REMOVE THE DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER TO SEE IF IT IS CLOGGED; IF SO REMOVE THE DEBRIS. ENSURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER.

IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE AND REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.



PLAN VIEW

NOTE:
RETRIEVAL ROPE ATTACHED TO SKIMMER



CROSS SECTION

STANDARD RISER-BARREL SEDIMENT BASIN (WITH SKIMMER)

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS412

DATE	REVISIONS
10/28/24	
5/21/24	

HOLLY SPRINGS Justin Glassdino

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: NONE
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ENGINEER ANDREW S PEETY
02/12/2025

CONSULTANT
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CURRY ENGINEERING CORPORATION EST. 1.0 NORTH CAROLINA
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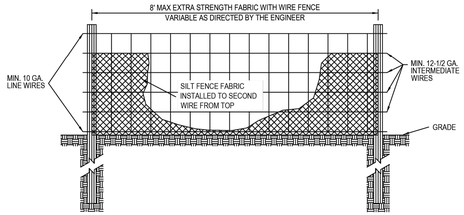
919-439-9448
Contact: Bruce Friend
Pine Springs PREPARATORY ACADEMY A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

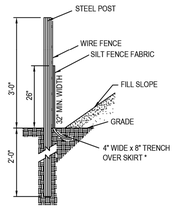
DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
EROSION CONTROL DETAILS I

EC-2.1

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\EC-2.1 EROSION CONTROL DETAILS I.DWG
PLOTTED: 2/12/2025 2:31 PM



FRONT VIEW



SIDE VIEW

NOTES:

1. USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW.
2. UV RESISTANT SILT FENCE FABRIC MUST BE USED NO ORANGE SILT FENCE PERMITTED.

MAINTENANCE:
INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.

SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY

REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.

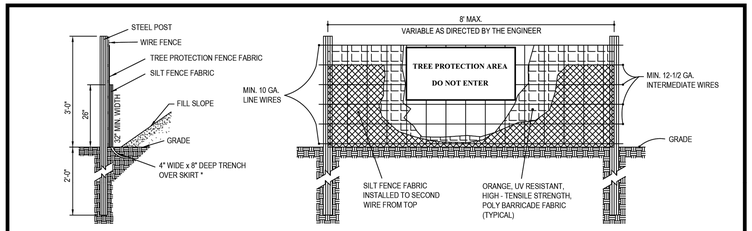
DRAWING NOT TO SCALE

STANDARD TEMPORARY SILT FENCE

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS401

DATE	REVISIONS
3/24/08	
6/01/24	



SIDE VIEW

FRONT VIEW

NOTES:

1. NO ORANGE SILT FENCE PERMITTED.
2. USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW.
3. TREE PROTECTION FENCE MUST BE ORANGE, UV RESISTANT, HIGH-TENSILE STRENGTH POLY BARRICADE FABRIC.
4. END OF SILT FENCE NEEDS TO BE TURNED UPHILL
5. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
6. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
7. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.
8. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
9. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
10. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
11. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
12. ADDITIONAL SIGNS MAY BE REQUIRED BY TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.

WARNING SIGN DETAIL

MAINTENANCE:
INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.

SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.

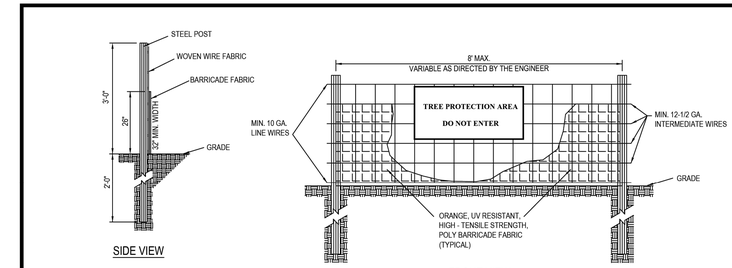
DRAWING NOT TO SCALE

COMBINATION SILT / TREE PROTECTION FENCE

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS402

DATE	REVISIONS
3/24/08	
6/01/24	

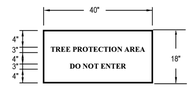


SIDE VIEW

FRONT VIEW

NOTES:

1. NO ORANGE SILT FENCE PERMITTED.
2. TREE PROTECTION FENCE MUST BE ORANGE UV RESISTANT HIGH-TENSILE STRENGTH POLY BARRICADE FABRIC.
3. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
4. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
5. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.
6. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
7. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
8. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
9. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
10. ADDITIONAL SIGNS MAY BE REQUIRED BY TOWN OF HOLLY SPRINGS INSPECTIONS DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.



WARNING SIGN DETAIL

DRAWING NOT TO SCALE

STANDARD TREE PROTECTION DETAIL

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS403

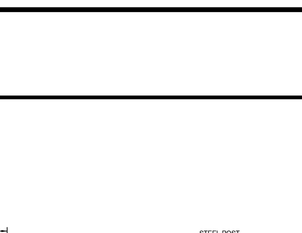
DATE	REVISIONS
3/24/08	
6/01/24	

NOTES:
1. MINIMUM 6" OVERLAP OF HARDWARE CLOTH AND SILT FENCE.
2. HARDWARE CLOTH TO BE INSTALLED ON UPSLOPE SIDE OF SILT FENCE.

MAINTENANCE:
INSPECT SILT FENCE OUTLETS AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.

SHOULD THE STONE BECOME INUNDATED WITH SEDIMENT OR OTHER DEBRIS, OR HARDWARE CLOTH AND STONE DAMAGED OR WASHED OUT, REPLACE IMMEDIATELY WITH CLEAN WASH STONE AND NEW HARDWARE CLOTH. REPAIR OR REPLACE T-POSTS IF NEEDED.

REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE PROPER FLOW THROUGH THE STONE. TAKE CARE TO AVOID DAMAGING THE HARDWARE CLOTH DURING CLEANOUT.



SECTION VIEW

FRONT VIEW

DRAWING NOT TO SCALE

SILT FENCE OUTLET

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS404

DATE	REVISIONS
3/24/08	
6/01/24	

MAINTENANCE:
INSPECT SKIMMER SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE HEIGHT OF THE FIRST BAFFLE. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST CELL. REPAIR THE BAFFLES IF THEY ARE DAMAGED. RE-ANCHOR THE BAFFLES IF WATER IS FLOWING UNDERNEATH OR AROUND THEM. IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USE ROPE TO SHAKE AND TRY TO DISLODGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER SEE IF IT IS CLOGGED; IF SO REMOVE THE DEBRIS. ENSURE VEGETATION GROWING IN THE BOTTOM OF THOSE BASIN DOES NOT HOLD DOWN THE SKIMMER.

IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE AND REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.

CHECK THE FABRIC LINED SPILLWAY FOR DAMAGE AND MAKE ANY REQUIRED REPAIRS WITH FABRIC THAT SPANS THE FULL WIDTH OF THE SPILLWAY. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLETS FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE SKIMMER AND POOL AREAS.

NOTES:
1. STONE PAD INSTALLED AT LOCATION SKIMMER SETTLES (3'X3'X1'D)

*IF BASIN WILL BE CONVERTED TO PERMANENT SCM, PERMANENT RISER STRUCTURE MUST BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE, WITH THE SKIMMER ATTACHED TO THE RISER STRUCTURE AT THE PROPER ELEVATION.

PERSPECTIVE VIEW

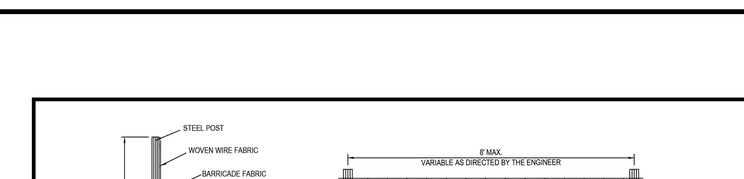
DRAWING NOT TO SCALE

STANDARD SKIMMER FILTER BASIN (PLAN VIEW)

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS409

DATE	REVISIONS
3/24/08	
6/01/24	



NOTES:

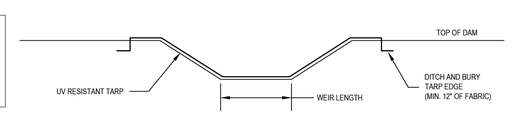
1. USE FOR DRAINAGE AREAS NOT EXCEEDING 5 (FIVE) ACRES.
2. EARTH BERM SHALL BE STABILIZED W/ SEEDING ACCORDING TO TOWN SPECIFICATIONS.

EMERGENCY SPILLWAY DETAIL

DESIGN OF SPILLWAYS

DRAINAGE AREA (ACRES)	WEIR LENGTH (FT) [1]
1	4.0
2	6.0
3	8.0
4	10.0
5	12.0

[1] DIMENSIONS SHOWN ARE MINIMUM



MAINTENANCE:

INSPECT TEMPORARY SEDIMENT TRAPS AND EMPTY SKIMMER OF ALL DEBRIS AFTER EACH PERIOD OF SIGNIFICANT RAINFALL. REMOVE SEDIMENT AND RESTORE TRAP TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. PLACE THE SEDIMENT THAT IS REMOVED IN A DESIGNATED DISPOSAL AREA AND REPLACE THE CONTAMINATED PART OF THE GRAVEL FACING.

CHECK THE STRUCTURE FOR DAMAGE FROM EROSION OR PIPING. PERIODICALLY CHECK THE DEPTH OF THE SPILLWAY TO ENSURE IT IS A MINIMUM OF 1.5 FT BELOW THE LOW POINT OF THE EMBANKMENT. IMMEDIATELY FILL ANY SETTLEMENT OF THE EMBANKMENT TO SLIGHTLY ABOVE DESIGN GRADE. ANY RIPRAP DISPLACED FROM THE SPILLWAY MUST BE REPLACED IMMEDIATELY.

STABILIZE THE EMBANKMENT AND ALL DISTURBED AREAS ABOVE THE SEDIMENT POOL AND DOWNSTREAM FROM THE TRAP IMMEDIATELY AFTER CONSTRUCTION WITH SEEDING.

DRAWING NOT TO SCALE

STANDARD SKIMMER FILTER BASIN (PROFILE VIEW)

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS410

DATE	REVISIONS
3/24/08	
6/01/24	

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\EC-2.2 EROSION CONTROL DETAILS II.DWG
PLOTTED: 2/12/2025 2:31 PM

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS

ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: NONE
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ENGINEER ANDREW S. PETTY

02/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING CORPORATION S.T. 1.0 NORTH CAROLINA

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205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

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220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

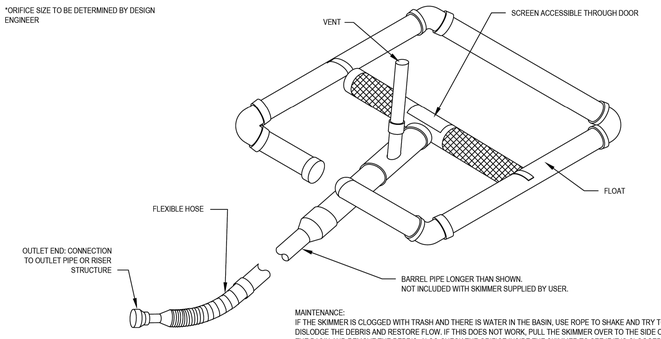
DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

EROSION CONTROL DETAILS II

EC-2.2

NOTES:
1. SKIMMER IS TO BE A SURFACE DEWATERING DEVICE SUCH AS BMP SKIMMER OR APPROVED DEVICE.
2. *ORIFICE SIZE TO BE DETERMINED BY DESIGN ENGINEER

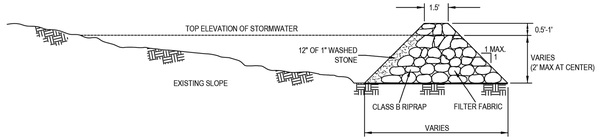


MAINTENANCE:
IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USE ROPE TO SHAKE AND TRY TO DISLODGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER TO THE SIDE OF THE BASIN AND REMOVE THE DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER TO SEE IF IT IS CLOGGED. IF SO REMOVE THE DEBRIS. ENSURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER.

IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE AND REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.

DRAWING NOT TO SCALE

STANDARD SKIMMER DETAIL	STANDARD DETAIL NUMBER: HS411
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 7/24/08; 6/11/24

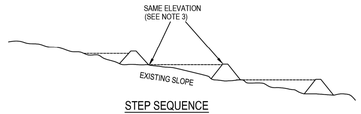


SIDE VIEW

NOTES:
1. HEIGHT & WIDTH DETERMINED BY EXISTING TOPOGRAPHY AND SEDIMENT STORAGE REQUIRED.
2. KEY RIPRAP INTO THE DAM FOR STABILIZATION.
3. TOP OF DOWNHILL CHECK DAM IS TO BE SAME ELEVATION OF BOTTOM OF UPHILL CHECK DAM.

MAINTENANCE:
INSPECT CHECK DAMS AND CHANNELS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT AND REPAIR IMMEDIATELY. CLEAN OUT SEDIMENT, STRAW, LIMBS, OR OTHER DEBRIS THAT COULD CLOG THE CHANNEL AND STONE AS NEEDED.

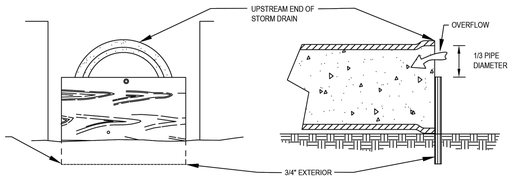
INSPECT FOR EROSION AROUND EDGES OF CHECK DAM AND UNDERMINING. CORRECT ALL DAMAGE IMMEDIATELY. REPLACE STONE AS NEEDED.



STEP SEQUENCE

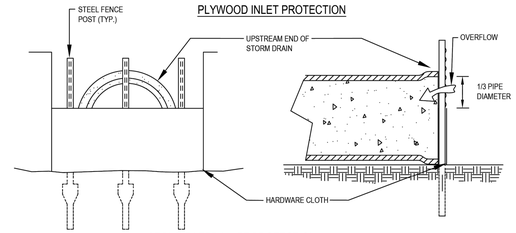
DRAWING NOT TO SCALE

CHECK DAM	STANDARD DETAIL NUMBER: HS413
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 6/11/24



NOTES:
1. ALL PARTIALLY COMPLETED STORM DRAINS SHALL BE PROTECTED AT THE END OF EACH DAY IN ACCORDANCE WITH THESE DETAILS.

PLYWOOD INLET PROTECTION



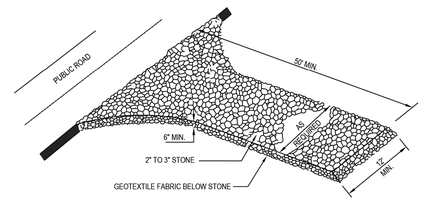
STONE FILTER INLET PROTECTION

MAINTENANCE:
CLEAN SEDIMENT AND RESTORE THE SEDIMENT STORAGE AREA TO ITS ORIGINAL DIMENSIONS WHEN ACCUMULATED HALFWAY UP THE PIPE OR GREATER.

INSPECT AND REPAIR AS NEEDED THE PLYWOOD OR HARDWARE CLOTH/STONE AT LEAST WEEKLY AND AFTER EVERY SIGNIFICANT RAIN EVENT,

DRAWING NOT TO SCALE

PIPE INLET PROTECTION (PLYWOOD AND STONE)	STANDARD DETAIL NUMBER: HS423
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 7/24/08; 6/11/24

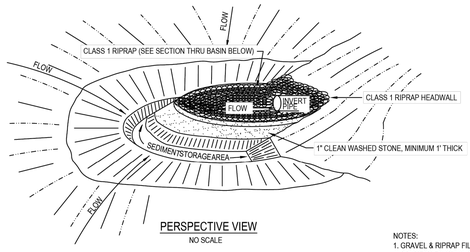


APPLICABLE AT ALL POINTS OF INGRESS & EGRESS UNTIL SITE IS STABILIZED. FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE MUST BE PROVIDED.

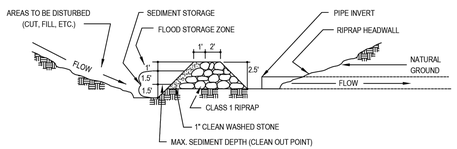
NOTES:
1. TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGER TRUCKS IS TO BE PROVIDED.
2. ENTRANCE(S) SHOULD BE LOCATED TO PROVIDE FOR MAXIMUM UTILIZATION BY ALL CONSTRUCTION TRUCKS.
3. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF TRAFFIC ONTO STREETS. PERIODIC TOP DRESSING WITH STONE WILL BE NECESSARY, KEEP SOME ON HAND.
4. ANY MATERIAL WHICH STILL MAKES IT ONTO THE ROAD MUST BE CLEANED IMMEDIATELY.

DRAWING NOT TO SCALE

CONSTRUCTION ENTRANCE	STANDARD DETAIL NUMBER: HS432
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 7/24/08; 6/11/24



PERSPECTIVE VIEW
NO SCALE



SECTION THROUGH BASIN, FILTER AND CULVERT PIPE
NO SCALE

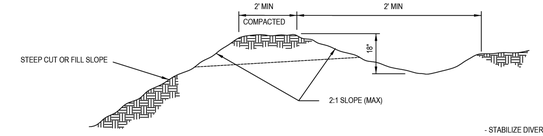
NOTES:
1. GRAVEL & RIPRAP FILTER BERM BASIN DETAIL IS DESIGNED TO PROTECT EXISTING PIPE INVERTS THAT DRAIN 5 ACRES OR LESS.
2. DIMENSIONS ARE MINIMUM ACCEPTABLE UNLESS OTHERWISE NOTED.

MAINTENANCE:
INSPECT ROCK PIPE INLET PROTECTION AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE SEDIMENT STORAGE AREA TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. PLACE THE SEDIMENT THAT IS REMOVED IN THE DESIGNATED DISPOSAL AREA AND REPLACE THE CONTAMINATED PART OF THE GRAVEL FACING.

CHECK THE STRUCTURE FOR DAMAGE. ANY RIPRAP DISPLACED FROM THE STONE HORSESHOE MUST BE REPLACED IMMEDIATELY.

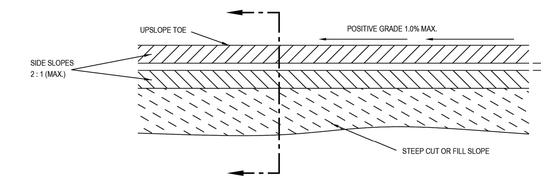
DRAWING NOT TO SCALE

(EXISTING PIPE INVERTS) GRAVEL & RIPRAP FILTER BERM BASIN	STANDARD DETAIL NUMBER: HS407
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 6/11/24



CROSS SECTION

STABILIZE DIVERSION DITCH WITH PERMANENT SEEDING AND EROSION CONTROL MATTING



PLAN VIEW

MAINTENANCE:
INSPECT DIVERSIONS ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED.

DRAWING NOT TO SCALE

PERMANENT DIVERSION DITCH	STANDARD DETAIL NUMBER: HS417
TOWN OF HOLLY SPRINGS	DATE / REVISIONS: 7/24/08; 6/11/24

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024 | HORZ. SCALE: NONE
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
36823 ENGINEER ANDREW S. CURRY
02/12/2025

CONSULTANT
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CLIENT
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220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

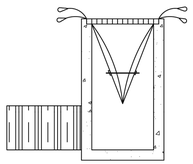
PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
EROSION CONTROL DETAILS III

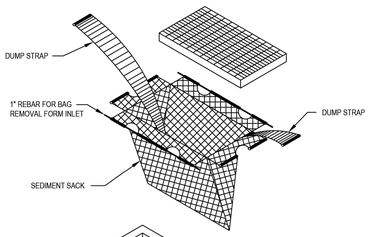
EC-2.3

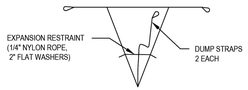
Z:\PROJECTS FOLDER-ZEBULON\2023\2023-066 PSPA HIGH SCHOOL - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\EC-2.3 EROSION CONTROL DETAILS III.DWG
PLOTTED: 2/12/2025 2:31 PM

NOTES:
1. ALTERNATE SILT SACKS MAY BE USED PROVIDED THEY MEET MINIMUM DESIGN CRITERIA AND FUNCTION

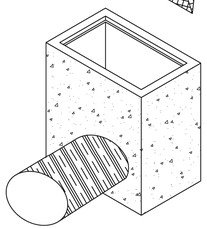


INSTALLATION DETAIL





BAG DETAIL



MAINTENANCE:
CLEAN OUT DEVICE WHEN HALF FULL OF SEDIMENT.

CHECK FOR RIPS, TEARS, AND HOLES AND REPLACE IF ANY ARE PRESENT.

ENSURE DEVICE IS SEATED IN INLET, NOT FALLING IN.

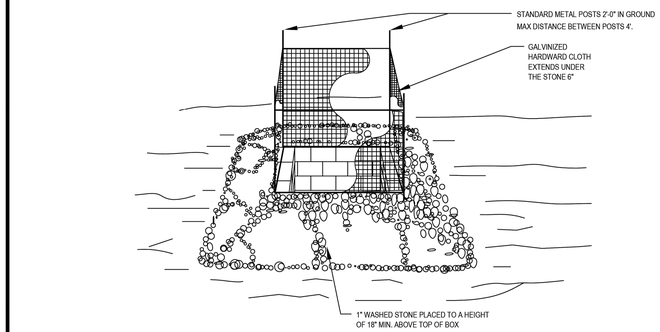
DRAWING NOT TO SCALE

STANDARD INLET SEDIMENT CONTROL DEVICE

STANDARD DETAIL NUMBER: HS420

DATE	REVISIONS
1/24/19	
6/21/24	

TOWN OF HOLLY SPRINGS



MAINTENANCE:
INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT RAIN EVENT. CLEAR THE HARDWARE CLOTH OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE HARDWARE CLOTH DURING SEDIMENT REMOVAL.

REPLACE STONE AND REPAIR HARDWARE CLOTH AS NEEDED.

DRAWING NOT TO SCALE

STANDARD CATCH BASIN/YARD INLET PROTECTION

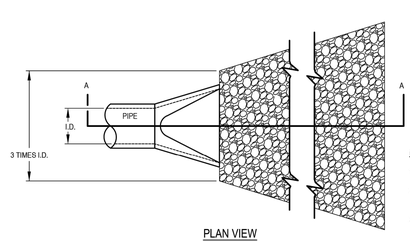
STANDARD DETAIL NUMBER: HS422

DATE	REVISIONS
9/21/15	
6/21/24	

TOWN OF HOLLY SPRINGS

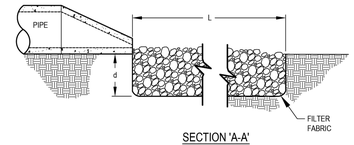
MAINTENANCE:
INSPECT RIPRAP OUTLET STRUCTURES WEEKLY AND AFTER SIGNIFICANT RAIN EVENTS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE, OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

CLEAN OUT SEDIMENT/REPLACE ONCE INUNDATED WITH SEDIMENT AND NO LONGER FUNCTIONING TO DIFFUSE OR SLOW DOWN FLOW.



PLAN VIEW

NOTES:
1. L = THE LENGTH OF THE RIPRAP APRON.
2. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6" (INCHES).
3. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.
4. TOP OF STONE MUST BE BELOW OUTLET ELEVATION TO PREVENT OBSTRUCTION.



SECTION 'A-A'

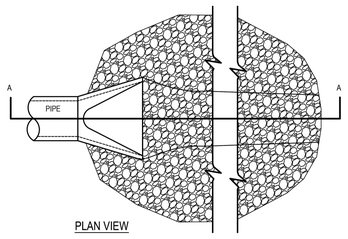
DRAWING NOT TO SCALE

PIPE OUTLET TO FLAT AREA (NO WELL-DEFINED CHANNEL)

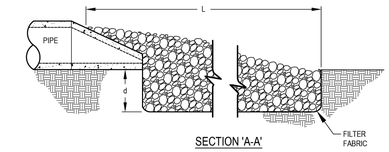
STANDARD DETAIL NUMBER: HS427

DATE	REVISIONS
1/24/19	
6/21/24	

TOWN OF HOLLY SPRINGS



PLAN VIEW



SECTION 'A-A'

MAINTENANCE:
INSPECT RIPRAP OUTLET STRUCTURES WEEKLY AND AFTER SIGNIFICANT RAIN EVENTS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE, OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

CLEAN OUT SEDIMENT/REPLACE RIPRAP ONCE INUNDATED WITH SEDIMENT AND NO LONGER FUNCTIONING TO DIFFUSE OR SLOW DOWN FLOW.

NOTES:

1. L = THE LENGTH OF THE RIPRAP APRON.
2. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6" (INCHES).
3. IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" (INCHES) ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.
5. TOP OF STONE MUST BE BELOW OUTLET ELEVATION TO PREVENT OBSTRUCTION.

DRAWING NOT TO SCALE

PIPE OUTLET TO WELL-DEFINED CHANNEL

STANDARD DETAIL NUMBER: HS428

DATE	REVISIONS
1/24/19	
6/21/24	

TOWN OF HOLLY SPRINGS

TS TEMPORARY SEED SPECIES MIXTURE AND RATES OF APPLICATION

TEMPORARY SEEDING IS THE USE OF RAPID GROWING ANNUAL GRASSES, SMALL GRAINS OR LEGUMES TO PROVIDE INITIAL, TEMPORARY COVER FOR EROSION CONTROL ON DISTURBED AREAS FOR LESS THAN 12 MONTHS. MULCH IS USED TO PROVIDE AN IMMEDIATE GROUND COVER TO PROTECT DISTURBED SOIL FROM EROSION DURING THE COMPLETION OF CONSTRUCTION UNTIL THE DISTURBANCE IS PERMANENTLY STABILIZED. SEEDING AND MULCHING SHALL BE DONE IMMEDIATELY FOLLOWING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE DRESSED TO A DEPTH OF 8 INCHES (SOIL LOOSENED USING A RIPPER, HARROW, OR CHISEL PLOW). THE TOP 3 INCHES SHALL BE PULVERIZED TO PROVIDE A UNIFORM SEEDBED.

AGRICULTURAL LIME
SHALL BE APPLIED AT THE RATE OF 95-LBS/1000 FT2 OR 2-TONS/ AC.IMMEDIATELY BEFORE PLOWING (SOILS WITH A PH OF 7 OR HIGHER NEED NOT BE LIMED).

GRASS SEED
SHALL BE APPLIED AT THE RATES OUTLINED IN TABLE 4.3. 10-10-10 SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 23-LBS./ 1000 FT2 OR 1000-LBS./AC.

SURFACE ROUGHENING
IF RECENT TILLAGE OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL ROUGHENING MAY NOT BE REQUIRED EXCEPT TO BREAK UP LARGE CLODS. IF RAINFALL CAUSES THE SURFACE TO BE COME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING, HARROWING, OR OTHER SUITABLE METHODS. GROOVE OR FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR BEFORE SEEDING.

MULCHING
THE USE OF APPROPRIATE MULCH WILL HELP ENSURE ESTABLISHMENT UNDER NORMAL CONDITIONS AND IS ESSENTIAL TO THE SUCCESS UNDER HARSH SITE CONDITIONS. MULCHING SHALL CONSIST OF SMALL GRAIN STRAW APPLIED AT A RATE OF 95-LBS. / 1000 FT2 OR 2-TONS/ AC. MULCHED AREAS SHALL BE TACKED WITH ASPHALT AT A RATE OF 200 TO 400 GALLONS PER ACRE, OR OTHER APPROVED METHOD SUFFICIENT TO HOLD THE STRAW IN PLACE.

IF ACTIVE CONSTRUCTION CEASES, MEANING NO SUBSTANTIAL OR SIGNIFICANT PROGRESS IS MADE IN ANY AREA FOR MORE THAN 30 DAYS, ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, AND TACKED UNLESS WRITTEN APPROVAL IS GRANTED BY THE ENVIRONMENTAL ENGINEER. INCIDENTAL GRADING SHALL NOT CONSTITUTE SUBSTANTIAL OR SIGNIFICANT PROGRESS IN CONSTRUCTION ACTIVITY

Table 4.3 – Temporary Seeding Recommendations

Date	Type	Planting Rate
Jan. 1 – May 1	Rye ***and*** Annual lespedeza (Kobe)[1]	120 lb/acre 50 lb/acre
May 1 – Aug. 15	German millet	40 lb/acre
Aug. 15 – Dec. 31	Rye (grain)	120 lb/acre

[1] Omit annual lespedeza when duration of temporary cover is not to extend beyond June.
Note on maintenance: refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

PS PERMANENT SEED SPECIES MIXTURE AND RATES OF APPLICATION

PERMANENT STABILIZATION CONSISTS OF A PERMANENT GROUND COVER TO PROTECT THE DISTURBED SOIL AND PREVENT EROSION AFTER COMPLETION OF THE DISTURBANCE. THE DIFFERENT TYPES OF PERMANENT STABILIZATION ARE: 1) VEGETATION, 2) MULCH, 3) STONE, AND 4) SOD. THE TOWN OF HOLLY SPRINGS EROSION CONTROL ORDINANCE REQUIRES THAT A PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION BE PROVIDED ON SLOPES WITHIN 21 DAYS AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT. PROVISION MUST BE MADE IN THE EROSION CONTROL PLAN TO STABILIZE ALL DISTURBED AREAS.

VEGETATION
SEEDBED PREPARATION IS VERY IMPORTANT IN ESTABLISHING GOOD VEGETATIVE COVER. ALL DISTURBED AREAS SHALL BE DRESSED TO A DEPTH OF 8 INCHES (SOIL LOOSENED USING A RIPPER, HARROW, OR CHISEL PLOW). THE TOP 3 INCHES SHALL BE PULVERIZED TO PROVIDE A UNIFORM SEEDBED.

AGRICULTURAL LIME
SHALL BE APPLIED AT THE RATE OF 95-LBS/1000 FT2 OR 2-TONS/ AC. IMMEDIATELY BEFORE PLOWING (SOILS WITH A PH OF 7 OR HIGHER NEED NOT BE LIMED).

GRASS SEED
SHALL BE APPLIED AT THE RATES OUTLINED IN TABLES 4.4 AND 4.5. 10-10-10 SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 23-LBS. / 1000 FT2 OR 1000-LBS./AC.

SURFACE ROUGHENING
IF RECENT TILLAGE OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL ROUGHENING MAY NOT BE REQUIRED EXCEPT TO BREAK UP LARGE CLODS. IF

TABLE 4.4 - PERMANENT SEEDING RECOMMENDATIONS
SHOULDERS, SIDE DITCHES, SLOPES (MAXIMUM SLOPE 3:1)

DATE**	TYPE	PLANTING RATE
AUGUST 15 – NOVEMBER 1	TALL FESCUE OR HARD FESCUE	300 LBS/ACRE
NOVEMBER 1 – MARCH 1	TALL FESCUE AND ABRUZZI RYE OR ANNUAL RYE	300 LBS/ACRE
MARCH 1 – APRIL 15	TALL FESCUE OR HARD FESCUE	300 LBS/ACRE
MARCH 1 – JULY 15	HULLED COMMON BERMUDA GRASS OR HYBRID BERMUDA GRASS OR CENTIPEDE GRASS OR ZOYSIA GRASS OR ST. AUGUSTINE GRASS	200 LBS/ACRE
APRIL 15 – JUNE 30	WEEPING LOVE GRASS OR BAHIA GRASS	25 LBS/ACRE
JULY 15 – AUGUST 15	TALL FESCUE, AND BROWNTOP MILLET OR SORGHUM–SUDAN HYBRID*	35 LBS/ACRE

*Temporary – Reseed according to optimum season for desired vegetation. Do not allow temporary cover to grow over 12 inches in height before mowing to keep fescue from being shaded out.
**Seeding dates will vary depending on weather conditions (e.g. temperature, rainfall, etc.)

Note on maintenance: refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

RIPARIAN AREAS TO BE RESEEDED WITH NATIVE GRASS MIX/ VEGETATION

TABLE 4.5 - PERMANENT SEEDING RECOMMENDATIONS
SHOULDERS, SIDE DITCHES, SLOPES (SLOPES 3:1 AND 2:1 - NO MOW)

DATE	TYPE	PLANTING RATE
MARCH 1 – JUNE 1	SERICEA LESPEDEZA (SCARIFIED), AND	50 LBS/ACRE
MARCH 1 – APRIL 15	ADD TALL FESCUE, OR	120 LBS/ACRE
MARCH 1 – JUNE 30	ADD WEEPING LOVEGRASS, OR	10 LBS/ACRE
MARCH 1 – JUNE 30	ADD HULLED COMMON BERMUDAGRASS	25 LBS/ACRE
JUNE 1 – SEPTEMBER 1	TALL FESCUE, AND ADD BROWNTOP MILLET,* OR ADD SORGHUM–SUDAN HYBRIDS*	120 LBS/ACRE 25 LBS/ACRE 30 LBS/ACRE
SEPTEMBER 1 – MARCH 1	SERICEA LESPEDEZA (UNHULLED–UNSCARIFIED), AND ADD TALL FESCUE, AND ADD ABRUZZI RYE AND ANNUAL RYE	70 LBS/ACRE 120 LBS/ACRE 25 LBS/ACRE

*For temporary seeding purposes.

Note on maintenance: refertilize if growth is not fully adequate. Reseed, refertiiize and mulch immediately following erosion or other damage.

RIPARIAN AREAS TO BE RESEEDED WITH NATIVE SEED MIX.

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: NONE
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA 36823 ENGINEER ANDREW S PEFFY
02/12/2025

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Contact: Bruce Friend
Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
EROSION CONTROL DETAILS IV

EC-2.4

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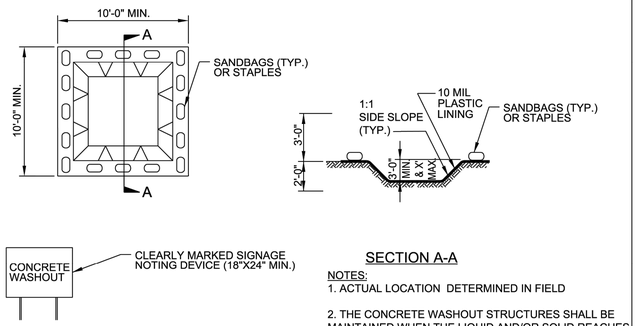
WITH LINER, NO GRAVEL APPROACH

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER



PLAN

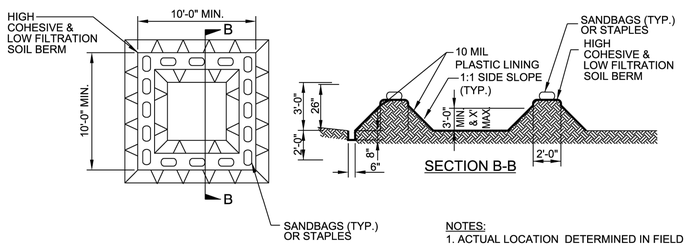
SECTION A-A

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD

2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.

3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

BELOW GRADE WASHOUT STRUCTURE
NOT TO SCALE



PLAN

SECTION B-B

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD

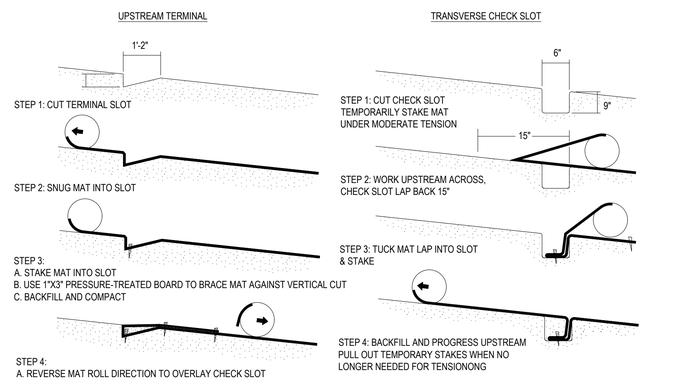
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.

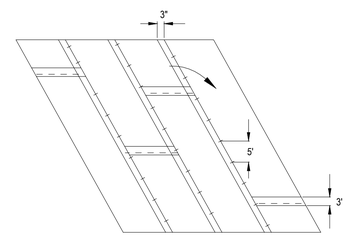
3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

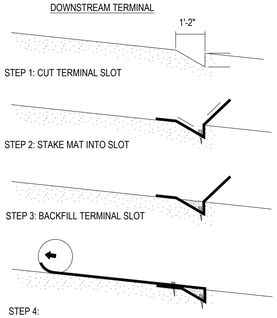
ABOVE GRADE WASHOUT STRUCTURE
NOT TO SCALE

		PRELIMINARY DESIGN NOT FOR CONSTRUCTION

1 / EC-2.5 CONCRETE WASHOUT STRUCTURE
SCALE: NTS





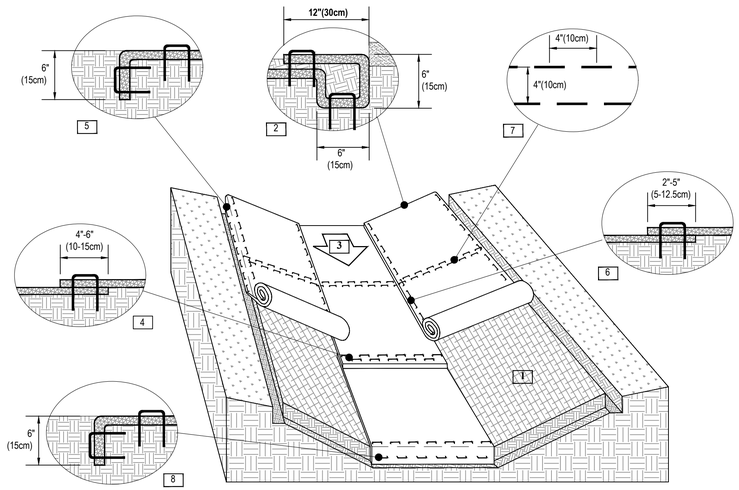


MAINTENANCE

1. INSPECT ROLLED EROSION CONTROL PRODUCTS DAILY AND AFTER EVERY RAIN FALL EVENT REPAIR IMMEDIATELY.
2. GOOD CONTACT WITH THE GROUND MUST BE MAINTAINED, AND EROSION MUST NOT OCCUR BENEATH THE RECP.
3. ANY AREAS OF THE RECP THAT ARE DAMAGED OR NOT IN CLOSE CONTACT WITH THE GROUND SHALL BE REPAIRED AND STAPLED.
4. IF EROSION OCCURS DUE TO POORLY CONTROLLED DRAINAGE, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA PROTECTED.
5. MONITOR AND REPAIR THE RECP AS NECESSARY UNTIL GROUND COVER OS ESTABLISHED.

ROLLED EROSION CONTROL PRODUCT
DETAIL REFERENCE 6.17 NC ESCPDM

2 / EC-2.5 INSTALLATION OF EROSION CONTROL BLANKET ON SLOPES
SCALE: NTS



CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECPS IN A 6"(15CM) DEEP X 6"(15CM) WIDE TRENCH WITH APPROXIMATELY 12"(30CM) OF RECPS EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. USE SHOREMAX MAT AT THE CHANNEL/CULVERT OUTLET AS SUPPLEMENTAL SCOUR PROTECTION AS NEEDED. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12"(30CM) PORTION OF RECPS BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPS.
3. ROLL CENTER RECPS IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECPS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. PLACE CONSECUTIVE RECPS END-OVER-END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE RECPS.
5. FULL LENGTH EDGE OF RECPS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30CM) APART IN A 6"(15CM) DEEP X 6"(15CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECPS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (5-12.5CM) (DEPENDING ON RECPS TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 -12M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4"(10CM) APART AND 4"(10CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECPS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30CM) APART IN A 6"(15CM) DEEP X 6"(15CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTES:
*HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

**IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6"(15CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

3 / EC-2.5 INSTALLATION OF EROSION CONTROL BLANKET ON CHANNELS
SCALE: NTS

REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: NONE
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ENGINEER ANDREW S PEET
02/12/2025

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING CORPORATION EST. 1 NORTH CAROLINA
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T (919) 552-0849
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205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend
Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
EROSION CONTROL DETAILS V

EC-2.5

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PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those un-attended days (use this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item (2)(a) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (install-ation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover).
		2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(d) Anticipated bypasses and unanticipated bypasses.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes [After Discovery] and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• ***Within 24 hours,*** an oral or electronic notification. • ***Within 7 calendar days,*** a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	• ***Within 24 hours,*** an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• ***A report at least ten days before the date of the bypass, if possible.*** The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	• ***Within 24 hours,*** an oral or electronic notification. • ***Within 7 calendar days,*** a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment[40 CFR 122.41(l)(7)]	• ***Within 24 hours,*** an oral or electronic notification. • ***Within 7 calendar days,*** a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6). Division staff may waive the requirement for a written report on a case-by-case basis.

PART II, SECTION G, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

(a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,
(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,
(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,
(d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,
(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
(f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Site Area Description	Required Ground Stabilization Timeframes: Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

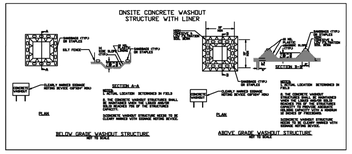
1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

DEMLR Monitoring Form DEMLR Form Rev. 04012019 Page 1 of 2

INSPECTION AND MONITORING RECORDS FOR ACTIVITIES UNDER STORMWATER GENERAL PERMIT NCG010000 AND SELF-INSPECTION RECORDS FOR LAND DISTURBING ACTIVITIES PER G.S. 113A-54.1

Project Name		**Land Quality or Local Program Project #**	
Financially Responsible Party, (FRP) / Permittee		**County**	
INSPECTOR	Name	Employer	
Inspector Type (Mark)	X	Address	
FRP/Permittee			
Agent/Designee		Phone Number	Email Address

PART 1A: Rainfall Data

Day / Date	Rain Amt (inches) Daily Rainfall Required, except for Holidays or Weekends. If no rain, indicate with a "zero"
M	
T	
W	
Th	
F	
Sat (Optional)	
Sun (Optional)	

PART 1B: Current Phase of Project

Phase of Grading check the applicable box(es)	X
Installation of perimeter erosion and sediment control measures	
Clearing and grubbing of existing ground cover	
Completion of any phase of grading of slopes or fills	
Installation of storm drainage facilities	
Completion of all land-disturbing activity, construction or development	
Permanent ground cover sufficient to restrain erosion has been established	

PART 1C: Signature of Inspector

By this signature, I certify in accordance with the NCG010000 permit & G.S. 113A-54.1 that this report is accurate and complete to the best of my knowledge.

Financially Responsible Party / Permittee or Agent / Designee	Date

GROUND STABILIZATION TIMEFRAMES

Site Area Description	Stabilization	Timeframe Variations
Perimeter dikes, swales and slopes	**7 Days**	**None**
High Quality Water (HQW) Zones	**7 Days**	**None**
Slopes Steeper than 3:1	**7 Days**	**14 days for slopes 10 ft or less in length and not steeper than 2:1 10 days for Falls Lake Watershed**
Slopes 3:1 to 4:1	**14 Days**	**7 days for slopes greater than 50 ft in length, 10 days for Falls Lake Watershed**
All other areas with slopes flatter than 4:1	**14 Days**	**10 days for Falls Lake Watershed**

DEMLR Monitoring Form DEMLR Form Rev. 04012019 Page 2 of 2

PART 2A: EROSION AND SEDIMENTATION CONTROL MEASURES: Measures must be inspected at least ONCE PER 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT EQUAL TO OR GREATER THAN 1.0 INCH PER 24 HOUR PERIOD.

Erosion and Sedimentation Control Measures Inspected						Inspection Date	Describe Actions Needed Corrective actions should be performed as soon as possible and before the next storm event	Date Noted as Corrected
Measure ID or Location and Description	Operating Properly? (Y/N)	Any Repair or Maintenance Needed? (Y/N)	New Measures Installed * Proposed Dimensions (ft.)	Actual Dimensions (ft.)	Significant Deviation from Plan? (Y/N)			

*New erosion and sedimentation control measures installed since the last inspection should be documented here or by initialing and dating each measure or practice shown on a copy of the approved erosion and sedimentation control plan. List Dimensions of Measures such as Sediment Basins and Riprap Aprons

PART 2B: STORMWATER DISCHARGE OUTFALLS (SDOs): SDOs must be inspected at least ONCE PER 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT EQUAL TO OR GREATER THAN 1.0 INCH PER 24 HOUR PERIOD.

Stormwater Discharge Outfalls Inspected					Inspection Date	Report Visible Sedimentation to streams or wetlands to Land Quality within 24 Hours https://deq.nc.gov/contact/regional-offices Describe Actions Needed Corrective actions should be performed as soon as possible and before the next storm event	Date Noted as Corrected
Stormwater Discharge Outfall ID or Location	Any Visible Sedimentation in Streams, Wetlands or Outside Site Limits? (Y/N)	Any Increase in Stream Turbidity from Discharge? (Y/N)	Any Visible Erosion below SDO? (Y/N)	Any visible oil sheen, floating or suspended solids or discoloration? (Y/N)			

PART 2C: GROUND STABILIZATION Must be recorded after each Phase of Grading

Areas Where Land Disturbance Has Been Completed or Temporarily Stopped	Time Limit for Ground Cover 7 days or 14 days	Is Ground Cover Sufficient to Restrain Erosion? (Y/N)	Inspection Date	Describe Actions Needed	Date Noted as Corrected

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REVISIONS		
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
0	2/12/2025	SIGNATURE SET

STATUS: *ISSUED FOR SIGNATURE*

DATE: OCTOBER 11, 2024 | HORZ. SCALE: N.T.S.
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ANDREW S. CURRY
02/12/2025

CONSULTANT
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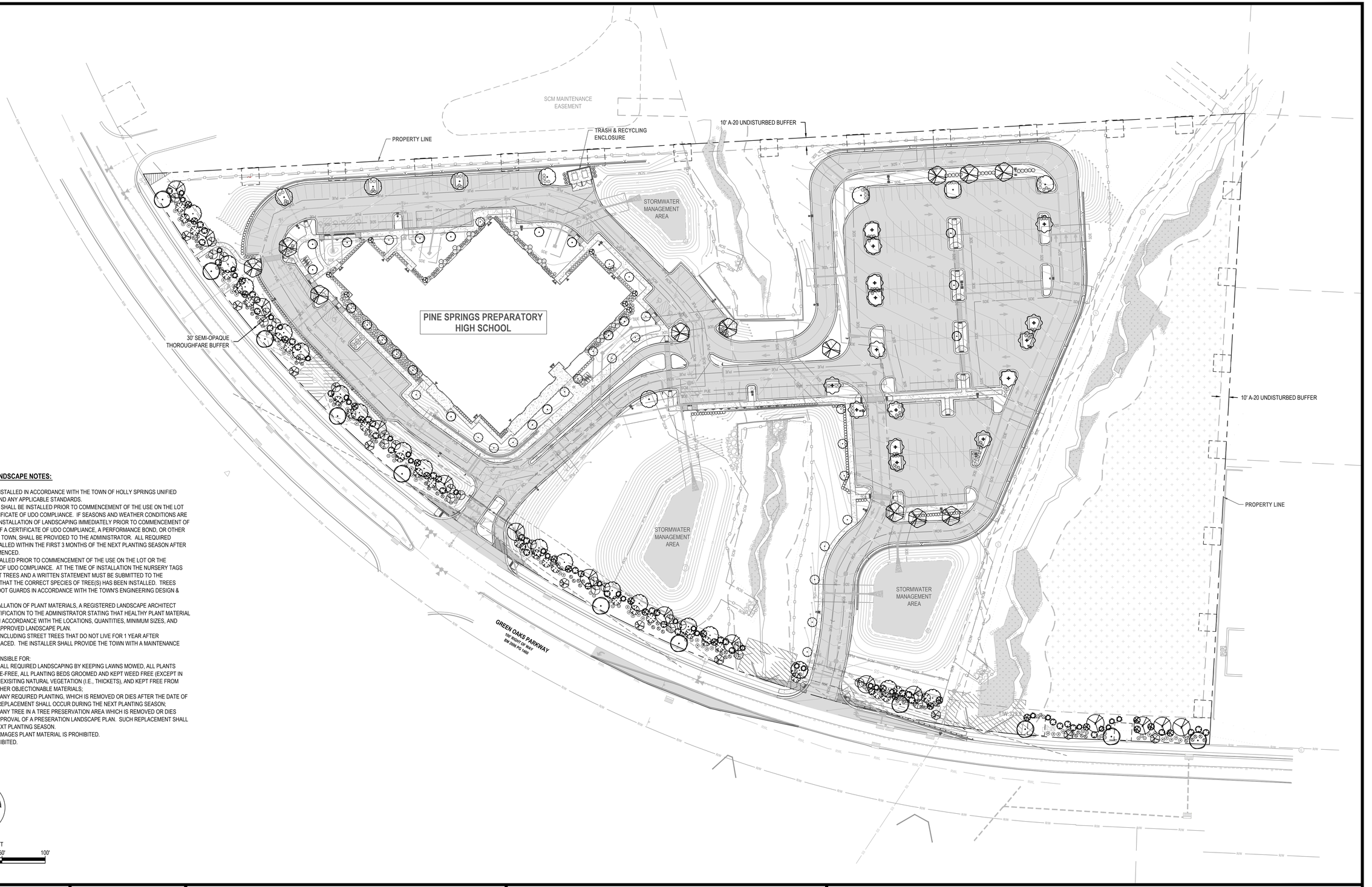
CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend
Pine Springs PREPARATORY ACADEMY A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
EROSION CONTROL DETAILS VI

EC-2.6



TOWN OF HOLLY SPRINGS LANDSCAPE NOTES:

1. ALL LANDSCAPING IS TO BE INSTALLED IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE AND ANY APPLICABLE STANDARDS.
2. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE. IF SEASONS AND WEATHER CONDITIONS ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING IMMEDIATELY PRIOR TO COMMENCEMENT OF THE USE OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE, A PERFORMANCE BOND, OR OTHER SURETY ACCEPTABLE TO THE TOWN, SHALL BE PROVIDED TO THE ADMINISTRATOR. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED WITHIN THE FIRST 3 MONTHS OF THE NEXT PLANTING SEASON AFTER THE USE OF THE LOT IS COMMENCED.
3. STREET TREES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE. AT THE TIME OF INSTALLATION THE NURSERY TAGS MUST REMAIN ON THE STREET TREES AND A WRITTEN STATEMENT MUST BE SUBMITTED TO THE ADMINISTRATOR TO CERTIFY THAT THE CORRECT SPECIES OF TREE(S) HAS BEEN INSTALLED. TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN'S ENGINEERING DESIGN & CONSTRUCTION STANDARDS.
4. WITHIN 30 DAYS OF THE INSTALLATION OF PLANT MATERIALS, A REGISTERED LANDSCAPE ARCHITECT SHALL SUBMIT WRITTEN CERTIFICATION TO THE ADMINISTRATOR STATING THAT HEALTHY PLANT MATERIAL WAS PROPERLY INSTALLED IN ACCORDANCE WITH THE LOCATIONS, QUANTITIES, MINIMUM SIZES, AND SPECIES INDICATED ON THE APPROVED LANDSCAPE PLAN.
5. ALL LANDSCAPE MATERIALS, INCLUDING STREET TREES THAT DO NOT LIVE FOR 1 YEAR AFTER INSTALLATION SHALL BE REPLACED. THE INSTALLER SHALL PROVIDE THE TOWN WITH A MAINTENANCE BOND.
6. THE OWNER SHALL BE RESPONSIBLE FOR:
   a. THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE-FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISITING NATURAL VEGETATION (I.E., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS;
   b. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF THE PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON;
   c. THE REPLACEMENT OF ANY TREE IN A TREE PRESERVATION AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
   d. MAINTENANCE THAT DAMAGES PLANT MATERIAL IS PROHIBITED.
   e. TREE TOPPING IS PROHIBITED.

SCALE: 1 IN = 50 FT

50' 25' 0 50' 100'

SCALE IN FEET
HORIZONTAL

REVISIONS			
A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS	
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS	
C	2/12/2025	SIGNATURE SET	

STATUS

ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024	HORZ. SCALE: 1" = 50'
FILE NO. 2023-066	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1700 ADAM SOUTHWELL

2/12/2025

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 19 NORTH CAROLINA

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CLIENT

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220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend

Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION

OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

OVERALL LANDSCAPE PLAN

L-1.0

D:\DROPBOX\SOUTHWELL DESIGN, PLLC\PROJECTS\CURRY ENGINEERING\PSPA HIGH SCHOOL*.CADL-1.0 OVERALL LANDSCAPE PLAN.DWG
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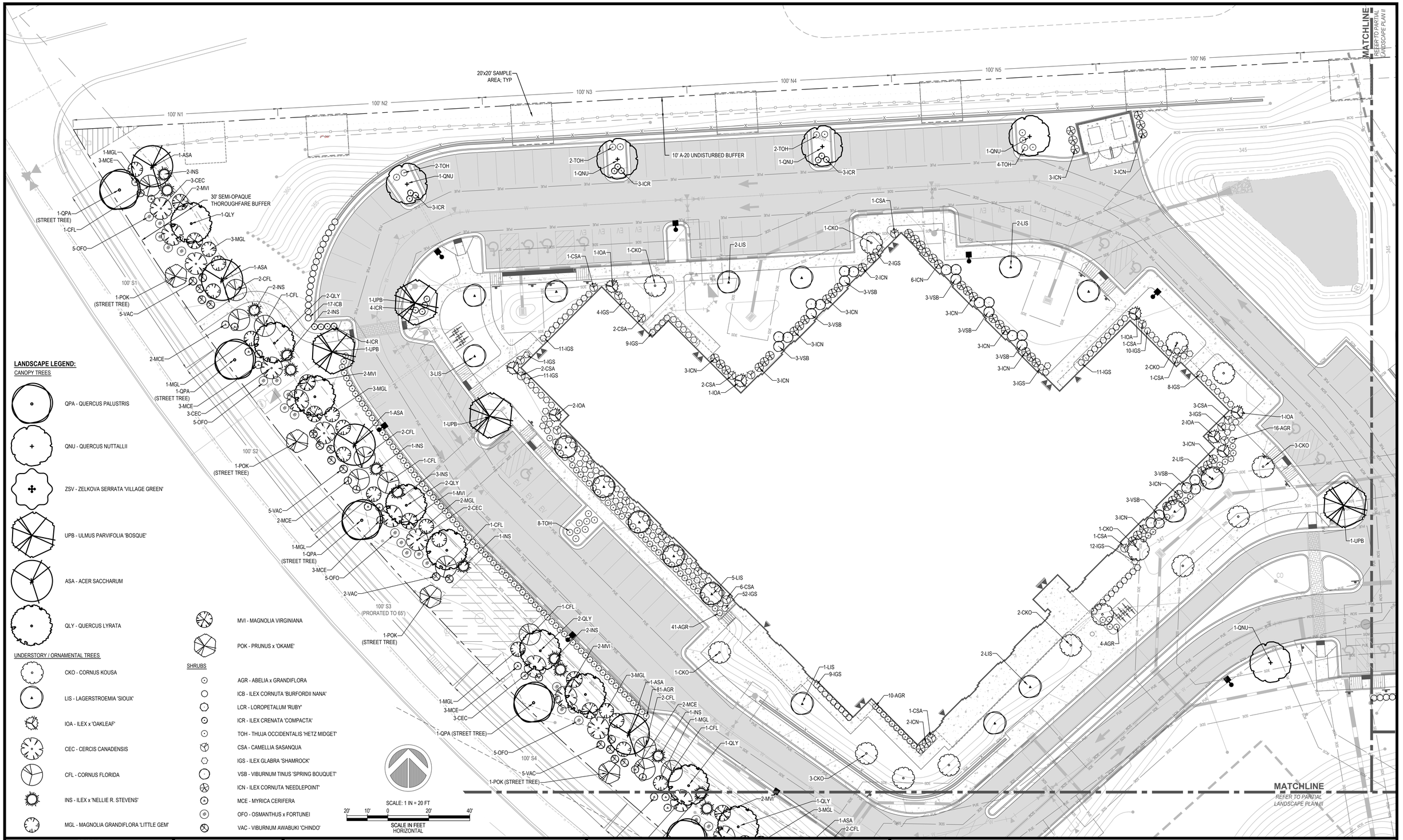

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REVISIONS		
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FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1700 ADAM SOUTHWELL
2/12/2025

CONSULTANT
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DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
PARTIAL LANDSCAPE PLAN I
L-1.1

MATCHLINE
REFER TO PARTIAL LANDSCAPE PLAN I

20'x20' SAMPLE AREA; TYP

10' A-20 UNDISTURBED BUFFER

100' N7 | 100' N8 | 100' N9 | 100' N10 | 100' N11 | 100' N12 | 74.6' N13

100.6' E7 | 100' E6 | 100' E5

10' A-20 UNDISTURBED BUFFER

5-LCR
3-UPB
5-LCR
5-LCR
1-QNU
3-ICR
4-TOH
1-QNU
4-TOH
5-TOH
1-QNU
2-ZSV
8-ICR
1-LIS
5-ICR
1-ZSV
2-ZSV
8-ICR
1-LIS
2-ZSV
8-ICR
1-LIS
1-ZSV
1-UPB
6-ICR
1-UPB
1-UPB
1-ZSV
4-TOH
1-ZSV
4-TOH
13-ICB
24-AGR
1-CKO
1-ZSV
4-TOH
13-ICB
4-TOH
1-ZSV
3-ICR
2-CKO
1-ZSV
7-ICR

MATCHLINE
REFER TO PARTIAL LANDSCAPE PLAN IV

SCALE: 1 IN = 20 FT
20' 10' 0 20' 40'
SCALE IN FEET
HORIZONTAL

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1700 ADAM SOUTHWELL
2/12/2025

CONSULTANT
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DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
PARTIAL LANDSCAPE PLAN II

L-1.2

MATCHLINE
REFER TO PARTIAL LANDSCAPE PLAN I

LANDSCAPE LEGEND:

CANOPY TREES

- QPA - QUERCUS PALUSTRIS
- QNU - QUERCUS NUTTALLII
- ZSV - ZELKOVA SERRATA 'VILLAGE GREEN'
- UPB - ULMUS PARVIFOLIA 'BOSQUE'
- ASA - ACER SACCHARUM
- QLY - QUERCUS LYRATA

UNDERSTORY / ORNAMENTAL TREES

- CKO - CORNUS KOUSA
- LIS - LAGERSTROEMIA 'SIOUX'
- IOA - ILEX x 'OAKLEAF'
- CEC - CERCIS CANADENSIS
- CFL - CORNUS FLORIDA
- INS - ILEX x 'NELLIE R. STEVENS'
- MGL - MAGNOLIA GRANDIFLORA 'LITTLE GEM'
- MVI - MAGNOLIA VIRGINIANA
- POK - PRUNUS x 'OKAME'

SHRUBS

- AGR - ABELIA x GRANDIFLORA
- ICB - ILEX CORNUTA 'BURFORDII NANA'
- LCR - LOROPETALUM 'RUBY'
- ICR - ILEX CRENATA 'COMPACTA'
- TOH - THUJA OCCIDENTALIS 'HETZ MIDGET'
- CSA - CAMELLIA SASANQUA
- IGS - ILEX GLABRA 'SHAMROCK'
- VSB - VIBURNUM TINUS 'SPRING BOUQUET'
- ICN - ILEX CORNUTA 'NEEDLEPOINT'
- MCE - MYRICA CERIFERA
- OFO - OSMANTHUS x FORTUNEI
- VAC - VIBURNUM AWABUKI 'CHINDO'

SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET
HORIZONTAL

GREEN OAKS PARKWAY
100' RIGHT-OF-WAY
BM 2008 PG 1460

MATCHLINE
REFER TO PARTIAL LANDSCAPE PLAN IV

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1700 ADAM SOUTHWELL
2/12/2025

CONSULTANT
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DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL LANDSCAPE PLAN III

L-1.3

LANDSCAPE LEGEND:

CANOPY TREES

- QPA - QUERCUS PALUSTRIS
- QNU - QUERCUS NUTTALLII
- ZSV - ZELKOVA SERRATA 'VILLAGE GREEN'
- UPB - ULMUS PARVIFOLIA 'BOSQUE'
- ASA - ACER SACCHARUM
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UNDERSTORY / ORNAMENTAL TREES

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SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET
HORIZONTAL

D:\DROPBOX\SOUTHWELL DESIGN, PLLC*PROJECTS\CURRY ENGINEERING\PSPA HIGH SCHOOL*CAD\L-1.X PARTIAL LANDSCAPE PLANS.DWG
PLOTTED: 2/6/2025 4:12 PM

REVISIONS		
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PROFESSIONAL'S SEAL

NORTH CAROLINA 1700 ADAM SOUTHWELL REGISTERED LANDSCAPE ARCHITECT

2/12/2025

CONSULTANT

Curry ENGINEERING

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DEVELOPMENT PETITION PLANS

PINE SPRINGS UPPER SCHOOL

PARTIAL LANDSCAPE PLAN IV

L-1.4

LANDSCAPE CALCULATIONS:

THOROUGHFARE BUFFER

REQUIREMENT:	30' SEMI-OPAQUE BUFFER (FROM HSB PUD)
	3 CANOPY TREES 2.5" CAL PER 3,000 SF (30' x 100')
	6 UNDERSTORY TREES 1.5" CAL PER 3,000 SF (30' x 100')
	9 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	15 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENTS S1-S2	3,000 SF EACH
PROVIDED:	3 CANOPY TREES 2.5" CAL PER 3,000 SF (30' x 100')
	6 UNDERSTORY TREES 1.5" CAL PER 3,000 SF (30' x 100')
	9 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	15 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENT S3	1,950 SF PRORATED DUE TO EASEMENT
PROVIDED:	2 CANOPY TREES 2.5" CAL PER 3,000 SF (30' x 100')
	4 UNDERSTORY TREES 1.5" CAL PER 3,000 SF (30' x 100')
	6 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	10 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENTS S4-S5	3,000 SF EACH
PROVIDED:	3 CANOPY TREES 2.5" CAL PER 3,000 SF (30' x 100')
	6 UNDERSTORY TREES 1.5" CAL PER 3,000 SF (30' x 100')
	9 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	15 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENT S6	1,050 SF PRORATED DUE TO DRIVEWAY
PROVIDED:	1 CANOPY TREE 2.5" CAL PER 3,000 SF (30' x 100')
	2 UNDERSTORY TREES 1.5" CAL PER 3,000 SF (30' x 100')
	3 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	5 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENTS S7-S9	3,000 SF EACH
PROVIDED:	3 CANOPY TREES 2.5" CAL PER 3,000 SF (30' x 100')
	6 UNDERSTORY TREES 1.5" CAL PER 3,000 SF (30' x 100')
	9 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	15 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENT S10	510 SF PRORATED DUE TO EASEMENT & DRIVEWAY
PROVIDED:	1 CANOPY TREE 2.5" CAL PER 3,000 SF (30' x 100')
	1 UNDERSTORY TREE 1.5" CAL PER 3,000 SF (30' x 100')
	2 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	3 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENT S11	3,000 SF
PROVIDED:	3 CANOPY TREES 2.5" CAL PER 3,000 SF (30' x 100')
	6 UNDERSTORY TREES 1.5" CAL PER 3,000 SF (30' x 100')
	9 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	15 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENT S12	690 SF PRORATED DUE TO EASEMENT
PROVIDED:	1 CANOPY TREE 2.5" CAL PER 3,000 SF (30' x 100')
	1 UNDERSTORY TREE 1.5" CAL PER 3,000 SF (30' x 100')
	2 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	4 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENT S13	3,000 SF
PROVIDED:	TREE PRESERVATION (9 PINES 2"-6"; 12" PINE; 2 OAKS 2"-3"; 2", 3", 5", 12" OAK CLUSTER)
	9 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	15 SHRUBS 18"HT PER 3,000 SF (30' x 100')
SEGMENT S14	4,200 SF
PROVIDED:	TREE PRESERVATION (10 PINES 2"-5")
	4 CANOPY TREES 2.5" CAL PER 3,000 SF (30' x 100')
	13 EVERGREEN SHRUBS 6'HT PER 3,000 SF (30' x 100')
	21 SHRUBS 18"HT PER 3,000 SF (30' x 100')

PERIMETER BUFFER

REQUIREMENT:	10' A-20 BUFFER (FROM HSB PUD)
SEGMENT N1	TREE PRESERVATION (2-5" OAKS; 6" OAK; 2-4" PINES; 5" PINE)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	42
SEGMENT N2	TREE PRESERVATION (3" OAK; 4" OAK; 6" OAK)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	24
SEGMENT N3	TREE PRESERVATION (3-2" OAKS; 6" OAK)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	18
SEGMENT N4	TREE PRESERVATION (2" OAK; 9: OAK; 12" PINE)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	32
SEGMENT N5	TREE PRESERVATION (4" OAK; 9" OAK)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	24
SEGMENT N6	TREE PRESERVATION (2" OAK; 2-3" OAKS; 13" OAK; 4" PINE; 9" PINE)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	24
SEGMENT N7	TREE PRESERVATION (2" OAK; 3" OAK; 13"OAK; 4" PINE; 9" PINE)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	32
SEGMENT N8	TREE PRESERVATION (2" OAK; 4" OAK)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	18
SEGMENT N9	TREE PRESERVATION (2" OAK; 6" OAK; 17" OAK; 24" OAK)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	54
SEGMENT N10	TREE PRESERVATION (6" OAK; 2-3" OAKS; 2-3" OAKS)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	28
SEGMENT N11	TREE PRESERVATION (3" OAK; 4-2" OAKS; 5" PINE; 8" PINE)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	43
SEGMENT N12	TREE PRESERVATION (2-2" OAKS)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	12 (EX. TREES WITHIN 80' OF 100' SEGMENT MEET REQUIREMENT)
SEGMENT N13	TREE PRESERVATION (3" OAK)
PUV REQUIRED	12 (80% OF A-20 PRORATED OVER 74.6')
PUV PROVIDED	6 (EX. TREES WITHIN 80' OF 100' SEGMENT MEET REQUIREMENT)
SEGMENT E1	TREE PRESERVATION (8 PINES 3"-8"; 3" OAK; 3" GUM)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	76
SEGMENT E2	TREE PRESERVATION (2-4" PINES; 9" PINE; 5" OAK)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	30
SEGMENT E3	TREE PRESERVATION (2-10" PINES)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	24
SEGMENT E4	TREE PRESERVATION (4 PINES 2"-4"; 2" OAK)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	38
SEGMENT E5	TREE PRESERVATION (4 PINES 3"-6")
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	32
SEGMENT E6	TREE PRESERVATION (4 PINES 2"-5"; 2-2" OAKS; 2-3" OAKS)
PUV REQUIRED	16 (80% OF A-20)
PUV PROVIDED	56
SEGMENT E7	TREE PRESERVATION (4" PINE; 12" PINE; 5 OAKS/GUMS 2"-4"; 6" GUM)
PUV REQUIRED	16.1 (80% OF A-20 PRORATED OVER 100.6')
PUV PROVIDED	62

VEHICLE PARKING AREA

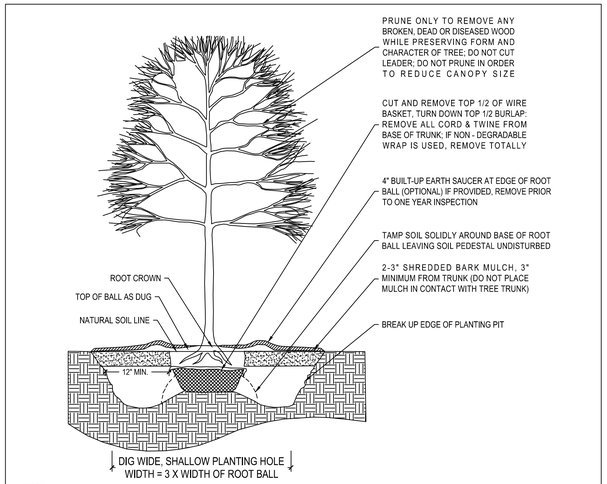
REQUIREMENTS:	1 ISLAND PER 10 SPACES
	1 TREE & 4 SHRUBS PER ISLAND
PARKING SPACES	303
ISLANDS REQUIRED:	31
ISLANDS PROVIDED:	31
REQUIRED:	31 TREES & 124 SHRUBS
PROVIDED:	31 TREES & 124 SHRUBS

FOUNDATION LANDSCAPING

REQUIREMENTS:	2 UNDERSTORY TREES PER 75 LF OF FOUNDATION
	1.5 MEDIUM SHRUBS PER 5 LF OF FOUNDATION
FOUNDATION:	1,007 LF
REQUIRED:	27 UNDERSTORY TREES & 302 MEDIUM SHRUBS
PROVIDED:	27 UNDERSTORY TREES & 302 MEDIUM SHRUBS

STREET TREES

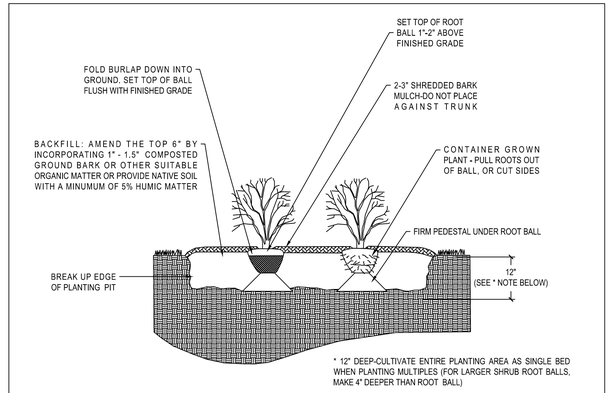
REQUIREMENTS:	DECIDUOUS TREES 40' O.C. MIN. & 60' O.C. MAX. TO BE LOCATED WITHIN 5' OF THE R/W
GREEN OAKS PKWY	
REQUIRED:	21 DECIDUOUS STREET TREES
PROVIDED:	21 DECIDUOUS STREET TREES



NOTES

1. CONTRACTOR TO VERITY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.
2. DO NOT WRAP TRUNK OF TREE.
3. STAKING OF TREES IS NOT RECOMMENDED, EXCEPT ON WINDY SITES OR FOR LARGE EVERGREEN TREES. IF STAKING IS DONE, FLEXIBLE STRAPS - NOT HOSE AND WIRE - SHOULD BE USED AND MUST BE REMOVED AT APPROPRIATE TIME. PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF DESTROYED OR DAMAGED TREES.
4. ALL TREES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).
5. TREES WITH ROOT FLARE COVERED BY MORE THAN 1.5" OF SOIL WILL BE REJECTED PRIOR TO INSTALLATION.

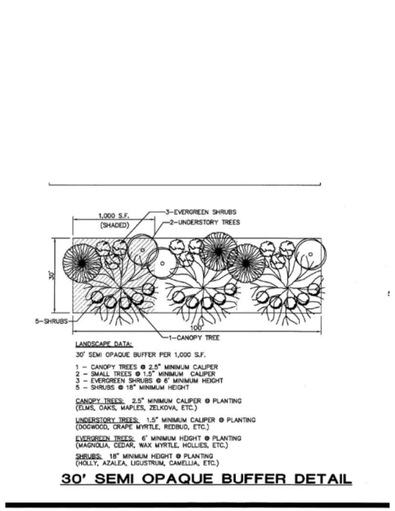
TREE PLANTING DETAIL (LAN-37)
NTS



NOTES

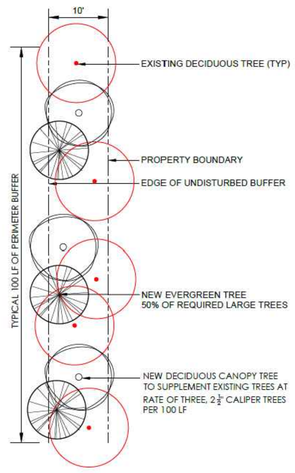
1. ALL SHRUBS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT *AMERICAN STANDARDS FOR NURSERY STOCK* PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).
2. SOIL ANALYSIS SHALL BE OBTAINED PRIOR TO PLANTING. SOIL SHALL BE AMENDED AS RECOMMENDED.
3. SHEET PREPARATION OF BEDS IS HIGHLY PREFERRED TO INDIVIDUAL DUG HOLE.S.

SHRUB/GROUNDCOVER PLANTING DETAIL (LAN-38)
NTS



30' SEMI OPAQUE BUFFER DETAIL

NOTE: BUFFER DETAIL FROM HOLLY SPRINGS BUSINESS PARK PUD



10' WIDE A-20 BUFFER DETAIL
NTS

NOTE: BUFFER DETAIL FROM HOLLY SPRINGS BUSINESS PARK PUD EXISTING VEGETATION IN PERIMETER BUFFERS IS TO BE PRESERVED TO THE EXTENT POSSIBLE & SUPPLEMENTED AS NECESSARY TO ACHIEVE THE MINIMUM REQUIREMENTS OF THE PRESCRIBED BUFFER

PLANT SCHEDULE

KEY	QTY	SPECIES %	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER (MINIMUM)	HEIGHT (MINIMUM)	TYPE	USE	NOTES
CANOPY TREES										
ASA	15	18.99%	Acer saccharum	Sugar Maple	B&B	2.5"		D	BUFFER	MATCHED
QLY	18	22.78%	Quercus lyrata	Overcup Oak	B&B	2.5"		D	BUFFER	MATCHED
QNU	8	10.13%	Quercus nuttallii	Nuttall Oak	B&B	2.5"		D	INTERIOR PARKING	MATCHED
QPA	11	13.92%	Quercus palustris	Pin Oak	B&B	2.5"		D	STREET TREE	MATCHED
UPB	12	15.19%	Ulmus parvifolia 'Bosque'	Chinese Elm	B&B	2.5"		D	INTERIOR PARKING	MATCHED
ZSV	15	18.99%	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	B&B	2.5"		D	INTERIOR PARKING	MATCHED
UNDERSTORY / ORNAMENTAL TREES										
CEC	29	13.00%	Cercis canadensis	Eastern Redbud	B&B	1.5"		D	BUFFER	MATCHED
CFL	27	12.11%	Cornus florida	Flowering Dogwood	B&B	1.5"		D	BUFFER	MATCHED
CKO	22	9.87%	Cornus kousa	Kousa Dogwood	B&B	1.5"		D	FOUNDATION / PEDESTRIAN CIRCULATION	MATCHED
INS	35	15.70%	Ilex x 'Nellie R. Stevens'	Nellie Steven's Holly	B&B		6'	E	BUFFER	MATCHED
IOA	8	3.59%	Ilex x 'Oakleaf'	Oakleaf Holly	B&B		4'	E	FOUNDATION	MATCHED
LIS	20	8.97%	Lagerstroemia indica x fauriei 'Sioux'	Sioux Crape Myrtle	B&B	1.5"		D	FOUNDATION / PEDESTRIAN CIRCULATION	MATCHED / SINGLE STEM
MGL	47	21.08%	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	B&B		6'	E	BUFFER	MATCHED
MVI	25	11.21%	Magnolia virginiana	Sweetbay Magnolia	B&B		6'	E	BUFFER	MATCHED
POK	10	4.48%	Prunus x 'Okame'	Okame Cherry	B&B	2.5"		D	STREET TREE	MATCHED
SHRUBS										
AGR	176	21.39%	Abelia x grandiflora	Glossy Abelia	CONT.		24"	E	PARKING SCREEN / FOUNDATION	MATCHED
CSA	21	2.55%	Camellia sasanqua	Sasanqua Camellia	CONT.		24"	E	FOUNDATION	MATCHED
ICB	93	11.30%	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	CONT.		24"	E	PARKING SCREEN	MATCHED
ICN	46	5.59%	Ilex cornuta 'Needlepoint'	Needlepoint Holly	CONT.		24"	E	FOUNDATION / SCREEN	MATCHED
ICR	73	8.87%	Ilex crenata 'Compacta'	Compacta Holly	CONT.		18"	E	INTERIOR PARKING	MATCHED
IGS	146	17.74%	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	CONT.		24"	E	FOUNDATION	MATCHED
LCR	15	1.82%	Loropetalum chinensis v.r. 'Ruby'	Ruby Loropetalum	CONT.		18"	E	INTERIOR PARKING	MATCHED
MCE	57	6.93%	Myrica cerifera	Southern Wax Myrtle	CONT.		18"	E	BUFFER	MATCHED
OFO	60	7.29%	Osmanthus x fortunei	Fortune's Tea Olive	CONT.		18"	E	BUFFER	MATCHED
TOH	51	6.20%	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	CONT.		18"	E	INTERIOR PARKING	MATCHED
VAC	61	7.41%	Viburnum awabuki 'Chindo'	Chindo Viburnum	CONT.		18"	E	BUFFER	MATCHED
VSB	24	2.92%	Viburnum tinus 'Spring Bouquet'	Spring Bouquet Viburnum	CONT.		24"	E	FOUNDATION	MATCHED

TYPE LEGEND

PLANT TYPE: E = EVERGREEN / D = DECIDUOUS / SE = SEMI-EVERGREEN / H = HERBACEOUS

D:\DROPBOX\SOUTHWELL DESIGN, PLLC*PROJECTS\CURRY ENGINEERING\PSPA HIGH SCHOOL*CAD\L-2.0 LANDSCAPE DETAILS.DWG
PLOTTED: 2/6/2025 4:14 PM

REVISIONS

A	11/22/2024	TOWN OF HOLLY SPRINGS COMMENTS
B	1/17/2025	TOWN OF HOLLY SPRINGS COMMENTS
C	2/12/2025	SIGNATURE SET

STATUS
ISSUED FOR SIGNATURE

DATE: OCTOBER 11, 2024 | HORZ. SCALE: NONE
FILE NO. 2023-066 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA 1700 ADAM SOUTHWELL
2/12/2025

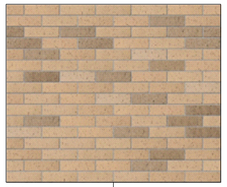
CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 19 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
PINE SPRINGS PREPARATORY ACADEMY
220 Rosewood Center Drive
Suite 200 Holly Springs, NC 27540
919-439-9448
Contact: Bruce Friend
Pine Springs PREPARATORY ACADEMY
A Challenge Foundation Academy

PROPERTY INFORMATION
OWNER: PINE SPRINGS FOUNDATION, LLC
PIN: 0649120574
REID: 0347152
ZONING: HOLLY SPRINGS, PUD
DEED BOOK: 19673 PAGE: 722

DEVELOPMENT PETITION PLANS
PINE SPRINGS UPPER SCHOOL
LANDSCAPE DETAILS

L-2.0



Brick 2
Endicott Modular Brick 2 color blend
Main Color: Golden Buff Velour
Second Color: Light Sandstone

Brick 1
Endicott Modular Brick 3 color blend
Main Color: Graphite Velour Modular
Second Color: Manganese Ironspot Velour
Third Color: Graphite Smooth

Johnson Concrete Co.
Prestige Cast Stone,
JCLC #103 "Talc"

Primary Facade Building Material Calculation

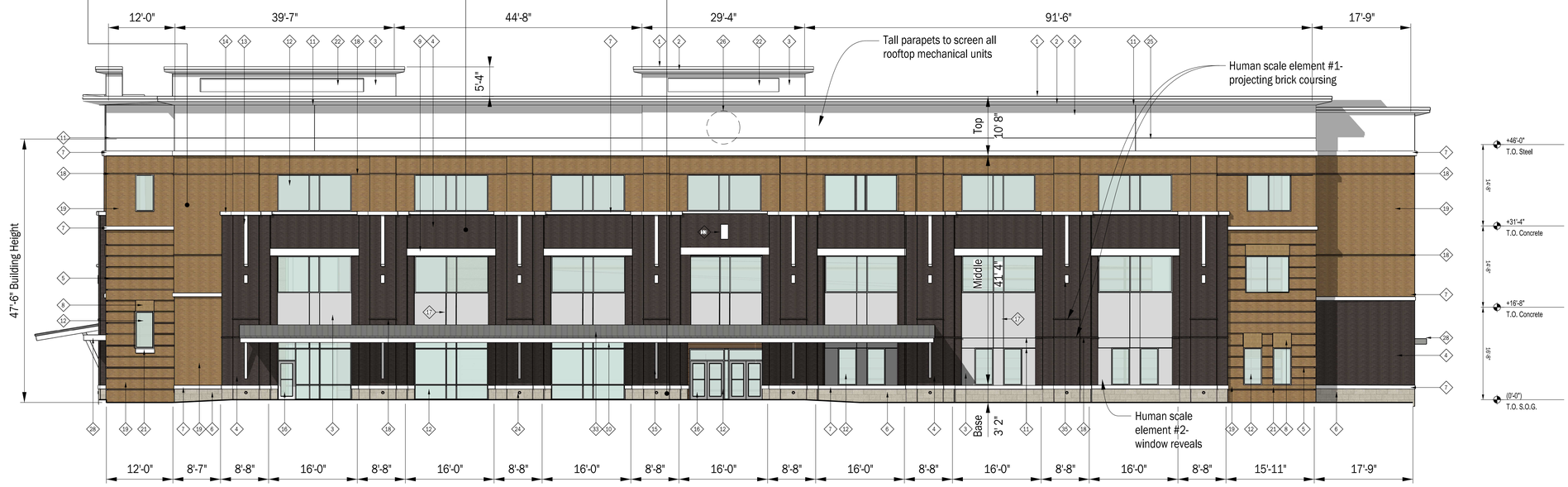
Total Solid Surface Wall Area	9,883 Sq.'
Type 1 material area	7,439 Sq.' (75%) - 75% min. req'd (per 8.3.B.11)

Ground Level Glazing Calculation

Total Surface Area to 10'	2,356 Sq.'
Total glazing area to 10'	704 Sq.' (30%) - 20% min. req'd

Upper Level Glazing Calculation

Total Surface area of levels 2 & 3	6,912 Sq.'
Total glazing at levels 2 & 3	1,376 Sq.' (20%) - 15% min. req'd



C1 FRONT ELEVATION - PRIMARY FACADE
1/8"=1'-0"

Primary Facade Building Material Calculation

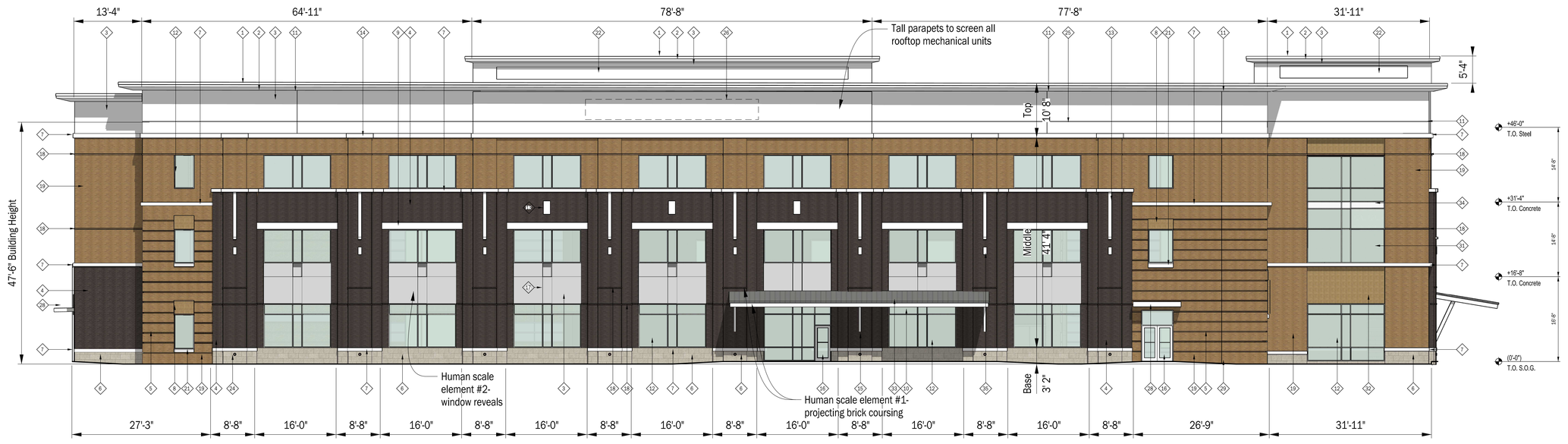
Total Solid Surface Wall Area	11,105 Sq.'
Type 1 material area	8,446 Sq.' (76%) - 75% min. req'd (per 8.3.B.11)

Ground Level Glazing Calculation

Total Surface Area to 10'	2,668 Sq.'
Total glazing area to 10'	966 Sq.' (36%) - 20% min. req'd

Upper Level Glazing Calculation

Total Surface area of levels 2 & 3	7,814 Sq.'
Total glazing at levels 2 & 3	1,692 Sq.' (22%) - 15% min. req'd



A1 LEFT SIDE (GREEN OAKS PARKWAY) ELEVATION - PRIMARY FACADE
1/8"=1'-0"

GENERAL ELEVATION NOTES

A. Exterior finish material and side returns at roof parapets shall extend to the rear of the parapet wall so that roofing is not visible on the exposed sides.

B. Any ground mounted mechanical equipment shall be screened per the Holly Springs Business Park Covenants.

C. All rooftop equipment shall be fed through the roof. Do not install any exterior wall mounted mechanical equipment, meters, conduit, pipes, etc. without prior authorization.

D. Provide control joints in masonry veneers at the following locations:
a) Vertical joints at all inside corners.
b) Vertical joints at approximately 25'-0" intervals horizontally in solid, straight walls without openings, including parapet walls.
c) Horizontal joints below all shelf/relieving angles.
d) Below joints in roofs or floors that project past veneer and bear on wall.
e) Where indicated on the drawings.

E. Control joints shall be a minimum of 2' from door and window jambs, unless indicated otherwise on the Drawings.

F. When control joints are indicated at jambs of doors or windows that have loose lintels, provide saturated building felt or flashing between shelf angle and masonry below.

G. Control joints shall be between ⅜" and ½" wide with closed cell backer rod and sealant. Sealants shall meet ASTM C920 Class 50 rating.

H. Provide ⅜" to ½" joint space and sealant at vertical transitions between dissimilar materials and at window/door penetrations.

ELEVATION KEYNOTES

1. Prefinished aluminum coping
2. EIFS cornice
3. EIFS
4. Brick 1 in running bond
5. Horizontal reveals, stretcher course recessed ¾" at 24" O.C.
6. JCP Prestige Cast Stone, 24" x 12" x 4" in 1/3 running bond. Mortar to match stone.
7. Cast stone watertable
8. Brick soldier courses projecting 1/2" from adjacent masonry
9. Cast stone header
10. Painted steel canopy
11. Painted EIFS channel reveal
12. Aluminum storefront windows w/ insulating glass
13. Cast stone accent
14. Cast Stone cap
15. Painted steel bracket
16. Aluminum entrance doors
17. Clear anodized aluminum EIFS channel reveal centered on window mullions
18. Horizontal brick stretcher course projecting 1" from face of adjacent veneer
19. Brick 2 in running bond
20. Projecting EIFS pier
21. Cast stone sill
22. Recessed EIFS panel
23. Projecting EIFS trim
24. "Cow Tongue" overflow scupper
25. Roof line beyond
26. Building signage by others. Provide conduit and j-box in wall for future power- see electrical drawings
27. Painted steel door and frame
28. Prefinished aluminum canopy
29. Control joint
30. Cast stone coping
31. Aluminum curtain wall w/ insulating glass
32. Brick in stack bond, recessed from adjacent brick by ½"
33. Prefinished, standing seam metal roof
34. Spandrel panel
35. Wall sconce- see electrical drawings

insight ARCHITECTS
1307 West Morehead Street
Suite 108
Charlotte, NC 28208
insightarch.com
t 704 344 0445
f 704 344 0446

● PRELIMINARY ●
NOT FOR CONSTRUCTION

PINE SPRINGS PREPARATORY ACADEMY

Public Charter School

UPPER SCHOOL

420 Green Oaks Parkway
Holly Springs, NC

TOHS Project #
PLDP202400211 / 24DP07

Date 2-11-2025
Architect's Project # 2403

REVISIONS
NUMBER DATE

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COLORED EXTERIOR ELEVATIONS

AC211

EIFS Color -
Neutral White

Primary Facade Building Material Calculation

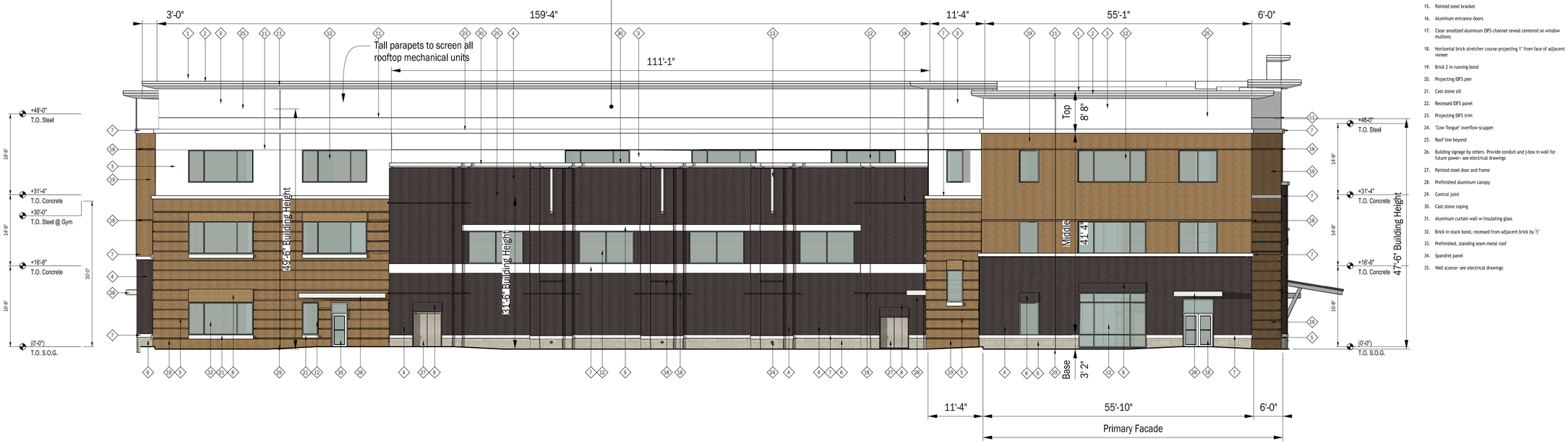
Total Solid Surface Wall Area	2,575 Sq.'
Type 1 material area	2,179 Sq.' (85%) - 75% min. req'd per 8.3.B.11

Ground Level Glazing Calculation

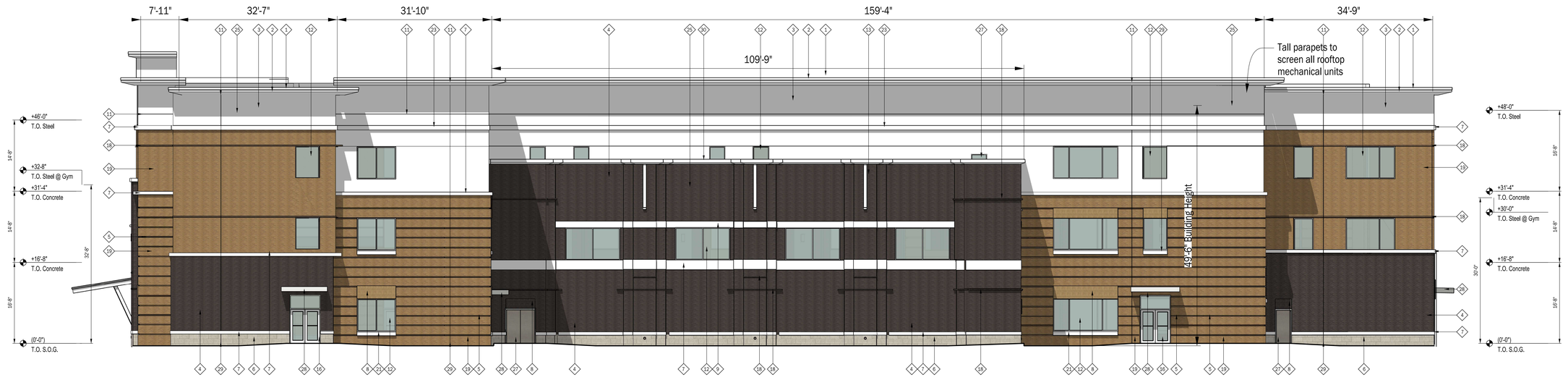
Total Surface Area to 10'	618 Sq.'
Total glazing area to 10'	230 Sq.' (37%) - 20% min. req'd

Upper Level Glazing Calculation

Total Surface area of levels 2 & 3	1,615 Sq.'
Total glazing at levels 2 & 3	347 Sq.' (21%) - 15% min. req'd



C1 REAR ELEVATION
1/8"=1'-0"



A1 RIGHT SIDE ELEVATION
1/8"=1'-0"

GENERAL ELEVATION NOTES

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Public Charter School

UPPER SCHOOL

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TOHS Project #
PLDP202400211 / 24DP07

Date 2-11-2025
Architect's Project # 2403

REVISIONS

NUMBER	DATE

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COLORED EXTERIOR ELEVATIONS

AC212

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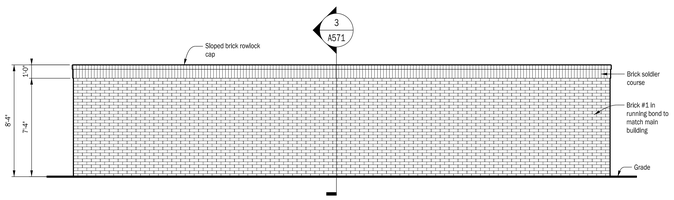
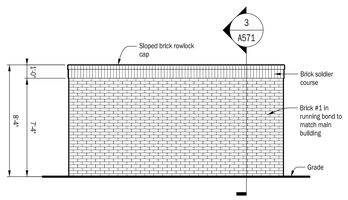
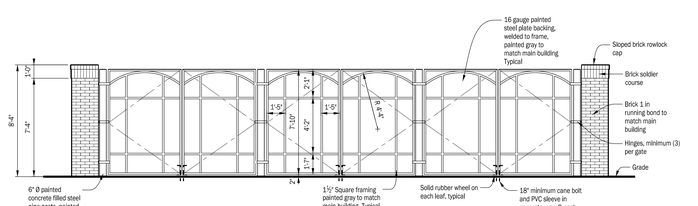


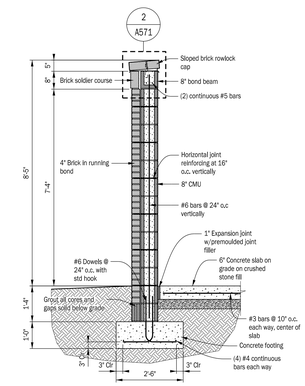
6 REAR ELEVATION
1/4"=1'-0"



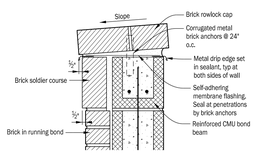
5 SIDE ELEVATION
1/4"=1'-0"



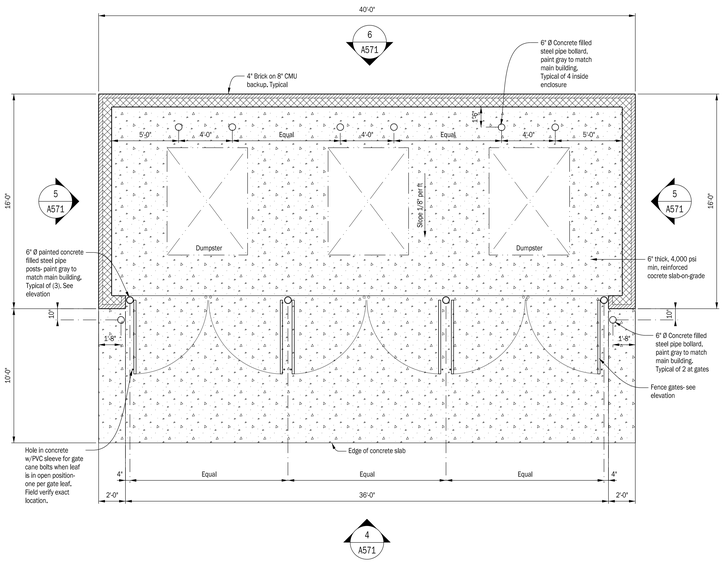
4 FRONT ELEVATION
1/4"=1'-0"



3 WALL SECTION
1/2"=1'-0"



2 WALL CAP DETAIL
1 1/2"=1'-0"



1 FLOOR PLAN
1/4"=1'-0"

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Public Charter School

UPPER SCHOOL

420 Green Oaks Parkway
Holly Springs, NC

TOHS Project #
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Date 1-16-2025
Architect's Project # 2403

REVISIONS

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DUMPSTER ENCLOSURE

A571

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 17.

Public Hearings
Title: 24-REZ-03 Graham Wood Rezoning & Development Agreement - Legislative Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Grayson Taylor, Development Services, Catherine Jacobs, Development Services

Action(s):

- Conduct Legislative Public Hearing.
- Adopt Rezoning Ordinance RZ25-01 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve/deny Rezoning.
- Approve/Deny Development Agreement.
- Approve / deny the applicant's request for an exemption from the Water Resource Management Policy and allocate utilities for 29,835 GPD.

Explanation:

- The Town has received a Conditional District Rezoning request for an attached and detached dwelling subdivision at 1432 Avent Ferry Road.
- The proposed rezoning area consists of 39.34 acres.
- The applicant has proposed 32 attached dwellings and 82 detached dwellings, for a total of 114 total units. They have also proposed a maximum unit total of 120 units for flexibility.
- A Development Agreement has been requested by the developer with terms that include:
    - Realignment of Capeside Avenue to provide a 4-way intersection with Avent Ferry at Cass Holt Road
    - Parks & Recreation Improvements
        - Propose offsite sidepath extensions along Cass Holt Road in lieu of parkland dedication
        - Provide offsite sidepath extension along Avent Ferry Road in lieu of onsite greenway construction
    - Sewer extension and improvements to the downstream line (slope adjustments) to accommodate the project
    - The Developer has made a request for an exemption from the Water Resource Management Policy, which staff does not support. Therefore, the Developer's Agreement contains blanks in place for proposed allocation elements which would be required of the Developer to comply with the policy. However, none were offered by the Developer at the time of publication.

Staff Recommendation: Deny

Planning Board Recommendation: Split Vote (4-4) [1 absent]
A summary of the Planning Board discussion is in the Planning Board Action Report.

Background:

- The property has been within the Town's ETJ since at least 1985.

Funding Source(s):

N/A

Attachment(s):

1. 24REZ03_GrahamWood_StaffReport
2. 24REZ03_GrahamWood_PlanningBoardActionReport
3. 24REZ03_GrahamWood_WCPSS_Report
4. 24REZ03_GrahamWood_Application
5. 24REZ03_GrahamWood_Plans
6. 24REZ03_GrahamWood_DesignManual
7. Rezoning Ordinance RZ25-01 Graham Wood property revised 3.18.25
8. Graham Wood Tract _Epcon DA_TOWN COUNCIL EDITION3_Clean

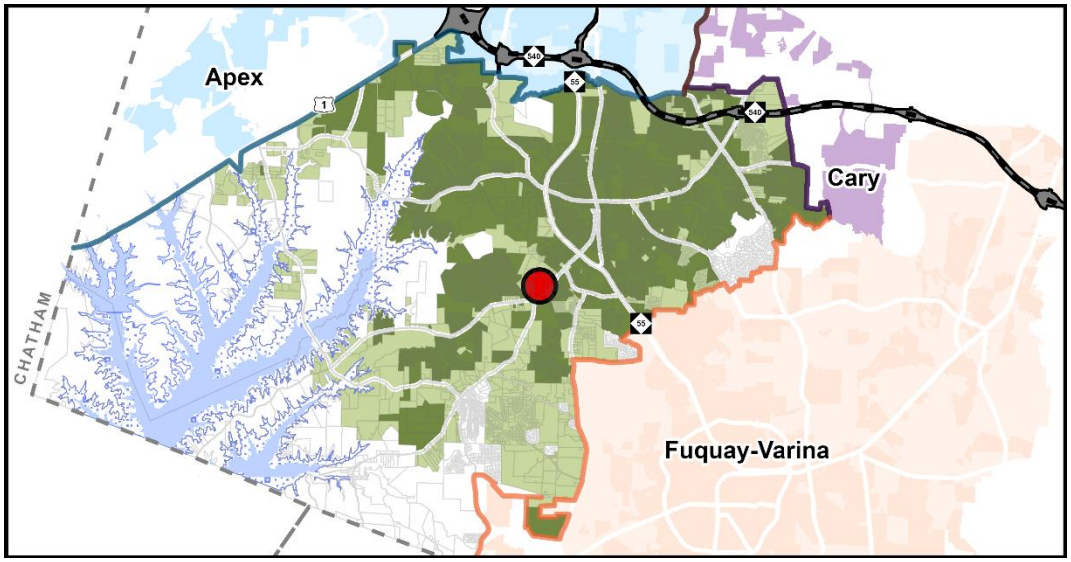
Project Type: Zoning Map Amendment (Rezoning)

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Michael Kemp – Epcon Communities

Property Address: 1432 Avent Ferry Road

Property Area: 39.24 ac.



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

Project Summary:
A rezoning of 39.24 acres from RR – Rural Residential to MXR-CD Mixed Use Residential at 1432 Avent Ferry Road.

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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Case Summary

Current Zoning:
RR Rural Residential

☐ Conditional Zoning District

Proposed Zoning:
MXR Mixed-Use Residential

☒ Conditional Zoning District

Aerial Photograph

Growth Strategy Map:
Places to Transform

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Neighborhood Center

Staff Analysis:

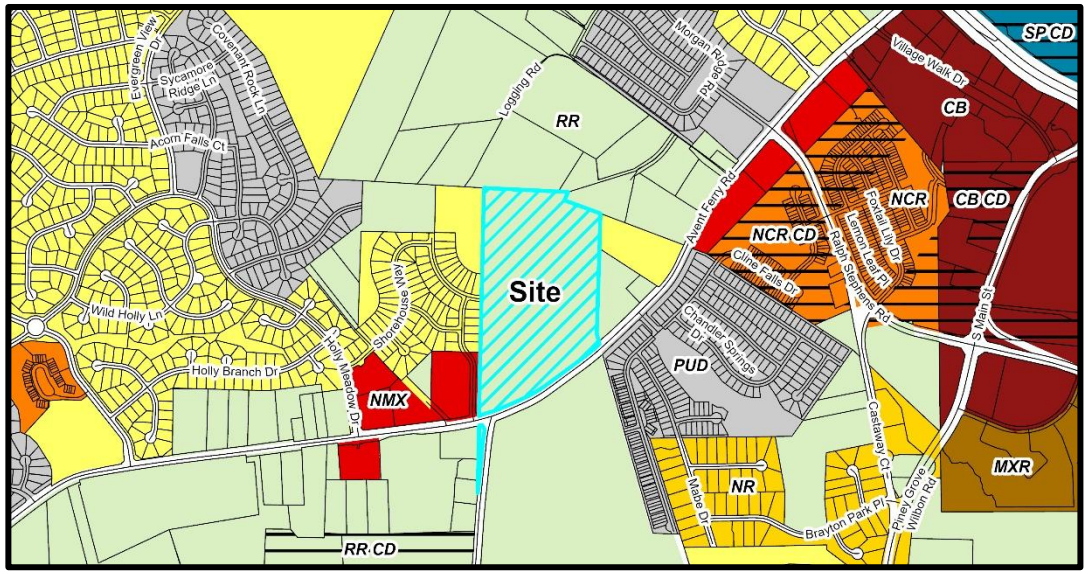
The requested Zoning Map Amendment is: ☐ Consistent with Adopted Plans ☒ Inconsistent with Adopted Plans

The proposed Conditional Zoning District, which includes only residential uses, fails to meet several land use goals and objectives of the Town's approved plans and policies. This area is identified as a Neighborhood Center, which is intended to provide commercial uses that allow residents to purchase daily goods and services without traveling to NC-55. Rezoning this parcel for strictly residential uses may impact the Town's long held land use goals for this area of Town. In some cases, the Planning Board or Town Council may need to weigh multiple goals for the community, and this project offers several potential benefits to the Town, most notably road improvements and the realignment of Capeside Avenue and Avent Ferry Road. Decision-makers may find that the current transportation needs outweigh the long-term land use goals of the Comprehensive Plan and support approval. Staff retain concerns regarding adherence to the Water Resource Management Policy. The Town Council is granted authority under the Water Resource Management Policy to waive the policy and will need to make such determination when considering this case.

Staff Recommendation: ☐ Approve ☒ Deny

Current Zoning Information

Parcel #	Zoning	Area
0648464144	RR	34.34
	Total Area	**34.34 acres**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR – Rural Residential	Vacant
North	RR – Rural Residential	Detached Dwellings
South	RR – Rural Residential	Avent Ferry Road Holly Grove Elementary and Middle Schools, Holly Springs High School
East	RR – Rural Residential, SR – Suburban Residential	Detached Dwellings
West	SR – Suburban Residential, NMX – Neighborhood Mixed-Use	Detached Dwellings Vacant

Parcel Rezoning History

The subject parcel has been within the Town's Extraterritorial Jurisdiction since at least 1985. Prior to the current Unified Development Ordinance, the parcel was zoned R-20 Residential. This parcel was part of Rezoning application 16-REZ-02 to rezone to R-MF-8-CU and R-8-CU to allow a development with a mix of detached and attached dwellings. The request was denied by Town Council on December 20, 2016.

Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Transform

Future Land Use: Neighborhood Center

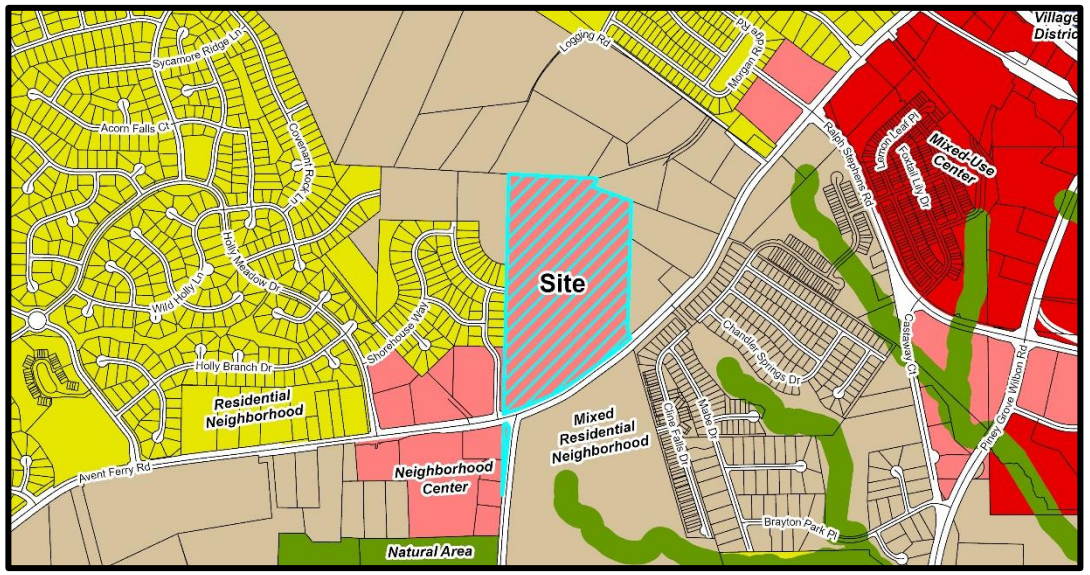
Small Area Plan: N/A

The Requested Zoning Map Amendment is:

☐ **Consistent with the Future Land Use Map**

☒ **Inconsistent with the Future Land Use Map**

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



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

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

Land Use & Character Information (cont.)

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

Future Land Use: **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.

Key Characteristics of a Neighborhood Center include:

- Building types are primarily commercial on the ground floor, but may include residential or office uses on upper floors or at the edge of the commercial center.
- Buildings may be up to 3 stories in height.
- These areas include a variety of shared public open spaces throughout a walkable, activated environment. These centers may include formal and informal open spaces such as greens, squares, plazas, and community gardens.
- Specimen tree preservation is encouraged.
- Grid street patterns with high connectivity for all modes of transportation.
- Lots are primarily rear-loaded to maximize walkability and reduce the emphasis on automobiles.
- Front setbacks should be minimal, with storefronts pulled up to the street to enhance walkability.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Information (cont.)

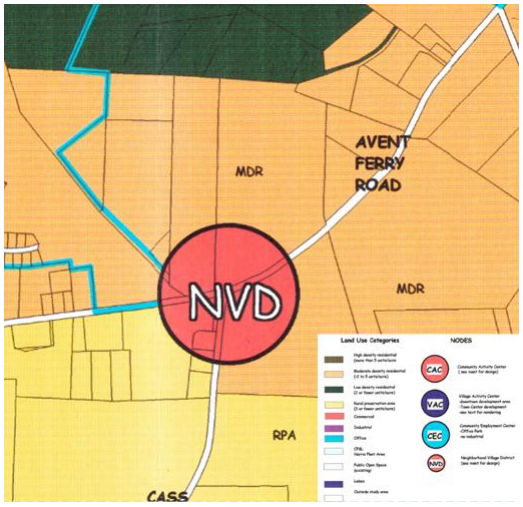
Land Use & Character Staff Analysis:

The requested Zoning Map Amendment is: ☐ Consistent ☒ Inconsistent with the Land Use & Character Plan

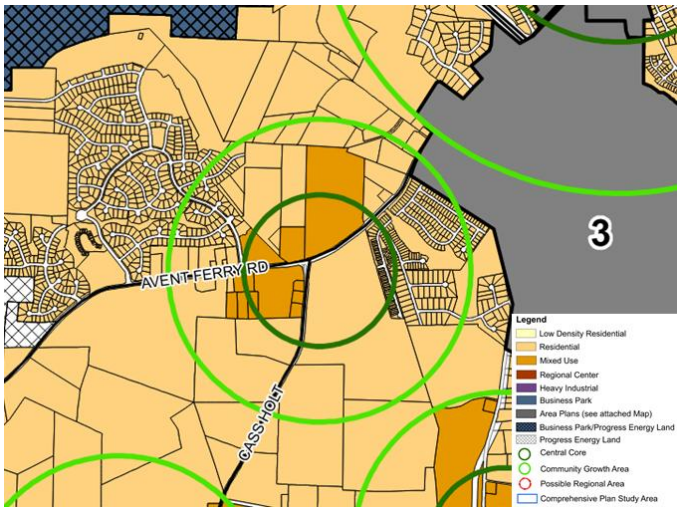
The applicant is requesting consideration of rezoning to the Mixed-Use Residential Conditional Zoning District (MXR-CD), which, according to the UDO, is a district that can be compatible with the Neighborhood Center Character Area if the applicant can demonstrate, through proposed conditions or development commitments, that the intent of the Character Area destination has been achieved. It is important to note that the UDO provides only general guidance of Comprehensive Plan compatibility and does not suggest that all applications of the zoning district are automatically compatible.

Staff's analysis finds the proposed zoning district and concept plan is inconsistent with the Town's Comprehensive Plan and the Town's long-term goals. The designation of the Neighborhood Center Future Land Use Character Area at this location was intentional in order to provide commercial options closer to residents in the western portion of the community, while aiming to reduce vehicular trips on Avent Ferry Road and ultimately NC-55.

Neighborhood oriented commercial uses at the intersection of Cass Holt and Avent Ferry Roads has been a long-held goal for the Town dating back to at least the 1998 Growth Plan. The 1998 Growth Plan identified a portion of the subject parcel as a "Neighborhood Village District" which was described as "centers for neighborhood activity that will include grocery stores, offices, drug stores, service and specialty stores, as well as some convenience stores such as gas stations and other auto oriented services. Higher density residential development, such as multi-family and traditional neighborhood residential, would also be found in and around the NVD."



1998 Growth Plan



2007 Comprehensive Plan

The 2007 Comprehensive Plan identified the subject parcel as "Mixed-Use" within a "Community Growth Area," described as areas that promote a "mixed use commercial core that includes a civic amenity, higher density residential surrounding the core, transitioning to lower density residential expanding outward to the boundaries of each Growth Area." It was envisioned that the Community Growth Area at Avent Ferry Road and Cass Holt Road may be able to support a neighborhood commercial center approximately 50 to 75 acres in size. It should be noted that in 2018, following the Southern Area Planning Initiative, many of the Future Land Use

Land Use & Character Information (cont.)

categories in the southern portion of Holly Springs were changed to a lower density residential designation while the Town was working on the 2019 Land Use & Character Plan, the subject parcel included.

During the drafting of the 2019 Land Use & Character Plan, public feedback for commercial uses at the Cass Hold Road and Avent Ferry Road intersection was generally supportive and neighborhood oriented commercial at the intersection for Avent Ferry Road and Cass Holt Road was reaffirmed by designating the subject parcel as Neighborhood Center. An example of a typical neighborhood center is shown in the adjacent image that was adopted with the Comprehensive Plan (showing an open space in green, commercial in red, and residential in tan).

This concept plan is for illustrative purposes only, and is intended to provide an example of the type of development that could take place in any Neighborhood Center Character Area.

This Neighborhood Center designation is a critical component of the Town's long-range planning goals. Currently, there are no significant non-residential land uses west of the vicinity of NC-55, creating a one-way flow of vehicular traffic to NC-55 for all goods and services. Commercial options further west along Avent Ferry Road have the potential to alleviate the number of vehicles having to travel to commercial centers along NC-55, as they would not need to travel as far. Commercial options closer to residences also creates the possibility of walking or biking to this site as it is a shorter distance, further removing vehicles from the road. Upon adoption of the 2019 Land Use & Character Plan, this specific Neighborhood Center encompassed approximately 107 total acres, upon which 75 acres was believed to be developable. A portion of Eagles Landing Park (17 acres) was initially included in the Neighborhood Center but was removed with the approval of the rezoning to support the park use, leaving approximately 62 acres for the Neighborhood Center. Some of the parcels within the Neighborhood Center are smaller parcels that could support single use buildings, such as daycare centers. The subject parcel and the parcel at the southwest corner of the intersection of Cass Holt Road and Avent Ferry Road represent the best opportunities to achieve a larger commercial development with the possibility of a grocery anchored center. It could be assumed that rezoning the subject parcel for residential uses and thus eliminating an additional 27 developable acres from the Neighborhood Center (leaving 40 acres for commercial development) would still leave the possibility for a larger commercial development at the southwest corner. However, the southwest corner is challenged with a potential stream bisecting the property which could limit larger scale commercial development. It is for these reasons that staff views the subject property as a critical component of the Town's long-term vision for commercial uses within this Neighborhood Center.

Despite the Neighborhood Center designation, the applicant has proposed no non-residential uses on site, limiting uses to attached and detached dwellings. Without a commercial portion for this project, it may conflict with several themes for Transforming Holly Springs, including Suburban Remix, Establish Mixed-Use Activity Centers Throughout Holly Springs, Context-Sensitive Infill Development

Land Use & Character Information (cont.)

Choices, and More Transportation-Land Use Coordination in the Community. The subject parcel lies within the Town's Extraterritorial Jurisdiction, however, and is surrounded by Town limits. Development at this location would provide infill and prevent utility extension at the Town's exterior, which comes with increased Town maintenance over time. However, a solely residential project fails to activate a neighborhood mixed-use center, may not be context-sensitive to this location, and necessitates a vehicle for transportation.

Lastly, the proposed development is also not in alignment with the Town Council's legislative priorities and strategic plan.

- The Town Council has adopted a strategic initiative to achieve a tax base balance of 30% non-residential/70% residential. Preserving land for non-residential uses is critical to achieving and maintaining this goal.

Despite staff finding that the rezoning is inconsistent with the Future Land Use & Character designation, the application does meet some of the criteria for quality neighborhood design outlined elsewhere in the Comprehensive Plan. Components where the proposed Conditional Zoning District may be in alignment with neighborhood design goals include several Community Character recommendations:

- CC-1: Establish a Discernable Neighborhood Structure
- CC-8: Increase Walkability

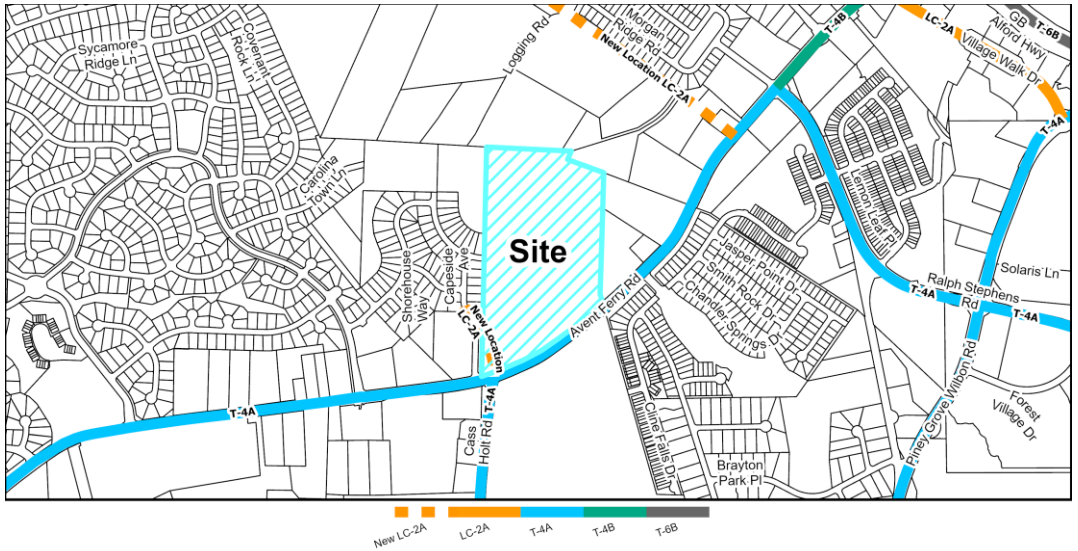
Through the review process, the applicant modified their proposal to include rear-loaded townhomes in the center of the site, creating a more structured neighborhood by placing the highest density and smallest lot sizes within the center of the neighborhood. Also, while the inward nature of the site may limit walkability to exterior uses, the road network provides connectivity within the site and to Holly Glen, allowing residents opportunities to walk recreationally. The applicant has also proposed a sidepath extension along Avent Ferry Road, which may allow certain residents to get closer to commercial uses nearer to NC-55.

Transportation Information

Vision Holly Springs Comprehensive Plan Section 2

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 Avent Ferry Road to meet ½ of the ultimate cross section, which in this case is a 4-lane median-divided thoroughfare. The development proposes one driveway access along Avent Ferry Road and one driveway access along Capeside Avenue.

New Location Roadways:

There is a new CTP roadway affecting this property: the realignment of the existing Capeside Avenue as the fourth leg of the Avent Ferry Road and Cass Holt Road intersection. The design and construction of this CTP realignment is included as part of this development.

Hotspot/Safety Study Location:

The intersection of Avent Ferry Road and Cass Holt Road was the location of a CTP Hotspot Study. The design and construction of the CTP required Long-Term improvement of realigning Capeside Avenue is included as part of this development.

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:

Avent Ferry Road and Holly Grove Middle School Driveway/ Site Access #1:

- The westbound approach should be striped to provide an exclusive thru lane and a shared thru-right turn lane.
- Site Access #1 should be constructed with one (1) ingress lane and two (2) egress lanes.
- Construct an exclusive southbound left-turn lane with appropriate deceleration and taper.
- Provide stop control on the southbound approach of the proposed site driveway.
- Provide a proportionate fee-in-lieu for a future signal.

Avent Ferry Road and Cass Holt Road/ Proposed Realignment of Capeside Avenue:

- Realign Capeside Avenue to function as the 4th leg (southbound approach) with one (1) ingress lane and two (2) egress lanes.
- Construct an exclusive southbound left-turn lane with a minimum of 175 feet of full width storage and appropriate deceleration and taper.
- Restripe the westbound approach after widening to provide an additional westbound through lane striped as a shared through-right. Note: This improvement is recommended as part of the development frontage widening along Avent Ferry Road.
- Restripe the eastbound approach to extend the existing eastbound left-turn lane at Capeside Avenue to the previous alignment of Capeside Avenue.
- Restripe the existing exclusive eastbound right-turn lane to that of a through-only lane.
- Construct an exclusive eastbound right-turn lane with a minimum of 225 feet of full width storage and appropriate deceleration and taper.
- Restripe the northbound approach to an exclusive left-turn lane, a shared left-through lane, and an exclusive right-turn lane.
- Provide signal modifications to account for the geometric improvements and fourth leg at this intersection.

Transportation Staff Analysis:

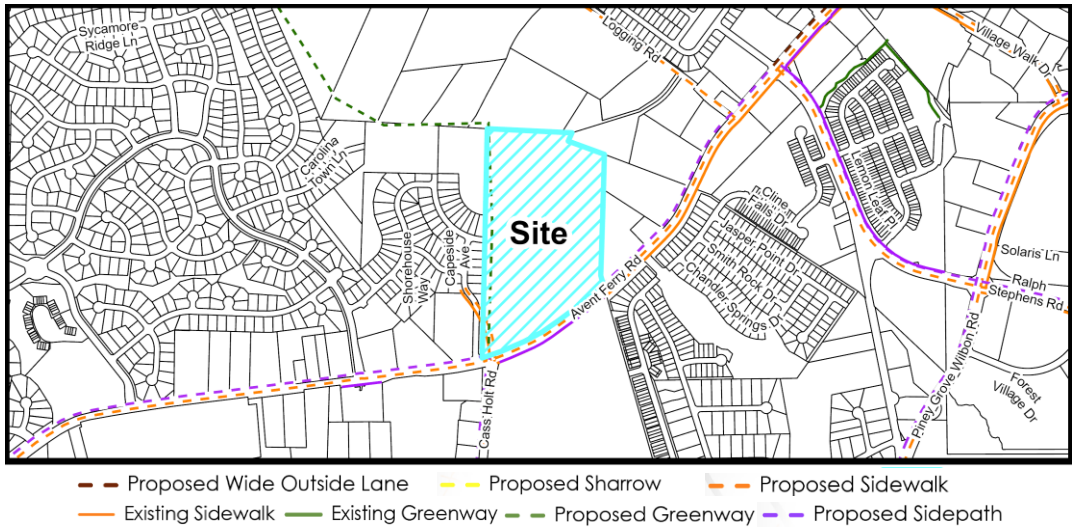
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan

The Traffic Study and associated mitigation improvements are consistent with the Traffic Study policy and the realignment of Capeside Avenue is consistent with the Town's Comprehensive Transportation Plan.

Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area ☒ Yes ☐ No



Active Transportation Map

Required Active Transportation Improvements

☒ Greenway ☒ Sidepath

A Greenway connection is identified on the Future Active Transportation Map, running along the western edge of the property wrapping around the back of Holly Glen. Due to topographical challenges, the application is seeking flexibility to provide the greenway as a 10' Sidepath along Avent Ferry Road north from the project site to Logging Road. This proposed alternate will be included in the Development Agreement for this project.

Parks, Recreation, & Greenways Summary

Park Search Area 5 overlaps the majority of the subject property. The Developer has proposed terms to be included in a Development Agreement to extend a sidepath south to Cass Holt Road to connect to Eagles Landing Park with fee-in-lieu credits for the required parkland dedication. This proposed alternate will be included in the Development Agreement for this project.

Parks, Recreation, & Greenways Staff Analysis:

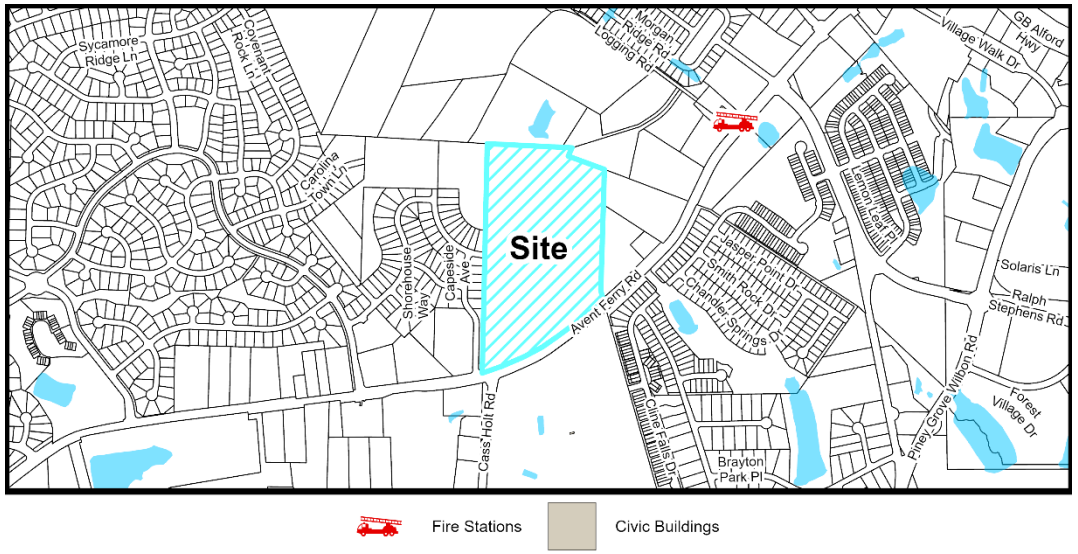
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan

The Developer has proposed terms to be included in the Development Agreement for this project to address an alternate approach to the greenway and parkland dedication requirements. The application is consistent with the Parks, Recreation, and Greenways Plan if the proposed development agreement terms are approved by the Town Council.

Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

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



Community Facilities Map

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 with the Community Facilities Plan

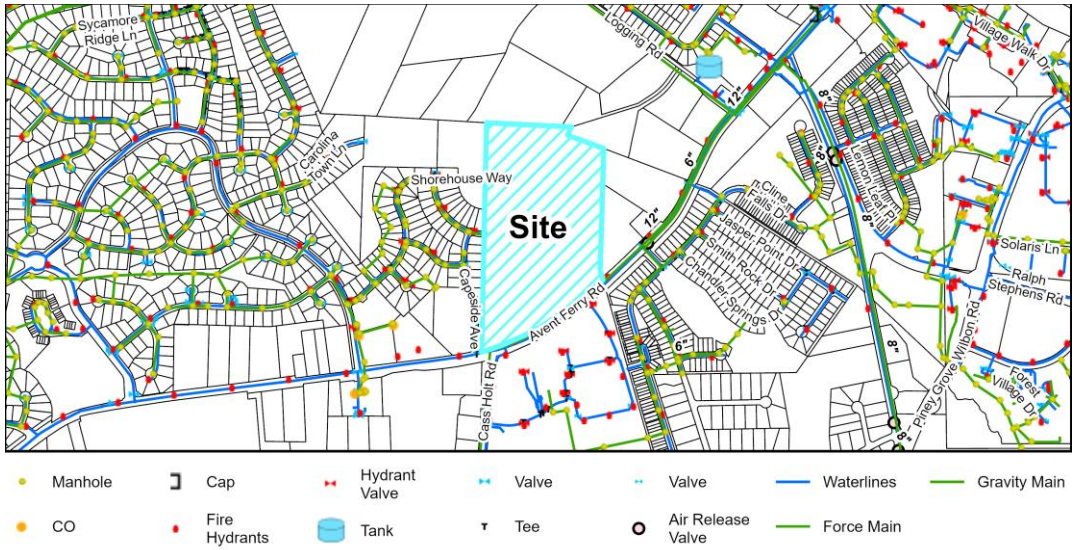
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.

Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

Utility Availability

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



Utility Map

Infrastructure & Utility Summary

Water:

There is existing public water infrastructure located within Avent Ferry Road along the property frontage. The project proposes to tie to and extend Town water facilities throughout the site to serve the proposed development. The waterlines will be installed by the developer in accordance with Town Polices.

Sanitary Sewer:

There is existing public sanitary sewer located within the adjacent Harbor Fog Trail. The project proposes an extension of the gravity sewer network ultimately draining to the existing Avent Ferry Pump Station.

A downstream sewer study, including a pump station capacity analysis for the existing pump station, was completed and concluded that the existing downstream sewer infrastructure and the existing pump station have adequate capacity, therefore, no improvements are required to increase capacity. The development is, however, proposing to lower existing gravity sewer segments along Harbor Fog Trail to eliminate the need for a pump station and allow this project to discharge by gravity sanitary sewer.

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 project is subject to the Water Resource Management Policy. The applicant requests Town Council deviate from the adopted policy and grant sewer allocation without committing to any Allocation Elements as required by the Policy.

Utility Allocation Summary

Priority Level: Priority Level #2
Allocation Assignment: Residential – Single Family
Allocation Requested: 29,835 GPD

Staff Determination: Per the Water Resource Management Policy, projects with direct access to existing utilities but seeking a new zoning are considered Priority Level 2 and are required to commit to two Allocation Elements to be considered for allocation by Town Council. The submitted Allocation Request does not propose any Allocation Elements in accordance with the Policy and the applicant is requesting the Town Council waive the policy for this project.

Infrastructure & Utility Staff Analysis:

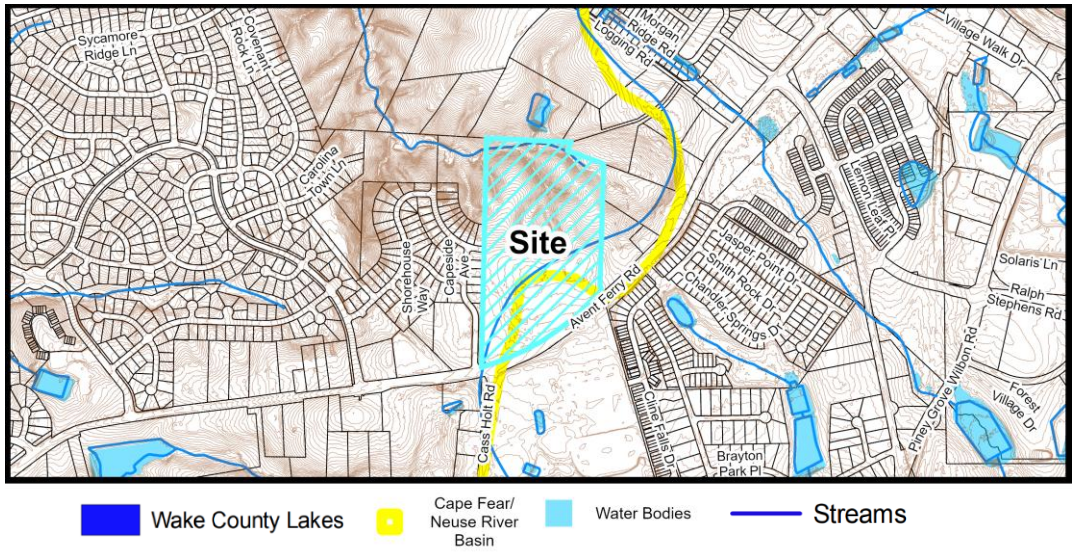
The requested Zoning Map Amendment is: ☐ Consistent ☒ Inconsistent with the Infrastructure & Utilities Plan

The proposed extensions and improvements are consistent with the Sewer Study. However, the project does not commit to the necessary Allocation Elements required by a Priority Level 2 project and is therefore inconsistent with the Water Resource Management Policy. If the applicant were to commit to the Water Resource Management Policy's allocation elements, the staff analysis would find the application consistent.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space	**15% or 5.9 ac.**
Tree Preservation Area	10% or 3.93 ac.
Active Recreation Area	5% or 1.97 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant has proposed 5.9 acres of private open space on-site, including 10% Tree Preservation. As part of determining which areas of a project should be Tree Preservation, and applicant must provide to staff a tree sample, plus a survey of any specimen trees on-site. UDO Section 4.4.1 requires projects to prioritize Tree Preservation areas around specimen trees. Upon reception of a tree survey, several significant specimen trees were identified outside of designated Tree Preservation Areas. These include a 38" Red Oak and a 28" White Oak. While staff understand project clearing is necessary for other site considerations, it does not appear that significant consideration was made to protect and incorporate specimen trees during the conceptual design phase.

Stormwater:

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

Natural Resources & Open Space Staff Analysis:

The requested Zoning Map Amendment is: ☐ Consistent ☒ Inconsistent with the Natural Resources Plan

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. While staff understand project clearing is necessary for other site considerations, it does not appear that significant consideration was made to protect and incorporate specimen trees during the conceptual design phase.

Conditional Zoning District Standards Information

Unified Development Ordinance

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/acre	2.7/acre

Minimum Lot Width at Setback Line	**UDO Standard**	**Proposed Standard**
Attached Dwelling Minimum	18'	28'
Detached Dwelling Minimum	60'	53'

Minimum Lot Frontage for a Driveway	**UDO Standard**	**Proposed Standard**
Lots with a Front Facing Driveway	60'	53'

Building Placement	UDO Standard	Proposed Standard
Front Setback Maximum	15'	20'

Building Height	UDO Standard	Proposed Standard
Primary Structure Maximum	60'	35'
Accessory Structure Maximum	30'	25'

Landscaping (UDO Section 5):

Perimeter Buffers	UDO Standard	Proposed Standard
North Buffer	10' Type B	20' Type B
West Buffer	10' Type B	50' Type C
South Buffer	5' Type A	25' Type B

Additional Standards

	Proposed Standard
Residential Façade Standards	• Primary Facades shall consist of 60% Type 1 Materials • Primary Facades will include a masonry watertable along the entire front of the building • Type 3 Materials only for accents, no more than 10% of a Primary Façade • Variation of elevation types, no detached dwelling with identical façade next to or across from each other

Conditional Zoning District Standards Staff Analysis

The requested Zoning Map Amendment is: ☐ Consistent ☒ Inconsistent with Conditional Zoning District Standards

Staff have found the rezoning application to be generally inconsistent with Conditional Zoning District standards. The Mixed-Use Residential zoning district encourages a variety of housing types and allows up to 15 units per acre by right, the highest of a residential use district. Dwelling types can include attached, detached, and apartment dwellings. These districts are expected to be compact in form and utilize a connected Street and Open Space network. The proposed Mixed Use Residential Conditional Zoning District includes attached and detached dwellings, within a mildly compact network. The concept plan indicates a development more similar to a Neighborhood Residential (NR) zoning district, under the 5 units/acre threshold, and between 10% and 50% attached dwellings. Mixed Use Residential zoning districts are allowed 5% of total area towards non-residential uses, which would come to almost 2 acres of non-residential uses. The applicant has not proposed any non-residential uses on-site. However, the proposed Conditional Zoning District

provides similar uses and transitions to neighboring residential development, Holly Glen, which is a trait typical of a Mixed-Use Residential District.

The applicant's proposed modifications to district standards primarily serve to provide detail to the development. An increase in the lot width standard and reductions in height allowances for attached dwellings could provide benefits to overall design. A reduction in lot width and increase in front setback for detached dwellings may provide a more suburban character, however the proposed 20' front setback is still shorter than the 25' required for a driveway. This would require the front façade of a home to be set in front of a garage, a built-in requirement of the UDO to improve the streetscape. The proposed façade standards also provide clarity for the aesthetics of the development, where the UDO cannot require standards for attached or detached dwellings.

As for meeting CD Design Goals, the application preserves the slope and natural character of the northern portion of the parcel where significant topography limits development in this area. This area includes the applicant's tree preservation and the majority of their open space. This topography could also be considered an outstanding physical feature. As the proposed district also includes both attached and detached dwellings, a variety of housing types are also included.

Though the Conditional Zoning District meets several design goals, it does not meet expectations of a Mixed-Use Residential zoning district. Higher density and connectivity, along with non-residential uses, would be welcome at this site. It is not clear that the proposed development standard modifications indicate development more consistent with the UDO or Comprehensive Plan. Without determining a clear benefit from the proposed modifications, the application is inconsistent with Conditional Zoning District standards.

Decision-Making Information

Comprehensive Plan and Conditional Zoning District Consistency Summary Table

Vision Holly Springs Comprehensive Plan	
Land Use & Character Plan (Section 1)	☐ Consistent ☒ Inconsistent
Comprehensive Transportation Plan (Section 2)	☒ Consistent ☐ Inconsistent
Parks, Recreation & Greenways Master Plan (Section 3)	☒ Consistent ☐ Inconsistent
Community Facilities Plan (Section 4)	☒ Consistent ☐ Inconsistent
Infrastructure & Utilities Plan (Section 5)	☐ Consistent ☒ Inconsistent
Natural Resources Plan (Section 6)	☐ Consistent ☒ Inconsistent
Unified Development Ordinance	
Conditional Zoning District Standards	☐ Consistent ☒ Inconsistent

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
☐ Reasonable and in the Public Interest
☒ Inconsistent with Adopted Plans
☒ Not Reasonable and in the Public Interest

The proposed Conditional Zoning District fails to meet several land use goals and objectives of the Town's approved plans and policies, including meeting the vision of a Neighborhood Center, which could provide daily goods and services to nearby residents without traveling to NC-55. Rezoning this parcel for strictly residential uses may impact the Town's long held land use goals for this area of Town.

In some cases, the Planning Board or Town Council may need to weigh multiple goals for the community, and this project offers several potential benefits to the Town, most notably road improvements and the realignment of Capeside Avenue and Avent Ferry Road. Decision-makers may find that the current transportation needs outweigh the long-term land use goals of the comprehensive plan and support approval. Staff retain concerns regarding adherence to the Water Resource Management Policy. The Town Council is granted authority under the Water Resource Management Policy to waive the policy and will need to make such determination when considering this case.

Staff Recommendation: ☐ Approve ☒ Deny

Previous Case Related Items

Land Use Advisory Committee Discussion
The LUAC discussed the initial concept for this project on March 5, 2024.
Planning Board Representatives: Thomas Urquhart, Rick Madoni
Town Council Representatives: Mayor Sean Mayefskie, Mayor Pro Tem Daniel Berry, Chris Deshazor

Summary of Discussion:

Representatives including Michael Kemp with Epcon Communities, Laura Holloman with McAdams, Jason Barron with Morningstar Law Group, and the property owner Graham Wood, presented an early concept plan of the site. Topics of Discussion included:

- The Neighborhood Center Future Land Use Character Area
- Appropriate Zoning Districts compatible with a Neighborhood Center
- Sewer Capacity
- Avent Ferry Rd/Capeside Ave Road Improvements
- Project as a 55+ Community
- The site within a Park Search Area
- Progressive Care within the site
- Possibility of Commercial within the project, concerns with no commercial provided, potential commercial uses if provided
- Possible greenway connections with ADA compliance and acquisition feasibility
- Potential prices of proposed homes

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: 4/17/2024
Summary of Issues:

The applicant team held a virtual neighborhood meeting on April 17, 2024 at 5:30pm. 11 attendees joined, and the following issues were discussed:

- Road and Utility Realignment
- Connection to Harbor Fog Trail
- Transitions to neighboring properties, Comprehensive Plan compatibility

Planning Board Action

Planning Board Meeting Date: 2/25/2025

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 RZ25-01 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve rezoning.

Motion to approve / deny Development Agreement.

Motion to approve / deny the applicant's request for an exemption from the Water Resource Management Policy and allocate utilities for 29,835 GPD.

Planning Board Meeting Date: 2/25/2025

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:
- Neighborhood Meeting details and issues raised by attendees
- Capeside Avenue realignment
- Feasibility of commercial/non-residential uses, possible scale of supported commercial uses onsite
- Traffic impacts in regard to residential, age-restricted residential, and non-residential uses
- Housing types
- Impacts to overall goal of Avent Ferry/Cass Holt Neighborhood Center
- Potential impacts to town's goal of 70/30 tax base
- Site's topography and how it may affect development
- Park Search Area and the applicant's proposed alternatives
- Water Resource Management Policy and Planning Board consideration
- Planning Board's ability to consider/not consider the Comprehensive Plan
- The application's impact on a potential town north/south connector
- Planning Board's duty in adopting a Plan Consistency statement with a Statement of Reasonableness
- Future NCDOT Avent Ferry widening

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 zoning map amendment by the Town Council.

The Planning Board adopted the following Plan Consistency Statement (8 - 0) [1 absent]

> The requested Zoning Map Amendment from RR – Rural Residential to MXR-CD – Mixed Use Residential Conditional Zoning District is inconsistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Neighborhood Center, and the proposed MXR-CD does not meet the intent of the Neighborhood Center character area and specific Community Character recommendations.

Statement of Reasonableness
The Planning Board typically combines the Plan Consistency Statement and Statement of Reasonableness as part of the same motion. The Planning Board elected to separate the two statements for separate votes.

The Planning Board failed to adopt the following Statement of Reasonableness (4 – 4) [1 absent]

> The requested rezoning is not reasonable and in the public interest because it does not provide neighborhood-based commercial uses where identified and needed by the public.
>
> Those voting against the motion cited that the project was reasonable and in the public interest due to potential transportation improvements and impacts, and the site's feasibility for commercial development:
> - Mr. Cuccurullo – Age-Restricted Community/Residential more appropriate in this location
> - Mr. Carpico – Topography limits of commercial development
> - Ms. Holder – Neighborhood support of project and not commercial
> - Mr. Prizer – Proposed traffic improvements

Zoning Map Amendment Petition Motion
The Planning Board recommends that the Town Council approve Zoning Map Amendment Petition #24-REZ-03 to change the zoning of 34.34 acres of Wake County PIN #0648464144 from RR – Rural Residential to MXR-CD – Mixed Use Residential Conditional Zoning District, as submitted by Laura Holloman of McAdams, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

The motion failed to achieve a majority vote of recommendation to the Town Council (4 - 4) [1 absent]

> Those voting against the motion, citing:
> - Chair Madoni – Inconsistency with comprehensive plan, no commercial uses
> - Vice-Chair Urquhart - Inconsistency with comprehensive plan, no commercial uses
> - Mr. Bess – Inconsistency with comprehensive plan, no commercial uses
> - Mr. Crandall - Inconsistency with comprehensive plan, no commercial uses

WAKE COUNTY PUBLIC SCHOOL SYSTEM

Office of Student Assignment
5625 Dillard Dr.
Cary, NC 27518
studentassignment@wcpss.net

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

July 29, 2024

Chris 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: 05/03/2024
- Name of development: Wood Property
- Address of rezoning: 1432 Avent Ferry Rd (PINs): 0648464185 (portion)
- Total number of proposed residential units: 114 Dwelling Units (A Declaration of Covenants, Conditions, and Restrictions requires that at least eighty percent (80%) of all occupied units shall have as a resident at least one-person age 55 or older)
- Type(s) of residential units proposed: 70 Detached Dwelling Units and 44 Attached Dwelling Units

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: Wood Property
Project Location: 1432 Avent Ferry Road
Use street address. *If none, use the closest intersection*
☐ Within Corporate Limits [X] Within Holly Springs ETJ ☐ Pending Annexation
PIN: 0648464185 Real Estate ID: 0003854
Project Acreage: *(Rounded to nearest tenth)* 39.34 Partial Parcel: ☐ No ☒ Yes
Sketch Plan Review (Pre-Submittal) Meeting Date: December 14, 2023 and April 11, 2024

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 (RR) Proposed Zoning: Mixed-use Residential Conditional District (MXR-C
Current Future Land Use Designation: Neighborhood Center
Proposed Future Land Use Designation: _____
Area Plan Designation (if applicable): _____

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 Michael Kemp Company Epcon Communities
Mailing Address 5440 Wade Park Blvd, Suite 101
City Raleigh State NC Zip 27607
Telephone # (919) 795-1701 E-Mail mkemp@epconcommunities.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 Graham H. Wood Company _____
Mailing Address 480 Tavern Circle
City Sandy Springs State GA Zip 30350-4455
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) Graham H Wood PIN/REID 0648464185/0003854 Date 12/18/2023

Plan Consistency Statement

Wood Property Rezoning

Executive Summary

The proposed rezoning provides the perfect use for this location. For years there have been two overarching concerns with new development in this area: traffic and school impacts. The proposed rezoning checks each of these boxes with flying colors by proposing a community for seniors that will have very little impact on traffic – especially during peak hours – and schools. Moreover, this age restricted development will provide for the first time an age-in-place opportunity for the many residents of Holly Glen, who will have the option of moving into a smaller lot community for seniors within close proximity to their current homes.

In addition to the foregoing, the proposed rezoning includes the realignment of Capeside Avenue, an improvement that will finally resolve the conflicts presented with the current intersection of Capeside, Avent Ferry and Cass Holt. The applicant believes this will increase the safety of motorists and pedestrians alike. While this is a senior community that will be generating very few school age children, the public benefit derived from the improvement to this intersection specifically addresses the Town's priority with Wake County and the Wake County Public School System, fostering a much safer environment for school age children in Holly Glen to bike or walk to school. Lastly, all of the foregoing is wrapped into a rezoning proposal that is consistent with the Future Land Use Map ("FLUM") classification of the property as a Neighborhood Center.

Section 1: Future Land Use and Community Character

The Town's Land Use and Character Plan implements a vision that preserves the character of the Town while embracing growth such that the quality of life for all citizens is improved and protected. The FLUM illustrates preferred development types and locations within the Town, while the Character Areas focus on shape and form, including but not limited to, site design, land use and density, all supporting the long-term goals for Holly Springs.

A. FUTURE LAND USE

The following specifically addresses Future Land use objectives this proposed rezoning will satisfy.

1) "Establish a series of pedestrian friendly neighborhoods that will enable the town to maintain a "small town" character as it grows and changes."

Over the years, the Town of Holly Springs has taken an active role in creating a framework within its UDO to ensure this character is preserved through every new development constructed. This "small town" feel can be recognized in the walkability made available through private streets and ample sidewalks within the communities and connecting to the public realm and other neighborhoods. The proposed development will have sidewalks along both sides of its streets

throughout the neighborhood. In addition, there will be walking trails within the neighborhood throughout the natural, protected areas of open space. These trails will ensure all residents will enjoy the character of the area, all while being able to enjoy active recreation in the amenities that will be included with the development.

The MXR district in the Town is one that seeks to encourage highly walkable neighborhoods with residential uses designed to be compact in form and utilize a connected street and open space network. The proposed development satisfies these expectations as it offers a mix of smaller lot single-family and townhome homes for seniors/empty nesters, designed to be accessible with an amenity center for residents to enjoy. This use will increase housing choices without negatively impacting school capacity and with minimal impact on traffic. In addition, the proposed development is consistent with the area and encourages connectivity to the public realm and other neighborhoods, neighborhood community in its active open space areas and amenity areas, and preservation of the natural environment. Lastly, the development will be located less than one mile from significant retail and services along the HWY 55 Bypass.

Through the Conditional District Design Guidelines, the developer is committed to providing a community that speaks to the quality and small town feel of the area. This commitment will result in a development that will exhibit the small-town charm the Town expects to preserve for years to come.

2) "Ensure that new housing is appropriate in type, location and density to minimize environmental impacts and maintain community character."

The project area is currently zoned Rural Residential (RR). Allowing the rezoning to MXR-CD will allow for the development of this proposed age-restricted, 55 and older community that provides a much-needed mix of single-family and townhomes for seniors, while preserving the natural environment and keeping with the character of the area. The FLUM designates this area as a Neighborhood Center for which the proposed MXR-CD rezoning is consistent according to Table 2.1 Zoning – Future Land Use Designations in the Town's Unified Development Ordinance, ("UDO"). While MXR-CD is consistent with the Neighborhood Center designation, Neighborhood Centers are a primarily commercial category calling for small scale commercial that provides goods and services to surrounding neighborhoods, effectively minimizing the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from adjacent neighborhoods.

Given the location of the site which is directly adjacent to a residential neighborhood and directly across the street from an elementary, middle, and high school, and in close proximity to other child daycare facilities, a commercial use for this location does not promote an improved and protected quality of life for the citizens of this community. The proposed use will provide a neighborhood that is complimentary to the existing community character by delivering a community that embraces the long-term vision for the Town, all while being less than a mile from shopping and dining along the HWY 55 Bypass. With the sidewalk improvements that have been made along Avent Ferry Road, the continuous sidewalk network will be an attractive walkable feature for the active seniors that the applicant anticipates will be their future

homeowners. The applicant has revised the development plan locating the townhomes to the center of the development and placing the single-family housing along the perimeter. This configuration is consistent with the Comprehensive Plan and the Town's UDO and aligns with the Town's vision related to design and orientation for building types. It is also in direct response to neighbor comments in the first neighborhood meeting held in November 2023, concerning density and transitions.

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

The proposed rezoning consists of both townhomes and single-family dwellings targeted toward seniors and empty nesters. These housing types present a much-needed housing product, which is a goal of the Comprehensive plan. This goal is also mentioned in the Executive Summary above.

4) "Prevent sprawl and ensure that community services and infrastructure are used strategically and conservatively."

Sprawl, often characterized by non-connected low-density zoning that results in greater construction costs of both road and utility infrastructure is not the character of the proposed development. This proposed development is intended to provide a cohesive 21st century 55 and over residential neighborhood that will be located less than one mile from significant retail and services along the HWY 55 Bypass. Further, the close proximity of the site to other residential neighborhoods and schools, makes this 55 and over residential development at the proposed density a better choice as compared to the existing zoning and land use objectives of the designated Neighborhood Center.

This development is not the first development along Avent Ferry Road where there are existing water mains located along Avent Ferry Road, resulting in available tie-in to existing lines and provide a pump station.

B. COMMUNITY CHARACTER

The following specifically addresses Community Character objectives this proposed rezoning will satisfy.:

1) "To accommodate a variety of housing types that includes single-family, executive housing, townhouses, condominiums and apartments."

The proposed development will provide much needed housing for the Town and include variety of townhomes and single-family homes targeted toward seniors and empty nesters. The development will also include on-site amenities for residents to enjoy active and passive recreation.

2) "To preserve and protect, where appropriate, agricultural land, green space, woodland and the natural environment."

The proposed development provides for preservation of stream and perimeter buffers that will allow residents the ability to enjoy the natural environment throughout the neighborhood. In addition, there will be tree preservation consistent with the Town's tree protection ordinance.

The proposed rezoning request meets both the current and proposed long term vision for the Town as described in the Comprehensive Plan. The close proximity of the site to other residential neighborhoods and services makes this 55 and over residential development at the proposed density a welcomed part of Holly Springs

Section 2: Transportation /Comprehensive Transportation Plan

As growth occurs, the traffic impact becomes more and more critical. The proposed rezoning will minimize potential traffic impacts to the existing challenged Avent Ferry Road network by developing a 55 and over community that will have minimal impact on school time and peak hour transportation demands. The Town's engineering department and the NCDOT work together to investigate potential traffic impacts through a Traffic Impact Analysis. The CTP endeavors to balance land use and effective transportation within the Town. The proposed rezoning is consistent with these Transportation plans and will provide right-of-way dedication and frontage improvements including, very significantly, the realignment of Capeside Avenue and Cass Holt Road with the goal of providing a safe and connected full movement intersection. Holly Grove Elementary, Middle, and Holly Springs High School are located on the same parcel at the intersection of Cass Holt Road and Avent Ferry Road. The 2019 SouthWest Area Study (SWAS) concludes that the current state of this intersection makes walking and biking to school unsafe. The SWAS calls out the need to improve this intersection and specifically states that "Avent Ferry/Cass Holt/Capeside should be realigned for a 4-way intersection (remove the offset)." The plan proposes internal streets designed to match the constructed roadways of the adjacent Holly Glen subdivision and provides a walkable, connected, and expanded pedestrian network. Further, the developer agrees to design and construct the mitigation improvements set forth in the TIA and transportation mitigation agreement, as well as provide access stubs to adjacent properties as required by the UDO.

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

The purpose of the Parks & Recreation Master Plan is to focus on the importance of providing open space and active opportunities for all Town residents. The Master Plan provides guidance on the following Comprehensive Plan objectives:

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

The proposed development will contribute to the Town's sidewalk system on the property frontage and along the interior streets which will allow residents to easily access the public realm, open space, and amenity areas.

Section 4: Community Facilities

Community facilities focuses on the need for increased demand for public services as the Town experiences growth. Community facilities include fire, police, EMS, and public schools. The Comprehensive Plan addresses several objectives, and this rezoning request achieves the following Comprehensive Plan objectives:

1) "Inform developers when proposing new subdivisions – of the need for residents' access to community facilities and the importance to plan appropriately to enable this access."

The development is designed with an amenity center located in the center of the development to serve as the centralized location to facilitate community activity and gatherings for this active adult community. In addition, Wake County Public Schools require all proposed residential development to submit a residential notification form that outlines the number of units and the year breakdown that they will be completed. The development is restricted to seniors, consistent with federal law and, thus, will have virtually no impact on school capacity. Further, developers also plan for community facilities such as police, fire, and EMS when designing development. Interior streets are required to accommodate the largest emergency response vehicle. Staff reviews the submittal to ensure that the vehicle can safety maneuver through all access points and amenity parking areas.

Section 5: Infrastructure and Utilities

The Comprehensive Plan endeavors to ensure that infrastructure such as water, wastewater, stormwater, electric, telecommunications, etc. with respect to new development will adequately handle new growth. This rezoning request is consistent with the following Comprehensive Plan objectives:

1) "Provide infrastructure to meet the needs of residents and development while protecting the environment."

The proposed development will extend public utilities to the site and provide a pump station. The developer agrees to design and construct the mitigation improvements set forth in the sewer study, as well as provide water and sewer stubs to adjacent properties as required by the UDO. In addition, it is noted that a fire flow analysis is required at Major Subdivision plan. Further, the tree preservation areas designated for the development far exceed the UDO requirements for same. With respect to the Town's Water Resources Management Policy, the development includes significant public infrastructure improvements with the (1) relocation of Capeside and (2) the extension of a greenway along Avent Ferry Road to each of Logging Trail Road and the Town's new public park. As noted in Section 3.1 of the UDO, the Town Council reserves the right to deviate from the Policy at its sole discretion. Based upon this authority and consistent with the developer agreement that is provided, the applicant requests that the Council use its authority to deviate and approve the allocation of utilities necessary to support the development.

Section 6: Natural Resources

The Town is challenged with finding a balance between preserving the natural environment and the development of the Town's future. This rezoning request is consistent with the following Comprehensive Plan objectives:

1) “Balance development with conservation.”

The Town uses several tools throughout the development process to ensure this balance has been thoughtfully approached in the protection of streams and wetland features and a newly adopted tree protection ordinance. The proposed development provides for preservation of stream and perimeter buffers along with surrounding open space that will allow residents the ability to enjoy the natural environment throughout the neighborhood. In addition, there will be tree preservation consistent with the Town’s tree protection ordinance.

Zoning Compatibility Statement

The Town has experienced consistent growth, including a number of new residential subdivisions. The Town staff and officials have worked diligently to ensure that this residential growth grows at a rate that is appropriate for the surrounding area with a specific focus on density.

The proposed project that is the subject of this rezoning request is currently zoned Rural Residential (RR). An RR district is not expected to be supported with public water and sewer in the short-term and may accommodate very low-density residential land use and should be located near the periphery of the jurisdictional boundary which is not expected to develop in the near future. The Future Land Use Map designates this property as a Neighborhood Center. Rezoning of this property to Mixed-Use Residential Conditional District ("MXR-CD") will introduce an age-restricted, 55 and older community that provides a much needed mix of single-family and townhomes for seniors, while preserving the natural environment and creating amenities for future residents to enjoy. Because the development is targeted toward seniors, it will have minimal impact on school capacity and peak hour traffic. The proposed rezoning will provide right-of-way dedication and frontage improvements including, very significantly, the realignment of Capeside Avenue and Cass Holt Road with the goal of providing a safe and connected full movement intersection which will increase safety for existing and future residents.

This rezoning request creates a neighborhood that accounts for environmental protection and preservation while creating a community that will provide much needed housing, active recreation amenities and multimodal connectivity. This neighborhood would be a welcomed part of Holly Springs.

TOWN OF HOLLY SPRINGS
ZONING PETITION

AFFIDAVIT OF OWNER CONSENT

DPM Appendix #A-02
Supplement #8
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

Michael Kemp (Name of Representative) of Epcon Communities (Name of Company)

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

Rural Residential (RR) (Current Zoning District) to Mixed Residential (RMX) (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]	
[signature]	064864185/0003854
[signature]	
[signature]	

State of Georgia
County of Gwinnett

Sworn to and subscribed before me the 23 day of November, 2023.

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

[signature] / Kelli Spanjers
Notary Public Printed

Seal

KELLI SPANJERS
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES
APRIL 19, 2024

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: November 8, 2023
Time: 5:30pm - 6:45pm
Location: Virtual - Zoom Platform

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: October 27, 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 - Discussion Summary

Attach Additional Sheets as needed

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

Attach Additional Sheets as needed

Additional attachments required for the report:
☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
☒ A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) Date

Neighborhood Meeting Notice

MORNINGSTAR LAW GROUP

Jason Barron | Partner
421 Fayetteville Street | Suite 530
Raleigh NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Jason Barron

Date: October 27, 2023

Re: Notice of neighborhood meeting to discuss potential rezoning of certain property located in Holly Springs, NC along Avent Ferry Road west of its intersection with NC Highway 55, with Parcel Identification Number (PIN) 0648464185 (the "Property"). The Property approximately 39.34 acres, depicted on the attached Context Map.

We are counsel for Epcon Communities, a developer that is considering rezoning the above-captioned Property in the Town of Holly Springs for an age-restricted, 55 and older community consistent with their very well established reputation for building such communities (the "Town"). Consistent with Holly Springs requirements, we are mailing this notice to all owners of properties within 500 ft of the Property. The subject property and all properties within 500 ft of the Property are highlighted in yellow on the context map included with this mailing.

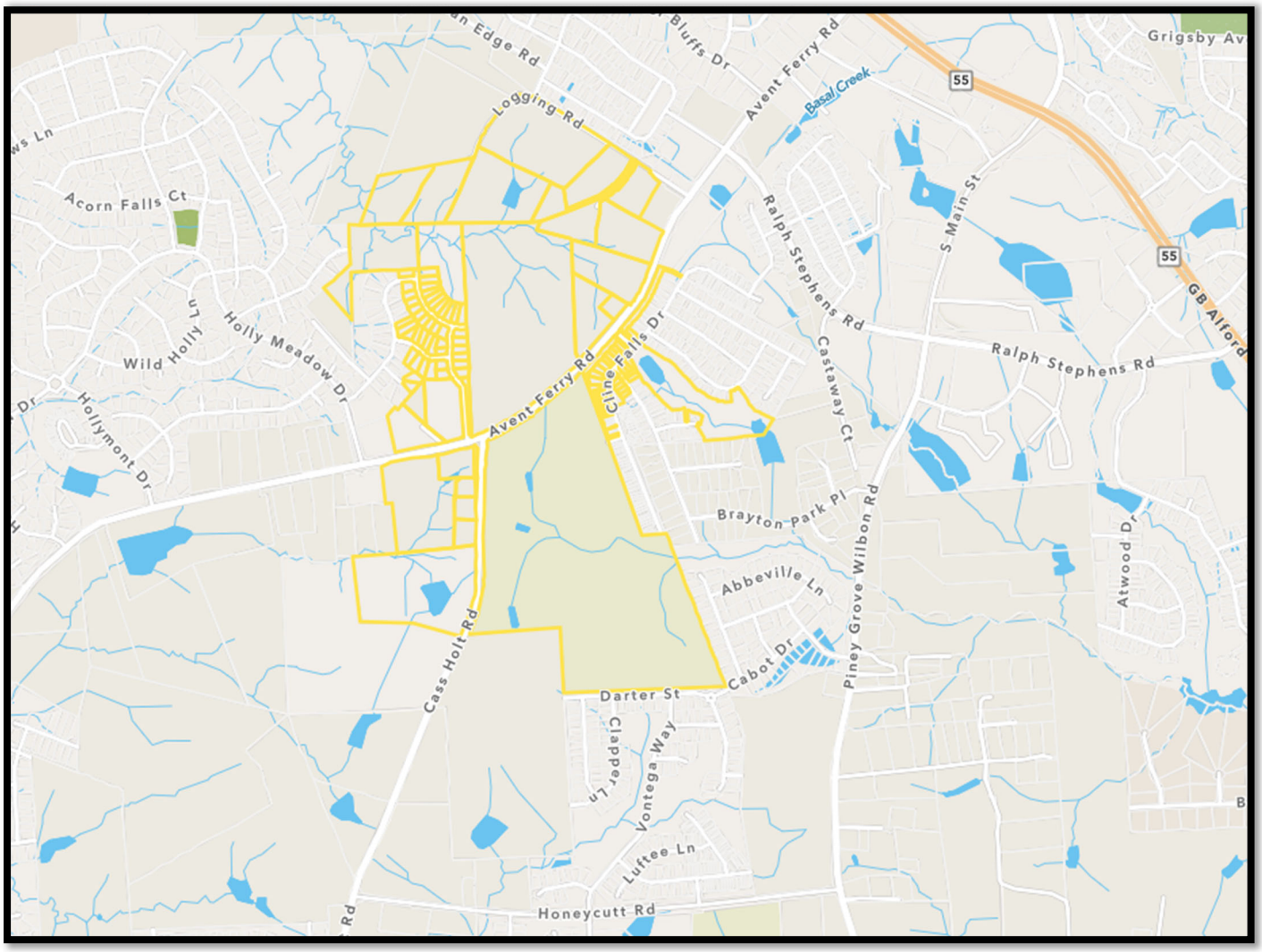
As mentioned above, the purpose of the rezoning is to facilitate the development of an age-restricted single family and townhome community with associated amenities. The Conditional District Master Plan enclosed herewith provides the overall concept associated with this proposed community. Currently, the Property is zoned Rural Residential (RR). We are contemplating rezoning the Property to Mixed-Use Residential Conditional District (MXR-CD).

We will hold a virtual neighborhood meeting on **Wednesday, November 8, 2023**, **5:30 p.m. – 6:30 p.m.** via Zoom to discuss the rezoning. The purpose of the neighborhood meeting is to ensure that nearby property owners are made aware of the proposed rezoning and share comments and questions they may have.

Instructions for registering for and joining the meeting are enclosed.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919-590-0371 or jbarron@morningstarlawgroup.com. Also, for more information about rezoning, you may want to visit hollyspringsnc.gov or contact the Town of Holly Springs Planning Department at (919) 557-3908.

Context Map


Logging Rd
Avent Ferry Rd
Bluffs Dr
Basal Creek
Grigsby Av
55
Acorn Falls Ct
Holly Meadow Dr
Wild Holly Ln
Hollymont Dr
Cline Falls Dr
Ralph Stephens Rd
Castaway Ct
S Main St
GB Alford
Brayton Park Pl
Abbeville Ln
Cabot Dr
Piney Grove Wilbon Rd
Atwood Dr
Cass Holt Rd
Darter St
Clapper Ln
Vontega Way
Luftee Ln
Honeycutt Rd

How to Participate in the November 8, 2023 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device, go to https://morningstarlaw.group/11082023.mtg to register for the meeting. (Registration is necessary as we are required by the Town of Holly Springs to have a record of attendance.)
    - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
    - To participate by phone,
    - Dial one of the following numbers:
        - +1 929 436 2866
        - +1 301 715 8592
        - +1 305 224 1968
        - +1 309 205 3325
        - +1 312 626 6799
        - +1 646 931 3860
        - +1 719 359 4580
        - +1 253 205 0468
        - +1 253 215 8782
        - +1 346 248 7799
        - +1 360 209 5623
    - Webinar ID: 856 3654 2355
    - Passcode: 319499
    - For attendance purposes as required by the Town of Holly Springs, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

If you have difficulty registering, you can call Leticia Shapiro at **(919) 590-0366** or email **tshapiro@morningstarlawgroup.com** prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email **tshapiro@morningstarlawgroup.com** and the meeting link will be sent to help assist.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will either unmute you to allow you to speak to solicit your questions/comments.

If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at **tshapiro@morningstarlawgroup.com**.

	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359806	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

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

www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

GRAHAM WOODS PROPERTY
MASTER PLAN
AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001X-S1
CHECKED BY	XX
DRAWN BY	XX
SCALE	1"=100'
DATE	10.XX.2023

SHEET

UTILITY PLAN

C4.00

WOOD PROPERTY NEIGHBORHOOD MEETING MAILING LIST

Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
HOLLAND, JAMIE SCOTT HOLLAND, VIRGINIA H	PO BOX 1131	HOLLY SPRINGS NC 27540-1131	
LAMM, KARL GARRETT ROTH	312 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
WOOD, GRAHAM H	480 TAVERN CIR	SANDY SPRINGS GA 30350-4455	
GICHOHI, TONNY W SIBUNGA, VERCILLI	213 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
CACIOPPO, SHAWN W CACIOPPO, MELISSA	11 CLEARWATER PT	SANFORD NC 27332-9663	
AMH 2015-1 BORROWER LLC	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	
YANG, GUOHUA TRUSTEE ZHENG, HUI TRUSTEE	3016 NASHVILLE DR	SAN JOSE CA 95133-2059	
PALAZOLA, GENELL M PALAZOLA, ELISABETH	201 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
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AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
BRIGGS-FISHER, MARVIRSTINE Y	108 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
MCGUIRK, ANYA	1212 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-9619	
XIAO, JUN LI, MIAO	316 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
LINDSAY, SCOTT H LINDSAY, CLAIRE P	401 SHOREHOUSE WAY	HOLLY SPRINGS NC 27540-5952	
AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
PACHECO, JOSE O PACHECO, MIRNA	5116 MABE DR	HOLLY SPRINGS NC 27540-7398	
MURRAY, JAMES ARTHUR JR MURRAY, ADRIANE	220 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
THAXTON, LEWIS RAY THAXTON, PAMELA M	945 LOGGING RD	HOLLY SPRINGS NC 27540-6920	
MOSLEY, MATTHEW MOSLEY, KELLI	225 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
2MM LLC	109 OXYARD WAY	CARY NC 27519-7327	
2MM LLC	109 OXYARD WAY	CARY NC 27519-7327	
HOLLAND, JAMIE SCOTT HOLLAND, VIRGINIA H	PO BOX 1131	HOLLY SPRINGS NC 27540-1131	
HOLLY GLEN HOMEOWNERS ASSOCIATION INC	ASSOCIA HRW INC	4700 HOMEWOOD CT STE 380	RALEIGH NC 27609-5732
BOWEN, KEITH E BOWEN, LARAINE R	205 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
STAUFFER, ERIC ALLAN STAUFFER, MELANIE LYNN	221 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
EMOND, GLEN ALAN EMOND, PAULA FIALHO	209 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6294	
WEBB, DANA L WEBB, CECELIA ALLEN	1216 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-9619	
EVANS-GRIFFIN, TAWANA GRIFFIN, SYLVESTER	113 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6266	
FEHLNER, CAROL DENOBLE, KIMI	C/O LINDA EGENTOWITH (EXEC)	210 FRANCONIA WAY	APEX NC 27502-8601
MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	205 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6294	
HALE, STEVEN A HALE, LISA N	229 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
CLARK, TOMMY S JR CLARK, MELANIE RHEA	100 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
SHUMAKER, JARROD KEELEY, JENNIFER	212 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH NC 27610-4145
HIDALGO, AGUSTIN H ROMERO, MELANY	1126 NOOR LN	FUQUAY VARINA NC 27526-3310	
SANTOMAURO, DIANE C	304 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
FUNCHESS, DARYL L. FUNCHESS, DIONNE A.	204 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	

AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
SIMPSON, NANCY	236 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
KIMARIO, ZAINAB	232 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
YOUNG, CHARLENE FAY	5533 OLD AIRPORT RD	HOLLY SPRINGS NC 27540-8860	
ECHOLS, ANDREA	218 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
PATEL, RAMESHBHAI N PATEL, GITA R	200 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6293	
FORCUM, ROBERT B FORCUM, LINDA K	1001 LOGGING RD	HOLLY SPRINGS NC 27540-6943	
WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	301 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6296	
GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	305 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6296	
MUNISTERI, RUSSELL PORCELLI-MUNISTERI, NADIA	228 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
MOYA, STEPHEN JOHN MOYA, MARIA MONINA E	232 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
CARSON, JONATHON MONTILLA, JOYETTE CECILIA C	112 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
TAYLOR, MARK J	117 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6266	
ELKON, MOHAMED A KANDIEL, MAIE M	151 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-0030	
CHEN, CHIEN-AN CHEN, HSUEH-MIN	305 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5991	
AMH NC PROPERTIES, LP	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	
LAMARCA, JOSEPH M LAMARCA, ANGELA	222 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
PALMER, DOUGLAS L PALMER, WHITNEY J	104 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
BENINCOSA, JONATHAN LEE BENINCOSA, AMBER NICHOLE	304 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6295	
AKA REAL HOLDINGS LLC	102 BANCROFT BROOK DR	CARY NC 27519-1812	
LAKABI, TARIK BENMOHAMMED, SOUMEYA	4140 IRVINGTON AVE APT 26	FREMONT CA 94538-4850	
BATTA, SUSHIL KUMAR KUMARI, SWATI	224 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
GAJJALA, BHUSHAN REDDY PANDIRI, MOHINI	1119 GROGANS MILL DR	CARY NC 27519-9473	
HARABIN, CASSIDY L HARABIN, MAREK	208 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
X FORM LLC KOMPETENT REALTY VENTURES LLC	1003 HIGH HOUSE RD STE 205	CARY NC 27513-3585	
X FORM LLC KOMPETENT REALTY VENTURES LLC	1003 HIGH HOUSE RD STE 205	CARY NC 27513-3585	
PARIMI, SATYANARAYANA PARIMI, VARA LAKSHMI	1344 MAGNOLIA BEND LOOP	CARY NC 27519-0120	
PETRUSKA, LAURA A	216 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
NUTTY, JEFFREY L NUTTY, CAROL K	309 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6296	
SNOOK, DANIELLE M	116 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
JOHNSON, TAMAR JOHNSON, EFFIE C	224 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
2018-4 IH BORROWER LP	INVITATION HOMES	1717 MAIN ST STE 2000	DALLAS TX 75201-4657
D & L EVER GREEN LLC	409 CRICKET HEARTH RD	SANFORD NC 27330-6335	
KINGSTON, DERON A KINGSTON, DEBORAH	100 HOLLY GLEN CT	HOLLY SPRINGS NC 27540-5953	
GRANTHAM, WILLIAM S GRANTHAM, KAY K	200 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
TOWN OF HOLLY SPRINGS	TOWN ATTORNEY	128 S MAIN ST	HOLLY SPRINGS NC 27540-9092
JOHNSON, JENNIFER M JOHNSON, JACOB	104 HOLLY GLEN CT	HOLLY SPRINGS NC 27540-5953	
GREGORY, WILLIAM F GREGORY, NANCY J	305 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6953	
PHILLIPS, TERRIE L	212 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
KLEIN, GREGORY TODD KLEIN, JOCELYN	217 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
PATEL, HARSHA	308 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
HUMPHREYS, RYAN HUMPHREYS, TORRIE	5108 MABE DR	HOLLY SPRINGS NC 27540-7398	
VALLEY IT SOLUTIONS LLC	1121 WESTRAE DR S STE 106	FARGO ND 58103	
YOSEMITE PROPERTIES LLC	1204 VILLAGE MARKET PL # 118	MORRISVILLE NC 27560-7508	
RUSSELL, CHRISTOPHER M RUSSELL, JAIMIE	216 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
YAMNITSKY, EUGENE TRUSTEE YAMNITSKY, VICTORIA TRUSTEE	105 OAKEN PL	APEX NC 27539-7773	
MCCURRY, JONATHAN AMMONS, CRYSTAL	965 LOGGING RD	HOLLY SPRINGS NC 27540-6920	
HORVATH, KRISTIN E	228 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
THOMPSON, KEVIN THOMPSON, ADELE	300 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
SEABROOK BUILDERS LLC	781 ANCIENT OAKS DR	HOLLY SPRINGS NC 27540-8350	
HENRY, JOHN J HENRY, SHERRY A	240 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	

KODAVANTI, PRASADA RAO SIVA KODAVANTI, URMILA	162 MOCKINGBIRD CT	APEX NC 27523-6367	
KILLEBREW, CARRELL DANIEL KILLEBREW, ERIKA KANANI	1220 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-9619	
MCCABE, BRIAN JOHN TAYLOR, ELIZABETH HOLLAND	220 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
DCN PROPERTIES LLC	305 KENWAY LOOP	MOORESVILLE NC 28117-8411	
COLLINS, ANDREW PHILLIP COLLINS, BRENNA ANDREAS	226 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
DEL REAL, HEIDI NICOLE	405 SHOREHOUSE WAY	HOLLY SPRINGS NC 27540-5952	
SANDHAR, PARMINDER S SANDHAR, PARDEEP K	320 FLAT ROCK LN	HOLLY SPRINGS NC 27540	
GROSS, ARDEN CARRIGO, REMINGTON LAWRENCE	209 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
WEDSWORTH, TOM J JR WEDSWORTH, KYLA D	150 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-0029	
AUTUMN PARK OWNERS ASSN INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
KB SQUARE LLC	1527 SIERRA GLEN CIR	APEX NC 27502-7422	
CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	201 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6294	
SCHEOPNER, BRIAN	204 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6293	
PERRY, BRYAN S PERRY, JESSICA S	109 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1266 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1432 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5112 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5100 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	301 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 LOGGING RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5116 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5332 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5324 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1300 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	149 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 OLD AIRPORT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5329 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5105 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5104 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	222 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1601 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5109 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1225 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1212 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	214 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	301 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	309 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5420 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 AEROSPORT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	105 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	216 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	400 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	300 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1250 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1530 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5316 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	401 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1603 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	

NEIGHBORHOOD MEETING ATTENDEES

APPLICANT REPRESENTATIVES		
Name	**Email**	**Organization**
Jason Barron	jbarron@morningstarlawgroup.com	Morningstar Law Group
Leticia Shapiro	tshapiro@morningstarlawgroup.com	Morningstar Law Group
Laura Holloman	holloman@mcadamsco.com	McAdams
Sarah Van Every	vanevery@mcadamsco.com	McAdams
ONLINE ATTENDEES		
Name	**Email**	**Address**
Lisa Hale	lnardozzi@yahoo.com	229 Harbor Fog Tr
Russ Munisteri	munruss@gmail.com	228 Harbor Fog Trail
Kelly Nutty	nutty110808@gmail.com	309 Capeside Ave
Thomas Rushing	trrushing@hotmail.com	416 Shorehouse Way
Pam Hathaway	Brucehath@aol.com	104 Avent Meadows Ln
Jodi Carey	Careyj@hpw.com	300 Sycamore Ridge Lane
Joseph Ower	joe.ower@gmail.com	112 Winter Ridge Dr
Shiv S Nunna	nunnarealty@gmail.com	1003 High House Rd #205
Selva Mohan	2mmllccary@gmail.com	300 Sycamore Ridge Lane
Glen Emond	paulaemond@outlook.com	209 Capeside Avenue
Kathryn Sheldon	katkornbau@gmail.com	513 Avent Meadows Lane
Eric Gray	hegray@live.com	208 Avent Meadows Lane
Lynn Skinner	lskinner92@gmail.com	100 Maple Glen Ln
Carrell Killebrew	danielk.biz@gmail.com	1220 Happy Hunting Hills Dr
Jennifer St. Jean	thestjeans05@gmail.com	Not Provided
Yan Higgins	Yanhiggins3@gmail.com	204 Carolina Town Ln.
Timothy Swartzfager	trswartzfager@gmail.com	113 Autumn Glen Ln
Brian McCabe	brian.john.mccabe@gmail.com	220 Harbor Fog Trail
Graham Wood	gwood480@mac.com	Not Provided
Christine Walorz	walorztina@gmail.com	324 Covenant Rock Ln
Laurie Hale	laurie_hale@yahoo.com	Not Provided
Karen Fassett	Karenp21@gmail.com	Not Provided
Jessica Perry	mizzou_perry@yahoo.com	109 Oakmoss Trail
Leslie Clark	leslie_clark@live.com	Not Provided
Melanie Stauffer	melanie.stauffer@yahoo.com	221 Harbor Fog Trail
Wendy D	Wendyshappybooks@gmail.com	Not Provided
Jonathan Benincosa	jonathanbenincosa@gmail.com	304 Capeside Ave
Terry Schaible	terryschaible5@gmail.com	100 Sycamore Creek Drive
Craig Ashby	cashby11@nc.rr.com	201 Highland Springs Lane
Michael Kemp	mkemp@epconcommunities.com	5440 Wade Park Blvd
Penney Mizell-Brooks	Mizellbrooks@gmail.com	217 Hickory Glen Lane
Nathalie Clingaman	nathalie.clingaman@gmail.com	201 Capeside Ave
Robert Forcum	forsprink@embarqmail.com	1001 Logging Rd.

Andrew S.	andrew@deaconcompanies.com	Not Provided
Christine Marlowe	Ccmarlowe0425@gmail.com	413 Shorehouse Way
MJ Mattern	mjndave@gmail.com	208 Holly Moor ln
Al Drohan	adrohan@yahoo.com	Not Provided
Mary Crawley	mfcrawley@gmail.com	412 Magnolia Meadow Way
Juan Montes	jpmontes9@gmail.com	601 Walnut Crossing Drive
Kelli Mosley	Kellim10@yahoo.com	225 Harbor Fog Trail
Kevin Krystofiak	krystofiakk@yahoo.com	205 Cahors Trl

WOOD PROPERTY NEIGHBORHOOD MEETING
NOVEMBER 8, 2023

DISCUSSION SUMMARY

Discussed number of participants registered and waiting until 5:35pm to begin the meeting to allow additional participants to join the meeting.
Meeting began at 5:35pm
Discussion regarding the property and its location.
Discussion regarding EPCON and EPCON 55+ communities.
Discussion regarding zoning process in the Town of Holly Springs.
Discussion of special studies.
Discussion regarding purpose of neighborhood meeting.
Discussion regarding current zoning and proposed rezoning.
Discussed school impact.
Discussed reduced peak hour trips.
Discussed proposed development.
Discussed buffers.
Discussed realignment of Capeside for the benefit of the traffic light on Cass Holt and Avent Ferry.
Participant expressed concern that microphones were shut off.
RESPONSE: We will unmute if we get time following all of the Q&A.
Participant expressed concern with three things with the proposed development:

1. I am concerned with how this community is going to connect to Harbor Fog Trail. That has been a dead end for a long time where children play. How will traffic be controlled?
   RESPONSE: The Town requires us to connect to Harbor Fog. We are providing a minimal amount of street as traffic calming and not.
2. What is the plan with traffic patterns on Avent Ferry?
   RESPONSE: Capeside will be the primary access and will be full-movement. We are still working on the traffic patterns on Avent Ferry. Access to Avent Ferry is to be determined by NCDOT and the Town.
3. Are they communities for purchase or rentals?
   RESPONSE: These are communities for purchase.

Participant asked for an explanation as to why a rezoning is needed. It is already residential.
RESPONSE: The current zoning is Rural Residential which is a holding zoning classification that was applied to the property by the Town. This zoning classification is essentially designed to make any development on the site have to go through a rezoning.
Participant asked what type of "mixed use" do you need approval for.
RESPONSE: We are not mixing uses. This is exclusively residential with a mix of housing types.
Participant stated only notifying people within 500' of the property is not sufficient although if that is all that is required, then that is how it is going to be, unfortunately. This development will impact this stretch of Avent Ferry and the Cass Holt, Avent Ferry intersection. Any residential community on this property will be detrimental to traffic and safety.
RESPONSE: The 500 ft radius notification is per the ordinance and does require notification to HOAs.
Participant stated any residential traffic is an impact on the 3 schools across the street from this development.
RESPONSE: WE are hoping to provide a use that will have a minimal impact on the schools and make it safer for traffic moving in and out of Holly Glen.

Participant stated people work into their 70's nowadays so trying to say that a 55+ community is not going to affect work traffic is not valid.
RESPONSE: I understand your point. I am not a traffic engineer but it is my understanding from traffic engineers that on a per driver basis there is less traffic generated from a 55+ community versus a nonrestricted community.
Participant asked why the project is proposing a throughway into the Holly Glen neighborhood.
RESPONSE: We are required to connect to Harbor Fog by the ordinance.
Participant mentioned that the Town's Comprehensive Plan says that when adjacent to an existing neighborhood, variation of density will provide an appropriate transition. So why are you putting townhomes next to multi-acre single family homes?
RESPONSE: That is correct. This is why we put single family next to Holly Glen – consistent with the comprehensive plan. The townhomes are adjacent to the properties to the east, which at some point will develop consistent with the Town's long range plan.
Participant stated too many developers request fees in lieu for doing traffic changes like realigning intersections and adding lights. Just because you are proposing it and if it gets approved, there is no guarantee it will be done.
RESPONSE: The traffic improvements will be a condition of this rezoning and will not be a fee in lieu.
Participant asked if there is any plan to widen Avent Ferry Rd.
RESPONSE: There is widening anticipated along the frontage of the property.
Participant asked where does the throughway on the west side go to. (The right side of the map view)
RESPONSE: This is a stub road required by the ordinance for a future connection to other properties as they develop.
Participant asked what are off peak times. Avent Ferry is always busy.
RESPONSE: Peak times are rush hour in the morning and evening – approximately 7-9am and 4-6pm.
Participant asked by law, how much of the community can be under 55.
RESPONSE: The Fair Housing Act allows 20% to be under 55.
Participant asked what road are you proposing routes out if the community. Are you going to route everyone, all 130 units, through Capeside?
RESPONSE: There will be options between two access points along Avent Ferry Road and a light.
Participant stated: You asked for boots on ground issue: children being run over by inattentive drivers.
RESPONSE: Understood.
Participant asked if EPCON intends to change the briefed density later to increase profitability, like many developers do.
RESPONSE: We will have a condition that caps our density.
Participant stated the 50 ft buffer is indeed larger than normal. Documenting that was briefed.
RESPONSE: Yes, this will be a condition of the rezoning.
Participant asked if the project is proposing sidewalk along Avent Ferry.
RESPONSE: Yes, the Town is requiring sidewalk.
Participant stated the Town's Comprehensive Plan says that the center will be smaller lots, and larger lots at the edge, and "become exclusively single dwelling detached". Townhomes at the edge does not follow this Plan.
RESPONSE: We are requesting a comprehensive plan amendment here because the Town's plan calls for commercial on this site which will be too much traffic.
Participant expressed a major concern about the streams and flooding. More water dumping into the little creeks by us, has already increased flooding in just 10 years. The creeks in Holly Glen flood every time we get a hard rain. More homes and more runoff equals more flooding. There needs to be more mitigation over flooding and dumping runoff and rain into the already overburden creeks.

RESPONSE: We are working on this and have identified storm water controls on the site. We appreciate this information.
Participant asked what is going to be the amount of trees that are cut down. I have lived here for over 23 years and have never smelled the dump until the past couple of years. Trees are needed to clean and filter the air.
RESPONSE: Tree preservation is required per the Town; but tress will be removed for development.
Participant stated there are lots of townhouses already, 300 of them at Ralph Stevens and Avent Ferry, just down the road. Is it in the town's interest to have so much more dense housing? Don't we have enough already in the area? Do the current residents of Holly Springs want more townhomes?
RESPONSE: I understand the point. I can't speak for the residents, but can say there is not a lot of options for seniors.
Participant asked if the property be bulldozed and completely cleared of all trees and vegetation, particularly along the stream buffer on the north side.
RESPONSE: The stream buffer will be preserved. We cannot touch the buffered streams; but we will have to clear for stormwater control.
Participant stated that while this may not cause more traffic in theory during school hours, it will cause more traffic in general on a two lane road (Avent Ferry). Is part of this to expand Avent Ferry?
RESPONSE: There will be a traffic impact but it is an impact less than a market rate community and certainly less than commercial. Avent Ferry will be widened along the frontage of this project.
Participant asked what has changed since the last time the re-zoning was disapproved that makes this any more attractive given that Avent Ferry is not going to be 4 lanes much before 2029.
RESPONSE: The nature of the use is what has changed. Hopefully this use will be a benefit to the community.
Participant stated, you are acting like 55+ do not still work or commute. Two children have been hit in the last month between your proposed entrances. Until the town acts on mitigating the traffic issues, this will be a nightmare. We already can't get out of our subdivision and this is just adding more traffic.
RESPONSE: I am aware of the instances with the children, that is terrible. I am not suggesting there will not be a traffic impact. There may peak hour traffic impacts, it's just that there is less with this use.
Participant asked if the entrance/exit on Avent Ferry be lined up with the school entrance.
RESPONSE: I anticipate they would be to avoid conflicts, but that will be determined by staff.
Participant asked why there isn't a pool or rec center for the community
RESPONSE: There is an amenity in the middle of the property.
Participant asked what the width of the stream buffer areas are.
RESPONSE: 30' on either side is the requirement.
Participant stated notifying all of Holly Glen and Autumn Park would be nice.
RESPONSE: Understood. We have to draw the line at some point and that is why we follow the Town's requirements.
Participant asked where the trees will be cleared. We'd like tree preservation along our border. We've preserved the trees on our side.
RESPONSE: We will take a look to see if there is the opportunity to preserve trees in this area.
Participant asked if Capeside Avenue is going to be aligned with Avent Ferry which has been in the town's plan for a long time.
RESPONSE: It will be aligned with Cass Holt.
Participant asked how many stories for the single family homes and townhomes?
RESPONSE: There is a maximum of two stories.
Participant asked if any townhomes will be higher than 2 stories?
RESPONSE: No.
Participant asked if the current path of the stream will be disturbed.

RESPONSE: We cannot touch the stream.
Participant stated that regardless of how many homes are proposed, it still equates to a lot of additional traffic regardless of timing which Avent Ferry is incapable of handling.
RESPONSE: Understood there will be an impact.
Participant asked if this passes, will there still be the ongoing problem with the schools and preschools using Capeside for pick up and school events.
RESPONSE: We are sensitive to this and are working on this with the Town, Wake County Public Schools, and EPCON.
Participant asked if everything is approved and moves along at expected speed, when would we expect development to start.
RESPONSE: Rezoning will take approximately 9 months, and the Development Plan and Construction process is another 9 months. We are looking at approximately 18 months to 2 years – Fourth quarter of 2025.
Participant stated there is an abundance of townhomes being built recently in Holly Springs - are they necessary in this development. How many single family homes vs. townhomes are going to be built? Condensed building increases traffic even more. Maybe more single family - would reduce traffic and be better for the community around the development.
RESPONSE: The breakdown between single family and Townhomes is approximately 64 each.
Participant asked if there will be added restrictions for parking in this area with the increase of traffic.
RESPONSE: Understood. This is being discussed with the Town.
Participant stated you mentioned right only turn off of Capeside. This will cause more traffic and potential issues with people doing a U turn on Avent Ferry rather than going to another entrance and potentially cause even more traffic buildup on Avent Ferry.
RESPONSE: The connection at Capeside will be a full movement intersection.
Participant asked what amenities will be made available. It has been previously communicated via other rezoning meetings that south Holly Springs is greatly lacking amenities. Is this approach aligned with city planning of residential mixed with shopping/retail towncenters or greenways?
RESPONSE: There is no plan for retail or shopping. It will be outdoor areas and/or recreation areas.
Participant asked to elaborate on the Capeside/Cass Holt realignment potentials. ie round a bout, light, right turn only, etc. what is the developer seeking??
RESPONSE: We just don't know yet. We will have better information as we make our way through the rezoning process.
Participant stated appreciation there will not be fees in lieu; however, it happens all the time, usually at the end of the majority of the work.
RESPONSE: We may have fees in lieu for other things, but there will not be a fee in lieu for Capeside Ave.
Participant asked what the plans for the traffic light and intersection at Cass Holt are.
RESPONSE: Improved for a four leg intersection once Capeside gets connected.
Participant asked if the traffic is from 6am to about 10am and from 2:15pm til 4pm for the schools; then you have the 2 daycares pick up til after 5, now you are in rush hour. To say you are off peak hours is a stretch.
RESPONSE: I appreciate that and know there is a lot of traffic on Avent Ferry. When traffic is evaluated, peak hours are determined per traffic engineer standards.
Participant asked if there is a plan or will there be a crosswalk there to get to the school.
RESPONSE: I would anticipate that at a minimum we will have a crosswalk at the Capeside intersection.
Participant asked for an explanation of a 55 and up community. Are kids allowed - could impact schools. How is the 55 and up monitored when houses are sold and resold? Again - because of school and transportation impact.

RESPONSE: This is regulated by the federal government that allows for 20% under 55+ and it is regulated by the HOA.
Participant stated as per usual, the construction traffic that this development would incur conveniently gets glossed over.
RESPONSE: We can work on taking a look at Harbor Fog and Cass Holt being blocked off from construction.
Participant asked if there will be consideration to make the Avent Ferry entrances into "turn only" lanes similar to the Primrose School and Holly Meadow Dr entrance into Holly Glen.
RESPONSE: NCDOT will require turn lanes into the development so it does not back traffic up.
Participant asked if the location of the eastern community entrance/exit is on Avent Ferry across from the entrance/exit of the elementary and middle schools?
RESPONSE: Anticipated, yes.
Participant stated not excited about the history of Epcon suing towns/cities over the last 10 years. They sued Charlotte, they are currently suing Chapel Hill, they were sued by the us justice dept for violations of the Fair Housing Act in Delaware. It is a little concerning to me,
RESPONSE: I am aware of the lawsuit in Chapel Hill – I am not surprised that a company that has developed over 30k homes for seniors may have had an issue with the Fair Housing Act. I cannot speculate on what those are.
Participant stated, Avent Ferry widening: does this mean additional lanes. A wider single lane isn't helpful.
RESPONSE: It means it will add a turn lane but it will not add an additional lane on Avent Ferry.
Participant stated, Avent Ferry (or dump truck alley) is already polluted with dump trucks, we don't need any more and I have to assume this development will be happening at the same time as the park construction, chaos ensues!!!
RESPONSE: Understood thank you.
Participant stated with regard to the gradual density change, I understand the zoning of my lot is currently low density, but that doesn't mean it's going to be rezoned and developed any time soon, regardless of the long-term expectations of the town. How are you respecting me and my neighbors now? Why only putting single family homes on the west side?
RESPONSE: I am happy to chat with you about the location of buffers and townhomes. We recognized that these properties are in the Town of Holly Springs or in their ETJ. I am happy to follow up with you on this individually. No disrespect meant.
Participant stated, in my opinion, a strip of stores/commercial, medical would be better in regards of traffic and sewer water usage, etc.
RESPONSE: Understood
Participant stated if my lot were developed to single family homes in the future, you would have been putting townhomes right next to single family homes. Again, how is that following the town's plan with regards to residential density changes?
RESPONSE: I am happy to follow up with you directly to discuss this.
Participant stated, Cass Holt Road and Avent Ferry need to be 4 lanes before any further development is approved.
RESPONSE: Understood
Participant stated, I know deer, fox, birds, and squirrels currently reside in those wooded areas. What will be the efforts for their preservation?
RESPONSE: You usually find these animals near the stream and buffer area which is undisturbed.
Participant stated, I don't think it helps your cause to keep saying this will not have an impact on the schools. We get it, no students, but it is going to affect the safety of our kids, runners, bikers, TRAFFIC.
RESPONSE: Understood, it will have minimal impact on school capacity.

Participant stated, we've far passed the point where there needs to be a bridge overpass for school pedestrian traffic and safety.
RESPONSE: That is not something we have the ability to provide as part of this development.
Participant asked for a copy of the deck with the attendees?
RESPONSE: Yes, we will send the deck to all attendees.
Participant stated, I should have clarified about the tree buffer preservation: we're on the North East side.
RESPONSE: Understood
Participant stated that the town's buffering requirements are pretty sparse. It would help your case to not do the minimum.
RESPONSE: We are doing above the minimum
Participant stated you keep speaking of the peak hour of traffic in the morning and afternoon, however with the schools it's more like 2 hours in the morning and afternoon.
RESPONSE: Understood. The school has a different peak hour than commuter traffic no doubt.
Participant asked if the alignment of Capeside will happen before the first houses get CO?
RESPONSE: Yes – would imagine so
Participant asked what chemicals will be washing into our waterways from the HOA managed lawns.
RESPONSE: I don't know the answer to that. It is no different than what individual property owners would put on their lawns.
Participant asked how is the 20% of under 55 residents made up. Is it children of homeowners or do they need to accept a certain amount of potential buyers or just the number of people that live with the 55+ homeowner.
RESPONSE: I understand. The way the Fair Housing Act works – They can be owned by people under the age of 55.
Participant asked if it is right only on the entrance across from the elementary school, that is putting everyone going out of Capeside. Again, we already cannot get out of our neighborhood. Adding an additional 130 homes will be ridiculous.
RESPONSE: We hope the signal will help you get out of your neighborhood
Participant stated, going right onto Avent Ferry is minimal. Everyone is going left towards Holly Springs.
RESPONSE: Understood
Participant stated, Thank you so much for the information and for you time!
RESPONSE: Thank you.
Participant stated the size of the buffer is not what I am referring to, I am referring to the number of vegetation ie. 1 planting per 25', etc.
RESPONSE: Thank you for the clarification, we can take a look at that.
Participant stated that there's always room for improvement. You have mentioned many strengths of this plan, what do you see as its greatest weakness or area for improvement?
RESPONSE: In terms of area of weakness, it is hard to see weakness with this use – one of the things we are working on are the elevations and style of homes they are going to put here.
Participant stated I know you recognize - and have said that tonight- that this could impact the safety of walkers to and from school - but what are some tangible things you will do for safety. Rush hour and school hours do overlap in Holly Springs - especially on Avent Ferry.
RESPONSE: Don't know specifics yet, but we will know as we continue to go through the process. The signalized intersection will provide stop conditions and crosswalks. Therefore, it should provide improved safety.
Participant stated, I routinely have people trespassing onto my property from surrounding neighborhoods. Will any fence or barriers be installed to prevent this?

RESPONSE: We anticipate providing a buffer adjacent to Capside. The townhomes typically have fencing along the rear of the lots.

Generally speaking, we believe this use will have an impact but a lesser impact. Please feel free to contact me directly if you have any additional questions or concerns.

Meeting adjourned at 6:44pm

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: April 17, 2024
Time: 5:30 p.m.
Location: Zoom (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: April 5, 2024

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 - Discussion Summary

Attach Additional Sheets as needed

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

Attach Additional Sheets as needed

Additional attachments required for the report:
☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
☒ A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) Sarah VanEvery Date May 2, 2024

MORNINGSTAR LAW GROUP

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Raleigh NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Jason Barron

Date: April 5, 2024

Re: Notice of neighborhood meeting to discuss potential rezoning of certain property located in Holly Springs, NC along Avent Ferry Road west of its intersection with NC Highway 55, with Parcel Identification Number (PIN) 0648464185 (the "Property"). The Property is approximately 39.34 acres, depicted on the attached Context Map.

We are counsel for Epcon Communities, a developer that is considering rezoning the above-captioned Property in the Town of Holly Springs for an age-restricted, 55 and older community consistent with their very well established reputation for building such communities (the "Town").

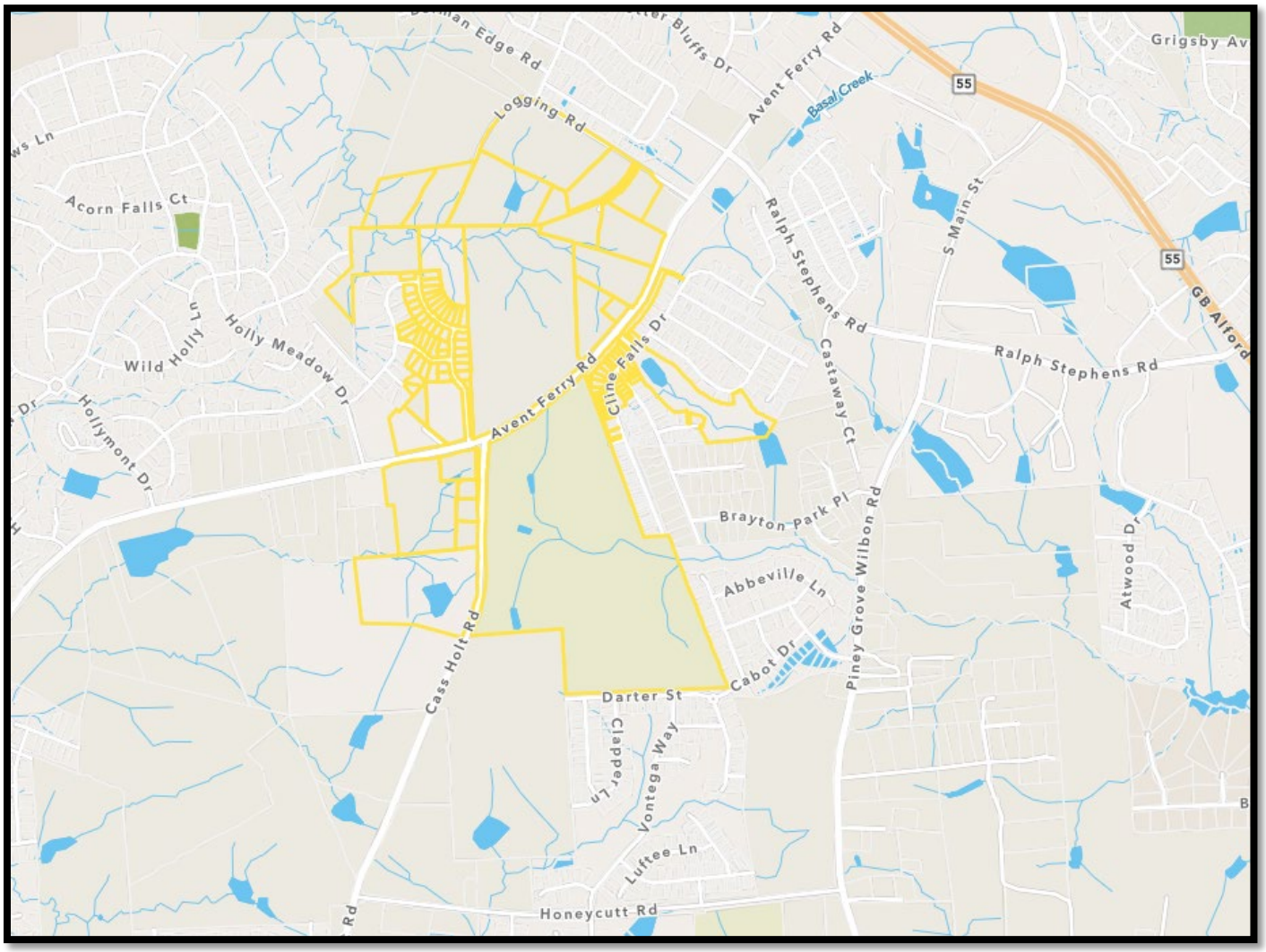
As you may be aware, a neighborhood meeting regarding the property was held on November 8, 2023, to discuss the potential rezoning. While the details of the potential rezoning have not changed, we are conducting a second meeting due to the length of time that has passed between the first meeting and our anticipated application submittal date of May 3, 2024. To that end, we will hold a virtual neighborhood meeting on **Wednesday, April 17, 2024, from 5:30 p.m. – 6:30 p.m.** via Zoom.

Consistent with Holly Springs requirements, we are mailing this notice to all owners of properties within 500 ft of the Property. The subject property and all properties within 500 ft of the Property are highlighted in yellow on the context map included with this mailing.

Instructions for registering for and joining the meeting are enclosed. As mentioned above, the purpose of the rezoning is to facilitate the development of an age-restricted single family and townhome community with associated amenities. The Conditional District Master Plan enclosed herewith provides the overall concept associated with this proposed community. Currently, the Property is zoned Rural Residential (RR). We are contemplating rezoning the Property to Mixed-Use Residential Conditional District (MXR-CD).

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919-590-0371 or jbarron@morningstarlawgroup.com. Also, for more information about rezoning, you may want to visit hollyspringsnc.gov or contact the Town of Holly Springs Planning Department at (919) 557-3908.

Context Map


Logging Rd
Avent Ferry Rd
Basal Creek
Grigsby Av
55
Acorn Falls Ct
Holly Meadow Dr
Wild Holly Ln
Hollymont Dr
Cline Falls Dr
Ralph Stephens Rd
S Main St
Castaway Ct
GB Alford
Brayton Park Pl
Abbeville Ln
Piney Grove Wilbon Rd
Atwood Dr
Cass Holt Rd
Darter St
Cabot Dr
Clapdale Ln
Vontega Way
Luftee Ln
Honeycutt Rd

How to Participate in the April 17, 2024 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device, go to https://morningstarlaw.group/04172024 to register for the meeting. (Registration is necessary as we are required by the Town of Holly Springs to have a record of attendance.) You may also register using the QR Code below.
    - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
    - To participate by phone,
    - Dial one of the following numbers:
        - +1 929 436 2866
        - +1 301 715 8592
        - +1 305 224 1968
        - +1 309 205 3325
        - +1 312 626 6799
        - +1 646 931 3860
        - +1 719 359 4580
        - +1 253 205 0468
        - +1 253 215 8782
        - +1 346 248 7799
        - +1 360 209 5623

REGISTRATION QR CODE

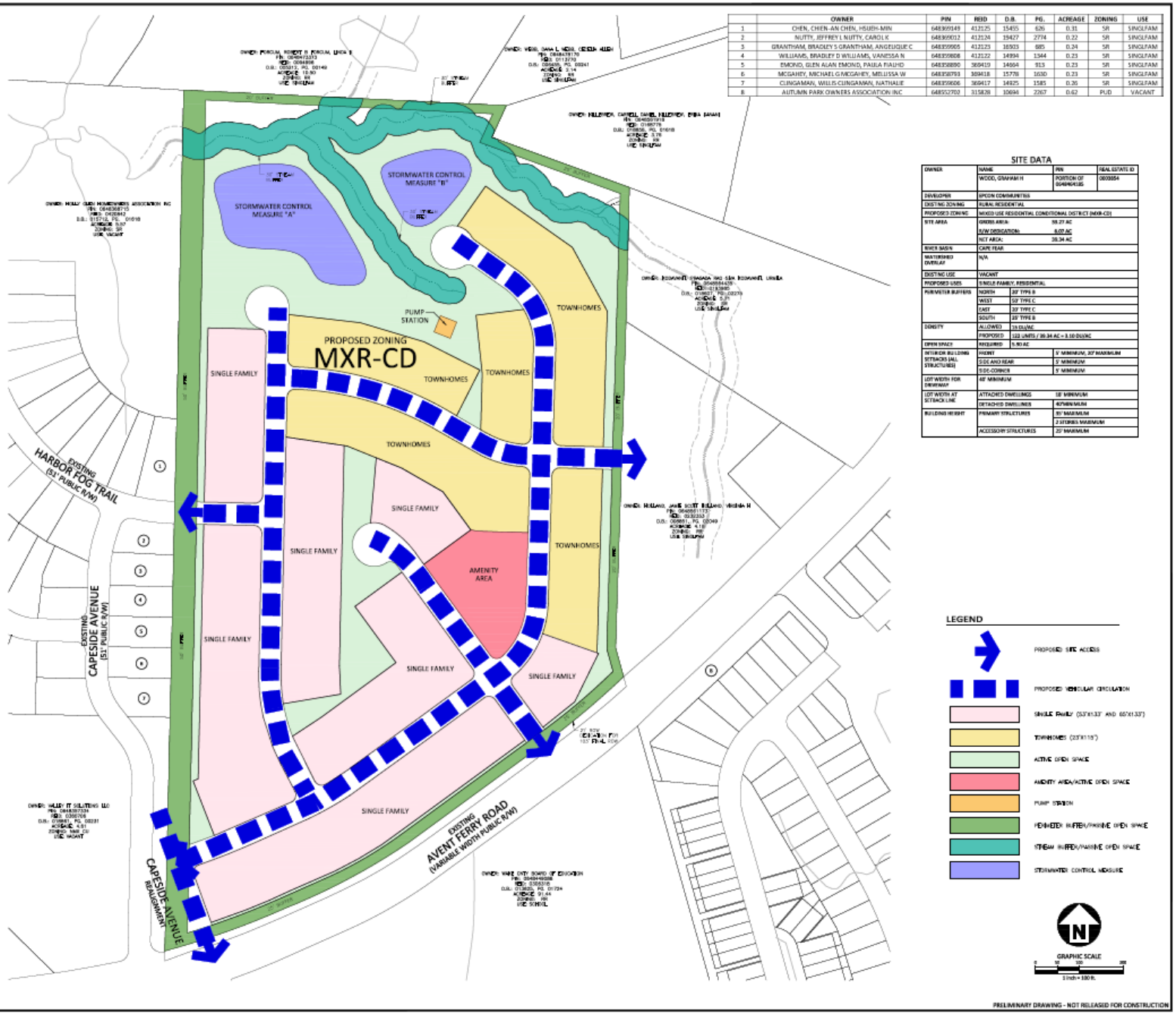
    - Webinar ID: 838 4503 5531
    - Passcode: 818443
    - For attendance purposes as required by the Town of Holly Springs, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

If you have difficulty registering, you can call Leticia Shapiro at **(919) 590-0366** or email **tshapiro@morningstarlawgroup.com** prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email **tshapiro@morningstarlawgroup.com** and the meeting link will be sent to help assist.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will either unmute you to allow you to speak to solicit your questions/comments.

If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at **tshapiro@morningstarlawgroup.com**.



	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	6483699149	412125	15455	626	0.31	SR	SINGLEFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	6483699012	412124	19427	2774	0.22	SR	SINGLEFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	6483599905	412123	16303	685	0.24	SR	SINGLEFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	6483598808	412122	14994	1344	0.23	SR	SINGLEFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	6483598890	369419	14604	913	0.23	SR	SINGLEFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	6483587893	369418	15778	1630	0.23	SR	SINGLEFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	6483596806	369417	14925	1585	0.26	SR	SINGLEFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	6483527703	315828	10694	2267	0.62	PUD	VACANT

SITE DATA

OWNER	NAME	PIN	REAL ESTATE ID
	WOOD, GRAHAM H	PORTION OF 0648940185	0033554
DEVELOPER	EPCON COMMUNITIES		
EXISTING ZONING	RURAL RESIDENTIAL		
PROPOSED ZONING	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)		
SITE AREA	GROSS AREA:	38.27 AC	
	R/W DEDICATION:	8.07 AC	
	NET AREA:	30.34 AC	
RIVER BASIN	CAPE FEAR		
WATERSHED OVERLAY	N/A		
EXISTING USE	VACANT		
PROPOSED USES	SINGLE FAMILY, RESIDENTIAL		
PERIMETER BUFFERS	NORTH	20' TYPE B	
	WEST	50' TYPE C	
	EAST	20' TYPE C	
	SOUTH	20' TYPE B	
DENSITY	ALLOWED	15 DU/AC	
	PROPOSED	122 UNITS / 30.34 AC = 3.10 DU/AC	
OPEN SPACE	REQUIRED	5.90 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	5' MINIMUM, 20' MAXIMUM	
	SIDE AND REAR	5' MINIMUM	
	SIDE-CORNER	5' MINIMUM	
LOT WIDTH FOR DRIVEWAY	40' MINIMUM		
LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS	18' MINIMUM	
	DETACHED DWELLINGS	40'MINIMUM	
BUILDING HEIGHT	PRIMARY STRUCTURES	35' MAXIMUM	
		2 STORIES MAXIMUM	
	ACCESSORY STRUCTURES	25' MAXIMUM	

LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- SINGLE FAMILY (53'X133' AND 65'X133')
- TOWNHOMES (23'X115')
- ACTIVE OPEN SPACE
- AMENITY AREA/ACTIVE OPEN SPACE
- PUMP STATION
- PERIMETER BUFFER/PASSIVE OPEN SPACE
- STREAM BUFFER/PASSIVE OPEN SPACE
- STORMWATER CONTROL MEASURE

GRAPHIC SCALE

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

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

www.mcadamsco.com

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

GRAHAM WOOD PROPERTY
MASTER PLAN
AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001X-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	11. 28. 2023

SHEET

CONCEPT PLAN

C2.00

WOOD PROPERTY NEIGHBORHOOD MEETING MAILING LIST

Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
HOLLAND, JAMIE SCOTT HOLLAND, VIRGINIA H	PO BOX 1131	HOLLY SPRINGS NC 27540-1131	
LAMM, KARL GARRETT ROTH	312 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
WOOD, GRAHAM H	480 TAVERN CIR	SANDY SPRINGS GA 30350-4455	
GICHOHI, TONNY W SIBUNGA, VERCILLI	213 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
CACIOPPO, SHAWN W CACIOPPO, MELISSA	11 CLEARWATER PT	SANFORD NC 27332-9663	
AMH 2015-1 BORROWER LLC	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	
YANG, GUOHUA TRUSTEE ZHENG, HUI TRUSTEE	3016 NASHVILLE DR	SAN JOSE CA 95133-2059	
PALAZOLA, GENELL M PALAZOLA, ELISABETH	201 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
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AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
BRIGGS-FISHER, MARVIRSTINE Y	108 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
MCGUIRK, ANYA	1212 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-9619	
XIAO, JUN LI, MIAO	316 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
LINDSAY, SCOTT H LINDSAY, CLAIRE P	401 SHOREHOUSE WAY	HOLLY SPRINGS NC 27540-5952	
AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117

PACHECO, JOSE O PACHECO, MIRNA	5116 MABE DR	HOLLY SPRINGS NC 27540-7398	
MURRAY, JAMES ARTHUR JR MURRAY, ADRIANE	220 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
THAXTON, LEWIS RAY THAXTON, PAMELA M	945 LOGGING RD	HOLLY SPRINGS NC 27540-6920	
MOSLEY, MATTHEW MOSLEY, KELLI	225 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
2MM LLC	109 OXYARD WAY	CARY NC 27519-7327	
2MM LLC	109 OXYARD WAY	CARY NC 27519-7327	
HOLLAND, JAMIE SCOTT HOLLAND, VIRGINIA H	PO BOX 1131	HOLLY SPRINGS NC 27540-1131	
HOLLY GLEN HOMEOWNERS ASSOCIATION INC	ASSOCIA HRW INC	4700 HOMEWOOD CT STE 380	RALEIGH NC 27609-5732
BOWEN, KEITH E BOWEN, LARAINE R	205 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
STAUFFER, ERIC ALLAN STAUFFER, MELANIE LYNN	221 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
EMOND, GLEN ALAN EMOND, PAULA FIALHO	209 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6294	
WEBB, DANA L WEBB, CECELIA ALLEN	1216 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-9619	
EVANS-GRIFFIN, TAWANA GRIFFIN, SYLVESTER	113 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6266	
FEHLNER, CAROL DENOBLE, KIMI	C/O LINDA EGENTOWITH (EXEC)	210 FRANCONIA WAY	APEX NC 27502-8601
MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	205 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6294	
HALE, STEVEN A HALE, LISA N	229 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
CLARK, TOMMY S JR CLARK, MELANIE RHEA	100 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
SHUMAKER, JARROD KEELEY, JENNIFER	212 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH NC 27610-4145
HIDALGO, AGUSTIN H ROMERO, MELANY	1126 NOOR LN	FUQUAY VARINA NC 27526-3310	
SANTOMAURO, DIANE C	304 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
FUNCHESS, DARYL L. FUNCHESS, DIONNE A.	204 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
AUTUMN PARK OWNERS ASSOCIATION INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
SIMPSON, NANCY	236 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
KIMARIO, ZAINAB	232 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	

YOUNG, CHARLENE FAY	5533 OLD AIRPORT RD	HOLLY SPRINGS NC 27540-8860	
ECHOLS, ANDREA	218 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
PATEL, RAMESHBHAI N PATEL, GITA R	200 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6293	
FORCUM, ROBERT B FORCUM, LINDA K	1001 LOGGING RD	HOLLY SPRINGS NC 27540-6943	
WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	301 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6296	
GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	305 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6296	
MUNISTERI, RUSSELL PORCELLI-MUNISTERI, NADIA	228 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
MOYA, STEPHEN JOHN MOYA, MARIA MONINA E	232 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
CARSON, JONATHON MONTILLA, JOYETTE CECILIA C	112 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
TAYLOR, MARK J	117 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6266	
ELKON, MOHAMED A KANDIEL, MAIE M	151 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-0030	
CHEN, CHIEN-AN CHEN, HSUEH-MIN	305 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5991	
AMH NC PROPERTIES, LP	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	
LAMARCA, JOSEPH M LAMARCA, ANGELA	222 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
PALMER, DOUGLAS L PALMER, WHITNEY J	104 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
BENINCOSA, JONATHAN LEE BENINCOSA, AMBER NICHOLE	304 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6295	
AKA REAL HOLDINGS LLC	102 BANCROFT BROOK DR	CARY NC 27519-1812	
LAKABI, TARIK BENMOHAMMED, SOUMEYA	4140 IRVINGTON AVE APT 26	FREMONT CA 94538-4850	
BATTA, SUSHIL KUMAR KUMARI, SWATI	224 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
GAJJALA, BHUSHAN REDDY PANDIRI, MOHINI	1119 GROGANS MILL DR	CARY NC 27519-9473	
HARABIN, CASSIDY L HARABIN, MAREK	208 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
X FORM LLC KOMPETENT REALTY VENTURES LLC	1003 HIGH HOUSE RD STE 205	CARY NC 27513-3585	
X FORM LLC KOMPETENT REALTY VENTURES LLC	1003 HIGH HOUSE RD STE 205	CARY NC 27513-3585	
PARIMI, SATYANARAYANA PARIMI, VARA LAKSHMI	1344 MAGNOLIA BEND LOOP	CARY NC 27519-0120	

PETRUSKA, LAURA A	216 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
NUTTY, JEFFREY L NUTTY, CAROL K	309 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6296	
SNOOK, DANIELLE M	116 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6265	
JOHNSON, TAMAR JOHNSON, EFFIE C	224 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
2018-4 IH BORROWER LP	INVITATION HOMES	1717 MAIN ST STE 2000	DALLAS TX 75201-4657
D & L EVER GREEN LLC	409 CRICKET HEARTH RD	SANFORD NC 27330-6335	
KINGSTON, DERON A KINGSTON, DEBORAH	100 HOLLY GLEN CT	HOLLY SPRINGS NC 27540-5953	
GRANTHAM, WILLIAM S GRANTHAM, KAY K	200 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
TOWN OF HOLLY SPRINGS	TOWN ATTORNEY	128 S MAIN ST	HOLLY SPRINGS NC 27540-9092
JOHNSON, JENNIFER M JOHNSON, JACOB	104 HOLLY GLEN CT	HOLLY SPRINGS NC 27540-5953	
GREGORY, WILLIAM F GREGORY, NANCY J	305 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6953	
PHILLIPS, TERRIE L	212 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
KLEIN, GREGORY TODD KLEIN, JOCELYN	217 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
PATEL, HARSHA	308 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
HUMPHREYS, RYAN HUMPHREYS, TORRIE	5108 MABE DR	HOLLY SPRINGS NC 27540-7398	
VALLEY IT SOLUTIONS LLC	1121 WESTRAE DR S STE 106	FARGO ND 58103	
YOSEMITE PROPERTIES LLC	1204 VILLAGE MARKET PL # 118	MORRISVILLE NC 27560-7508	
RUSSELL, CHRISTOPHER M RUSSELL, JAIMIE	216 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
YAMNITSKY, EUGENE TRUSTEE YAMNITSKY, VICTORIA TRUSTEE	105 OAKEN PL	APEX NC 27539-7773	
MCCURRY, JONATHAN AMMONS, CRYSTAL	965 LOGGING RD	HOLLY SPRINGS NC 27540-6920	
HORVATH, KRISTIN E	228 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
THOMPSON, KEVIN THOMPSON, ADELE	300 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6952	
SEABROOK BUILDERS LLC	781 ANCIENT OAKS DR	HOLLY SPRINGS NC 27540-8350	
HENRY, JOHN J HENRY, SHERRY A	240 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
KODAVANTI, PRASADA RAO SIVA KODAVANTI, URMILA	162 MOCKINGBIRD CT	APEX NC 27523-6367	

KILLEBREW, CARRELL DANIEL KILLEBREW, ERIKA KANANI	1220 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-9619	
MCCABE, BRIAN JOHN TAYLOR, ELIZABETH HOLLAND	220 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5988	
DCN PROPERTIES LLC	305 KENWAY LOOP	MOORESVILLE NC 28117-8411	
COLLINS, ANDREW PHILLIP COLLINS, BRENNA ANDREAS	226 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6950	
DEL REAL, HEIDI NICOLE	405 SHOREHOUSE WAY	HOLLY SPRINGS NC 27540-5952	
SANDHAR, PARMINDER S SANDHAR, PARDEEP K	320 FLAT ROCK LN	HOLLY SPRINGS NC 27540	
GROSS, ARDEN CARRIGO, REMINGTON LAWRENCE	209 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-5989	
WEDSWORTH, TOM J JR WEDSWORTH, KYLA D	150 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-0029	
AUTUMN PARK OWNERS ASSN INC	RS FINCHER & CO, LLC	PO BOX 1117	APEX NC 27502-3117
KB SQUARE LLC	1527 SIERRA GLEN CIR	APEX NC 27502-7422	
CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	201 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6294	
SCHEOPNER, BRIAN	204 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6293	
PERRY, BRYAN S PERRY, JESSICA S	109 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1266 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1432 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5112 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5100 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	301 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 LOGGING RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5116 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5332 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5324 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	

CURRENT TENANT	1300 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	149 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 OLD AIRPORT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5329 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5105 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5104 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	222 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1601 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5109 MABE DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1225 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1212 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 HAPPY HUNTING HILLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	214 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	301 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	309 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	5420 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	0 AEROSPORT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	105 OAKMOSS TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	216 HARBOR FOG TRL	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	400 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	300 CAPESIDE AVE	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1250 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1530 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	

CURRENT TENANT	5316 CASS HOLT RD	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	401 CLINE FALLS DR	HOLLY SPRINGS NC 27540-6266	
CURRENT TENANT	1603 AVENT FERRY RD	HOLLY SPRINGS NC 27540-6266	

NEIGHBORHOOD MEETING ATTENDEES

APPLICANT REPRESENTATIVES		
Name	**Email**	**Organization**
Leticia Shapiro	tshapiro@morningstarlawgroup.com	Morningstar Law Group
Michael Kemp	mkemp@epconcommunities.com	Epcon Communities
Jason Barron	jbarron@morningstarlawgroup.com	Morningstar Law Group
Sarah Van Every	vanevery@mcadamsco.com	McAdams
Graham Wood	gwood480@gmail.com	Property owner
Laura Holloman	Holloman@mcadamsco.com	McAdams
Juan Montes	montes@mcadamsco.com	McAdams
Ronnie Ragan	rlragan@aol.com	
ONLINE ATTENDEES		
Name	**Email**	**Address**
Daniel Killebrew	danielk.biz@gmail.com	1220 Happy Hunting Hills Dr
Adil Abdelnour	aabdelnour@valleyit.com	
Shiv S Nunna	nunnarealty@gmail.com	1003 High House Rd #205
Srinivas R	srvanga12@gmail.com	
Venkat	jammiv@gmail.com	
Lisa	lnardozzi@yahoo.com	229 Harbor Gog Tr
Russ Munisteri	munruss@gmail.com	228 Harbor Fog Trail
Willis	Willis.Clingaman@yahoo.com	201 Capeside Ave
Nathalie Clingaman	Nathalie0127@yahoo.com	
Kimi DeNoble	kfdenoble@aol.com	
omran mohamed	omran@valleyit.com	
Kelly Nutty	nutty110808@gmail.com	309 Capeside Ave
Mohamed Abdelnour	Osman.abdelnour@gmail.com	
hamad abdelnour	habdelnour@valleyit.com	
Juan Montes	jpmontes9@gmail.com	601 Walnut Crossing Drive
Selva Mohan	2mmllccary@gmail.com	300 Sycamore Ridge Lane

Wood Property Neighborhood Meeting

April 17, 2024

Discussion Summary

Discussed number of participants registered and waiting until 5:35pm to begin the meeting to allow additional participants to join the meeting.

Meeting began at 5:35 p.m.

TEAM: Jason Barron, Mike Kemp, Tom Sewitsky, Graham Wood, Laura Holloman, Juan Montes, Sarah Van Every

11 Participants

To allow participants time to log on, an additional 5 minutes was provided.

JB reviewed process and Q&A. Provided history of property and where we are now – Epcon – Age restricted community. JB reviewed rezoning process, LUAC process, the second neighborhood meeting (required due to timing), and anticipated submittal.

Q&A:

Omarah Mohamed 05:42 p.m.

This Omran with Valley IT the owner of the adjacent property to the left. I see your plan does not include aligning the property with the intersection? Second. The existing road need to move toward your property and all utility along with it. Third, we need more detail on your plan.

> *More detail will follow the zoning and we will work with property owners and the Town regarding the road shift. We will work with you and the Town for road and utility realignment. The detail will come as we move through the process.*

Russ Munisteri 05:42 p.m.

Hello. I do not remember if I had asked this question, but I will throw it out there.

With the connection of Harbor Fog Trl to the new subdivision, safety is my number one concern. What will be done to control the speed of cars coming and going? Stop signs? Speed bump? Or similar? Thank you.

> *The plan is to have limited transportation conflicts. There will be a stop movement at the connection of the subdivisions. If we are required to extend Harbor Fog Trail to Avent Ferry Road, we will be looking at traffic calming devices.*

Daniel Killebrew 05:53 PM
When we had this meeting last I brought up my concern that the Town Comprehensive Plan says several things about Mixed Residential Neighborhoods:
1) they are exclusively single dwelling detached at the edges
2) multi-dwelling homes (i.e. townhomes) are in the center
3) when built next to an existing neighborhood (i.e. Happy Hunting Hills), the less dense dwellings at the edges provides an appropriate transition.

The plan doesn't follow this on the North and East sides, on the Happy Hunting Hills & Logging Road side.

When I asked about this last time, you dismissed my concerns, stating that the lots on those sides were 'holding designations' until future development occurs. This is disrespectful to current residents, including me, who live here now and plan to continue living here for the indefinite future.

Will there be a change to your plan so that it follows the Town Comprehensive Plan and respect me and my neighbors as people and not just placeholders for future development?

> *We are looking at these first three points – can we relocate them more centrally and line the perimeter with single family. There may be revisions as we go through the zoning process.*
> *We are looking at the Logging Road alignment.*
> *My apologies for seeming dismissive that county residents are just the Town's Rural Residential holding-pattern zoning district. But we do recognize that you are our county neighbor and we want to provide the appropriate transition. We want to work with you.*

Hamad Abdelnour 05:55 p.m.

Why is chat disabled

> *We find that using the Q&A feature allows for better record keeping.*

Hamad Abdelnour 05:55 p.m.

Is this a briefing or interactive meeting to address sime concerns we have..Looks like audio is also disabled

> *We are using the Q&A feature for record keeping and have had good success with this means providing transparency.*

Kelly Nutty 06:07 p.m.

Can we get a copy of this powerpoint presentation?

> *Yes, we will send to anyone that provides email.*

Kelly Nutty 06:07 p.m.

I imagine everyone would like it

Understood.

Kelly Nutty 06:07 p.m.

Nutty1180808@gmail.com

Thank you.

Shiv S. Nunna 06:08 p.m.

nunnreality@gmail.com

Send PDF please

Thank you

Omarah Mohamed 06:08 p.m.

omran@valleyit.com

please add us to all future meeting

Thank you

Adil Abdelnour 06:08 p.m.

aabdelnour@valleyit.com

Thank you

Anonymous Attendee 06:08 p.m.

Nathalie0127@yahoo.com

Thank you

JB reviewed the target submittal date and the Town's Interactive Development Map (IDM). A direct link to the IDM was provided in the chat. The meeting ended at approximately 06:15 p.m.

GRAHAM WOOD PROPERTY

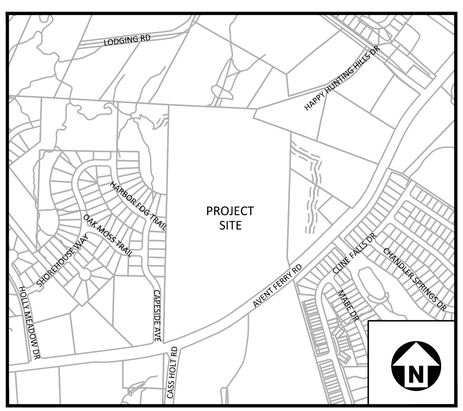
1432 AVENT FERRY ROAD
HOLLY SPRINGS, NORTH CAROLINA 27540

CD MASTER PLAN

PROJECT NUMBER: EPC23001
24-REZ-03/PLRZ202400102
DATE: MAY 3, 2024

SHEET INDEX

C1.00	EXISTING CONDITIONS
C1.01	TREE SURVEY
C1.02	CONCEPT PLAN AND TREE SURVEY
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



VICINITY MAP

N.T.S.

GENERAL NOTES

1. SIDEWALKS, GREENWAY MUTLI-USE 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 SURVEY BY THE JOHN R. MCADAMS COMPANY.
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.
7. THE LOCATION OF STORMWATER CONTROL MEASURES SHOWN ON THE PLANS ARE APPROXIMATE, WITH FINAL LOCATIONS TO BE BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN.

SITE DATA

OWNER	NAME		PIN	REAL ESTATE ID
	WOOD, GRAHAM H		PORTION OF 0648464185	0003854
DEVELOPER	EPCON COMMUNITIES			
EXISTING ZONING	RURAL RESIDENTIAL			
PROPOSED ZONING	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)			
SITE AREA	GROSS AREA: 39.34 AC R/W DEDICATION: 6.07 AC NET AREA: 33.27 AC			
RIVER BASIN	CAPE FEAR			
WATERSHED OVERLAY	N/A			
EXISTING USE	VACANT			
PROPOSED USES	ATTACHED DWELLING; DETACHED DWELLING			
FUTURE LAND USE MAP DESINATION	NEIGHBORHOOD CENTER			
PERIMETER BUFFERS	NORTH	REQUIRED	10' TYPE B	
		PROPOSED	20' TYPE B	
	WEST	REQUIRED	10' TYPE B	
		PROPOSED	50' TYPE C	
	EAST	REQUIRED	20' TYPE C	
		PROPOSED	20' TYPE C	
	SOUTH (THOROUGHFARE)	REQUIRED	5' TYPE A	
		PROPOSED	25' TYPE B	
MAXIMUM DWELLING UNITS	120			
DENSITY	ALLOWED	15 DU/AC		
	PROPOSED	107 UNITS / 39.34 AC = 2.720 DU/AC		
OPEN SPACE	TREE PRESERVATION AREA	REQUIRED	3.93 AC (10%)	
		PROVIDED	3.93 AC	
	ACTIVE RECREATION OPEN SPACE	REQUIRED	1.97 AC (5%)	
		PROVIDED	1.97 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT		5' MINIMUM, 20' MAXIMUM	
	SIDE AND SIDE - CORNER		5' MINIMUM	
	SIDE FOR ATTACHED DWELLINGS		0' MINIMUM	
	REAR		30' MINIMUM	
MINIMUM LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS	REQUIRED	18' MINIMUM	
		PROPOSED	28'MINIMUM	
	DETACHED DWELLINGS	REQUIRED	60' MINIMUM	
		PROPOSED	53'MINIMUM	
	OTHER USES	REQUIRED	60' MINIMUM	
		PROPOSED	60'MINIMUM	
	FOR FRONT FACING DRIVEWAYS	REQUIRED	60' MINIMUM	
		PROPOSED	53'MINIMUM	
BUILDING HEIGHT	PRIMARY STRUCTURES	REQUIRED	60' MAXIMUM	
		PROPOSED	35' MAXIMUM	
	ACCESSORY STRUCTURES	REQUIRED	30' MAXIMUM	
		PROPOSED	25' MAXIMUM	

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
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license number: C-0293, C-187
www.mcadamsco.com

CONTACT

BEN MAYO
Mayo@mcadamsco.com
PHONE: 919.361.5000

CLIENT

EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

PROJECT DIRECTORY

REVISIONS

NO.	DATE	
1	07. 12.2024	REVISION PER TOHS COMMENTS
2	08. 16. 2024	REVISION PER TOHS COMMENTS
3	09. 13. 2024	REVISION PER TOHS COMMENTS
4	10. 11. 2024	REVISION PER TOHS COMMENTS
5	11. 08.2024	REVISION PER TOHS COMMENTS
6	12.13.2024	REVISION PER TOHS COMMENTS
7	01.17.2025	REVISION PER TOHS COMMENTS

MASTER PLAN FOR:

GRAHAM WOOD PROPERTY
HOLLY SPRINGS, NORTH CAROLINA
PROJECT NUMBER:
EPC23001

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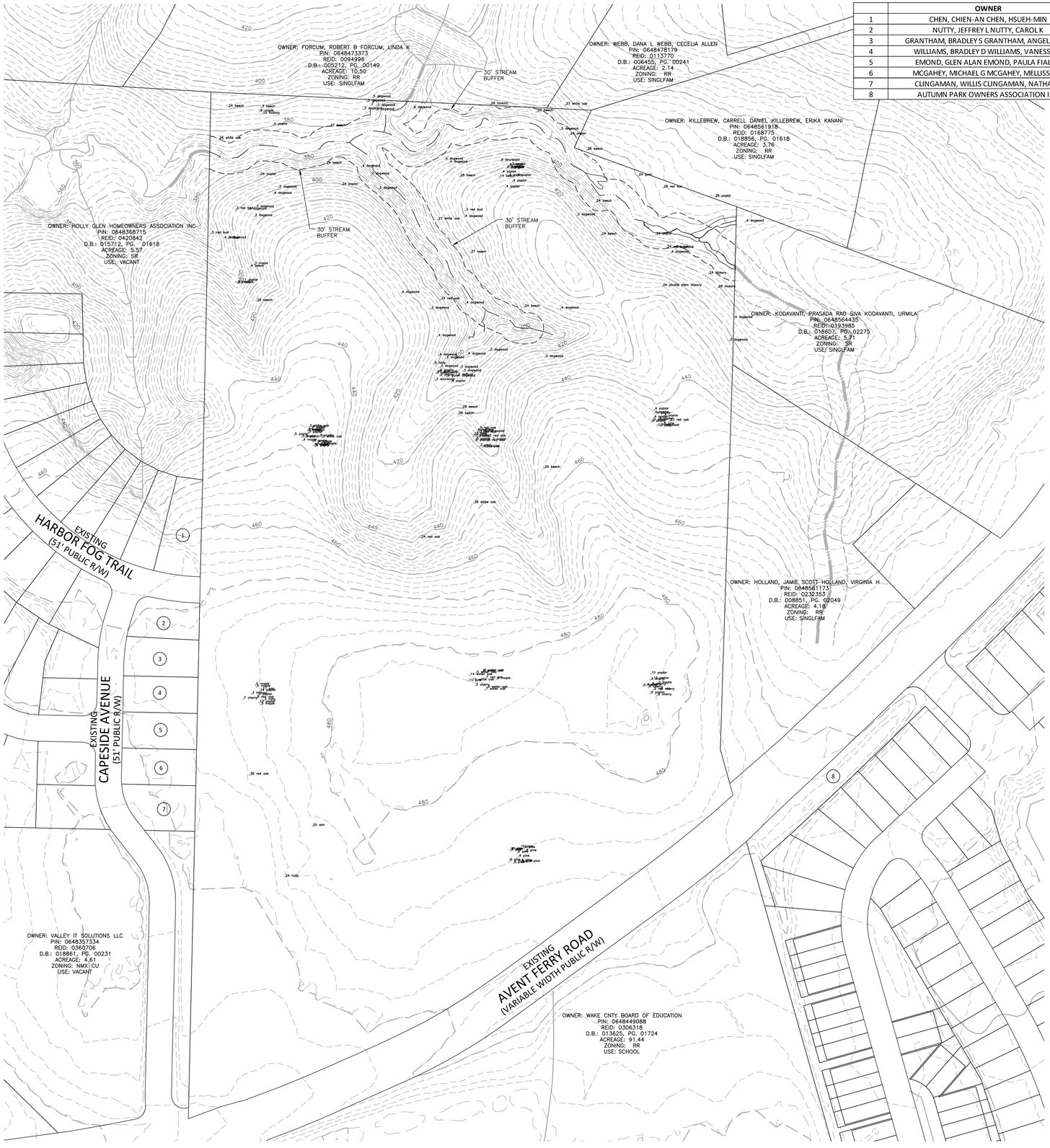
	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT



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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

GRAHAM WOOD PROPERTY

MASTER PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

REVISIONS

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5	11.08. 2024	REVISION PER TOHS COMMENTS
6	12.13. 2024	REVISION PER TOHS COMMENTS
7	01.17.2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-XC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

EXISTING CONDITIONS
C1.00

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	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
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8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

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

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GRAHAM WOOD PROPERTY

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HOLLY SPRINGS , NORTH CAROLINA

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SHEET

TREE SURVEY

C1.01

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LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- PROPOSED ALLEY
- SINGLE FAMILY (53'X133' AND 65'X133')
- TOWNHOMES (23'X115')
- ACTIVE RECREATION OPEN SPACE
- AMENITY AREA/ACTIVE RECREATION OPEN SPACE
- PUMP STATION
- PERIMETER BUFFER/TREE PRESERVATION AREA
- UNDISTURBED PERIMETER BUFFER/ TREE PRESERVATION AREA
- STREAM BUFFER/TREE PRESERVATION AREA
- TREE PRESERVATION AREA
- STORMWATER CONTROL MEASURE
- ADDITIONAL OPEN SPACE
- 10' SIDEPATH

	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
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8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

OWNER: FORCUM, ROBERT B FORCUM, LINDA K
PIN: 0648473373
REID: 0094996
D.B.: 005212, PG. 00149
ACREAGE: 10.50
ZONING: RR
USE: SINGLFAM

OWNER: WEBB, DANA L WEBB, CECELIA ALLEN
PIN: 0648478179
REID: 0113770
D.B.: 006455, PG. 00241
ACREAGE: 2.14
ZONING: RR
USE: SINGLFAM

OWNER: KILLEBREW, CARRELL DANIEL KILLEBREW, ERIKA KANANI
PIN: 0648561918
REID: 0168775
D.B.: 018856, PG. 01618
ACREAGE: 3.76
ZONING: RR
USE: SINGLFAM

OWNER: HOLLY GLEN HOMEOWNERS ASSOCIATION INC
PIN: 0648368715
REID: 0420842
D.B.: 015712, PG. 01618
ACREAGE: 5.57
ZONING: SR
USE: VACANT

OWNER: KODAVANTI, PRASADA RAO SIVA KODAVANTI, URMILA
PIN: 0648564435
REID: 0193985
D.B.: 018607, PG. 02275
ACREAGE: 5.71
ZONING: SR
USE: SINGLFAM

OWNER: HOLLAND, JAMIE SCOTT HOLLAND, VIRGINIA H
PIN: 0648561173
REID: 0232353
D.B.: 008851, PG. 02049
ACREAGE: 4.18
ZONING: RR
USE: SINGLFAM

OWNER: VALLEY IT SOLUTIONS LLC
PIN: 0648357334
REID: 0360706
D.B.: 018861, PG. 00231
ACREAGE: 4.61
ZONING: NMX CU
USE: VACANT

OWNER: WAKE CNTY BOARD OF EDUCATION
PIN: 0648449088
REID: 0306318
D.B.: 013625, PG. 01724
ACREAGE: 91.44
ZONING: RR
USE: SCHOOL

STORMWATER CONTROL MEASURE "A"
STORMWATER CONTROL MEASURE "B"
ACTIVE RECREATION OPEN SPACE
AMENITY AREA
SINGLE FAMILY
TOWNHOMES
20' BUFFER
25' BUFFER
30' STREAM BUFFER
UNDISTURBED 50' BUFFER
30' BUFFER (25' UNDISTURBED)

EXISTING HARBOR FOG TRAIL (51' PUBLIC R/W)
EXISTING CAPESIDE AVENUE (51' PUBLIC R/W)
CAPESIDE AVENUE REALIGNMENT
EXISTING AVENT FERRY ROAD (VARIABLE WIDTH PUBLIC R/W)

SINGLE FENCE DESIGN WITH LANDSCAPING OUTSIDE OF FENCE TOWARD AVENT FERRY ROAD TO BE PROVIDED.
21' ROW DEDICATION FOR 103' FINAL ROW

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

GRAHAM WOOD PROPERTY
MASTER PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

REVISIONS

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6	12.13. 2024	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001X-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

CONCEPT PLAN AND TREE SURVEY

C1.02

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LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- PROPOSED ALLEY
- SINGLE FAMILY (53'X133' AND 65'X133')
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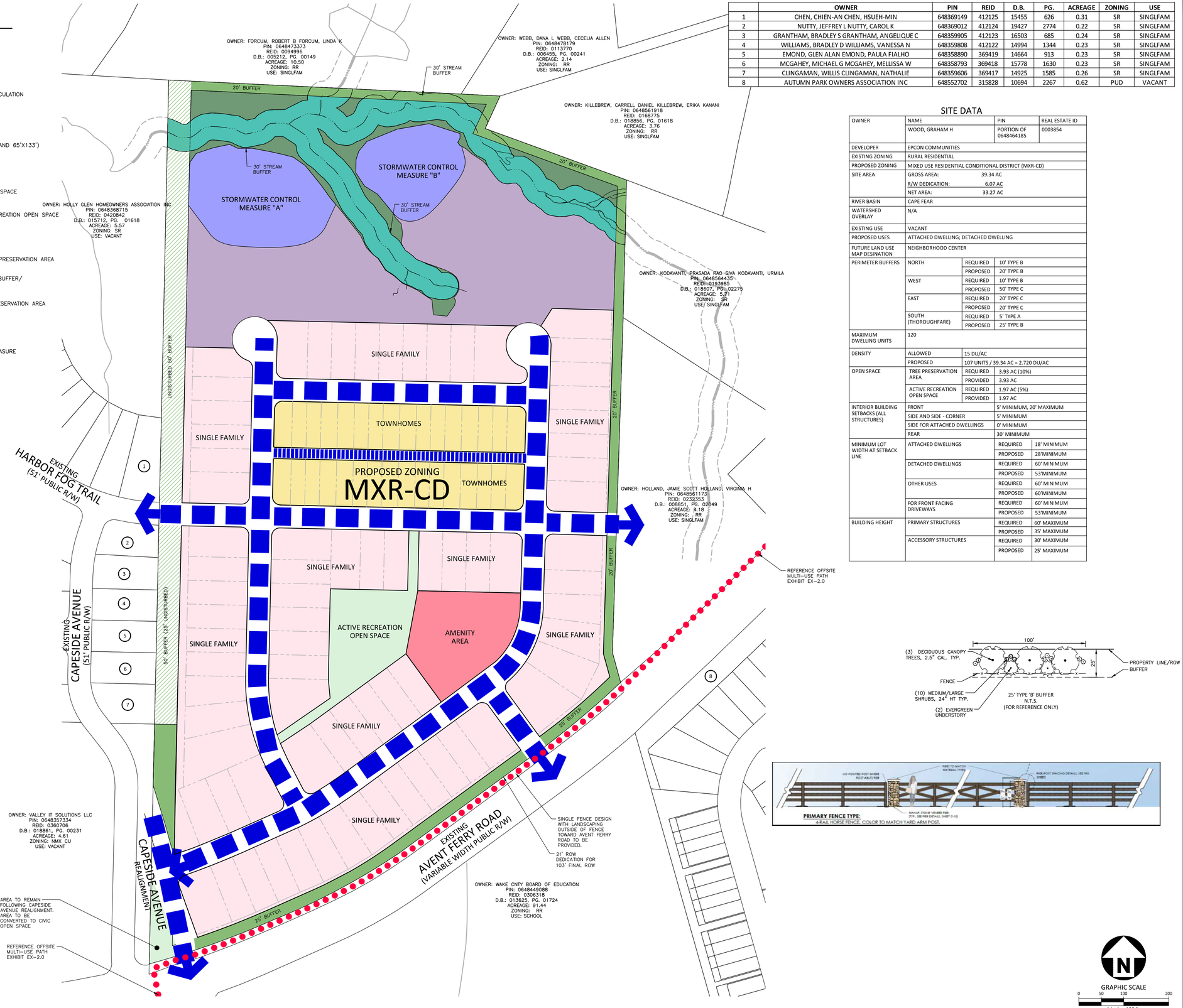
- STREAM BUFFER/TREE PRESERVATION AREA
- TREE PRESERVATION AREA
- STORMWATER CONTROL MEASURE
- ADDITIONAL OPEN SPACE
- 10' SIDEPATH



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7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

SITE DATA

OWNER	NAME		PIN	REAL ESTATE ID
	WOOD, GRAHAM H		PORTION OF 0648464185	0003854
DEVELOPER	EPCON COMMUNITIES			
EXISTING ZONING	RURAL RESIDENTIAL			
PROPOSED ZONING	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)			
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	R/W DEDICATION: 6.07 AC			
	NET AREA: 33.27 AC			
RIVER BASIN	CAPE FEAR			
WATERSHED OVERLAY	N/A			
EXISTING USE	VACANT			
PROPOSED USES	ATTACHED DWELLING; DETACHED DWELLING			
FUTURE LAND USE MAP DESINATION	NEIGHBORHOOD CENTER			
PERIMETER BUFFERS	NORTH	REQUIRED	10' TYPE B	
		PROPOSED	20' TYPE B	
	WEST	REQUIRED	10' TYPE B	
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	EAST	REQUIRED	20' TYPE C	
		PROPOSED	20' TYPE C	
	SOUTH (THOROUGHFARE)	REQUIRED	5' TYPE A	
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DENSITY	ALLOWED	15 DU/AC		
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OPEN SPACE	TREE PRESERVATION AREA	REQUIRED	3.93 AC (10%)	
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	ACTIVE RECREATION OPEN SPACE	REQUIRED	1.97 AC (5%)	
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INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	5' MINIMUM, 20' MAXIMUM		
	SIDE AND SIDE - CORNER	5' MINIMUM		
	SIDE FOR ATTACHED DWELLINGS	0' MINIMUM		
	REAR	30' MINIMUM		
MINIMUM LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS	REQUIRED	18' MINIMUM	
		PROPOSED	28'MINIMUM	
	DETACHED DWELLINGS	REQUIRED	60' MINIMUM	
		PROPOSED	53'MINIMUM	
	OTHER USES	REQUIRED	60' MINIMUM	
		PROPOSED	60'MINIMUM	
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	ACCESSORY STRUCTURES	REQUIRED	30' MAXIMUM	
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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EPCON COMMUNITIES

GRAHAM WOOD PROPERTY

MASTER PLAN
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HOLLY SPRINGS , NORTH CAROLINA

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7	01.17.2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001X-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

CONCEPT PLAN

C2.00

X:\Projects\EPC\EPC23001\04-Production\Engineering\Master Plan\Current Drawings\EPC23001-S1.dwg, 1/16/2025 4:09:03 PM, Ashley Abbott

TRANSPORTATION NOTES

1. ALL ROADWAY WIDENING WILL BE DONE IN ACCORDANCE WITH THE UDO AND CTP ACROSS ALL PROJECT STREET FRONTAGES.

2. THE SAFETY STUDY INTERSECTION IDENTIFIED WITHIN THE CTP IS BEING CONSIDERED AND EVALUATED AS PART OF THE TIA.

3. ALL RECOMMENDED IMPROVEMENTS IN THE TIA WILL BE DESIGNED AND CONSTRUCTED WITH THIS DEVELOPMENT.

TYPICAL STREET SECTIONS

51' ROW (AS PER SHEET C8.00)

53' ROW (AS PER SHEET C8.00)

63' ROW (AS PER SHEET C8.00)

LEGEND

PROPOSED SITE ACCESS

ACTIVE RECREATION OPEN SPACE

AMENITY AREA/ACTIVE RECREATION OPEN SPACE

PUMP STATION

PERIMETER BUFFER/TREE PRESERVATION AREA

UNDISTURBED PERIMETER BUFFER/ TREE PRESERVATION AREA

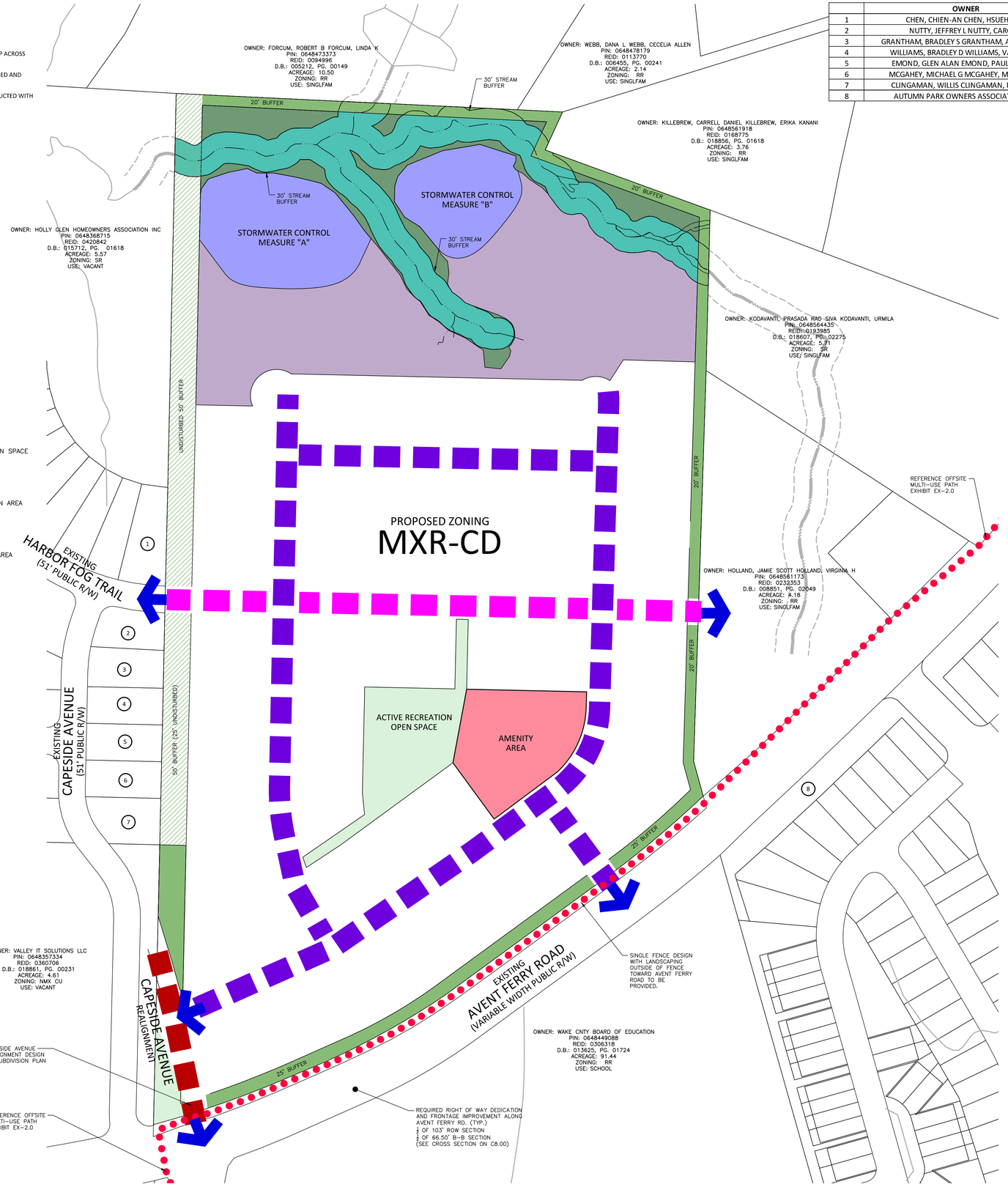
STREAM BUFFER/TREE PRESERVATION AREA

TREE PRESERVATION AREA

STORMWATER CONTROL MEASURE

ADDITIONAL OPEN SPACE

10' SIDEPATH



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OWNER	NAME		PIN	REAL ESTATE ID
	WOOD, GRAHAM H		PORTION OF 0648464185	0003854
DEVELOPER	EPCON COMMUNITIES			
EXISTING ZONING	RURAL RESIDENTIAL			
PROPOSED ZONING	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)			
SITE AREA	GROSS AREA: 39.34 AC R/W DEDICATION: 6.07 AC NET AREA: 33.27 AC			
RIVER BASIN	CAPE FEAR			
WATERSHED OVERLAY	N/A			
EXISTING USE	VACANT			
PROPOSED USES	ATTACHED DWELLING; DETACHED DWELLING			
FUTURE LAND USE MAP DESIGNATION	NEIGHBORHOOD CENTER			
PERIMETER BUFFERS	NORTH	REQUIRED	10' TYPE B	
		PROPOSED	20' TYPE B	
	WEST	REQUIRED	10' TYPE B	
		PROPOSED	50' TYPE C	
	EAST	REQUIRED	20' TYPE C	
		PROPOSED	20' TYPE C	
	SOUTH (THOROUGHFARE)	REQUIRED	5' TYPE A	
		PROPOSED	25' TYPE B	
MAXIMUM DWELLING UNITS	120			
DENSITY	ALLOWED	15 DU/AC		
	PROPOSED	107 UNITS / 39.34 AC = 2.720 DU/AC		
OPEN SPACE	TREE PRESERVATION AREA	REQUIRED	3.93 AC (10%)	
		PROVIDED	3.93 AC	
	ACTIVE RECREATION OPEN SPACE	REQUIRED	1.97 AC (5%)	
		PROVIDED	1.97 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	5' MINIMUM, 20' MAXIMUM		
	SIDE AND SIDE - CORNER	5' MINIMUM		
	SIDE FOR ATTACHED DWELLINGS	0' MINIMUM		
	REAR	30' MINIMUM		
MINIMUM LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS		REQUIRED	18' MINIMUM
			PROPOSED	28'MINIMUM
	DETACHED DWELLINGS		REQUIRED	60' MINIMUM
			PROPOSED	53'MINIMUM
	OTHER USES		REQUIRED	60' MINIMUM
			PROPOSED	60'MINIMUM
	FOR FRONT FACING DRIVEWAYS		REQUIRED	60' MINIMUM
			PROPOSED	53'MINIMUM
BUILDING HEIGHT	PRIMARY STRUCTURES		REQUIRED	60' MAXIMUM
			PROPOSED	35' MAXIMUM
	ACCESSORY STRUCTURES		REQUIRED	30' MAXIMUM
			PROPOSED	25' MAXIMUM

NOTE: TRAFFIC CALMING WILL BE PROVIDED FOR CONNECTIONS TO EXISTING STUBS PER SECTION 7.03E OF THE UDO AND SECTION 3.08 OF THE ED&CS FOR MORE APPROPRIATE TRAFFIC CALMING SOLUTIONS.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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EPCON COMMUNITIES

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MASTER PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

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6	12.13. 2024	REVISION PER TOHS COMMENTS
7	01.17.2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001X-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

TRANSPORTATION PLAN
C2.01

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OPEN SPACE NOTES

1. FINAL OPEN SPACE DESIGNS SHALL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.

2. ALLOWED OPEN SPACE TYPES
   - POOL/ AMENITY AREA
   - DOG PARK
   - CENTRAL GREEN
   - PLAZAS

LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- PROPOSED ALLEY
- SINGLE FAMILY (53'X133' AND 65'X133')
- TOWNHOMES (23'X115')
- ACTIVE RECREATION OPEN SPACE
- AMENITY AREA/ACTIVE RECREATION OPEN SPACE
- PUMP STATION
- PERIMETER BUFFER/TREE PRESERVATION AREA
- UNDISTURBED PERIMETER BUFFER/ TREE PRESERVATION AREA
- STREAM BUFFER/TREE PRESERVATION AREA
- TREE PRESERVATION AREA
- STORMWATER CONTROL MEASURE
- ADDITIONAL OPEN SPACE
- 10' SIDEPATH

	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

SITE DATA

OWNER	NAME	PIN	REAL ESTATE ID
	WOOD, GRAHAM H	PORTION OF 0648464185	0003854
DEVELOPER	EPCON COMMUNITIES		
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PROPOSED ZONING	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)		
SITE AREA	GROSS AREA: 39.34 AC R/W DEDICATION: 6.07 AC NET AREA: 33.27 AC		
RIVER BASIN	CAPE FEAR		
WATERSHED OVERLAY	N/A		
EXISTING USE	VACANT		
PROPOSED USES	ATTACHED DWELLING; DETACHED DWELLING		
FUTURE LAND USE MAP DESINATION	NEIGHBORHOOD CENTER		
PERIMETER BUFFERS	NORTH	REQUIRED	10' TYPE B
		PROPOSED	20' TYPE B
	WEST	REQUIRED	10' TYPE B
		PROPOSED	50' TYPE C
	EAST	REQUIRED	20' TYPE C
		PROPOSED	20' TYPE C
	SOUTH (THOROUGHFARE)	REQUIRED	5' TYPE A
		PROPOSED	25' TYPE B
MAXIMUM DWELLING UNITS	120		
DENSITY	ALLOWED	15 DU/AC	
	PROPOSED	107 UNITS / 39.34 AC = 2.720 DU/AC	
OPEN SPACE	TREE PRESERVATION AREA	REQUIRED	3.93 AC (10%)
		PROVIDED	3.93 AC
	ACTIVE RECREATION OPEN SPACE	REQUIRED	1.97 AC (5%)
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INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	5' MINIMUM, 20' MAXIMUM	
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	SIDE FOR ATTACHED DWELLINGS	0' MINIMUM	
	REAR	30' MINIMUM	
MINIMUM LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS	REQUIRED	18' MINIMUM
		PROPOSED	28'MINIMUM
	DETACHED DWELLINGS	REQUIRED	60' MINIMUM
		PROPOSED	53'MINIMUM
	OTHER USES	REQUIRED	60' MINIMUM
		PROPOSED	60'MINIMUM
	FOR FRONT FACING DRIVEWAYS	REQUIRED	60' MINIMUM
		PROPOSED	53'MINIMUM
BUILDING HEIGHT	PRIMARY STRUCTURES	REQUIRED	60' MAXIMUM
		PROPOSED	35' MAXIMUM
	ACCESSORY STRUCTURES	REQUIRED	30' MAXIMUM
		PROPOSED	25' MAXIMUM

AMENITY CENTER AND OPEN SPACE USES

AMENITY AREA	THE AMENITY CENTER SHALL INCLUDE A POOL, CLUBHOUSE, PICKLEBALL FACILITY, AND FIREPIT.
OUTDOOR RECREATION SPACE	OPEN SPACE AREAS SHALL INCLUDE GARDENS, BOCCE COURTS, AND SEATING AREAS.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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EPCON COMMUNITIES

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MASTER PLAN
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7	01.17.2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001X-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

OPEN SPACE & PRESERVATION PLAN
C2.02

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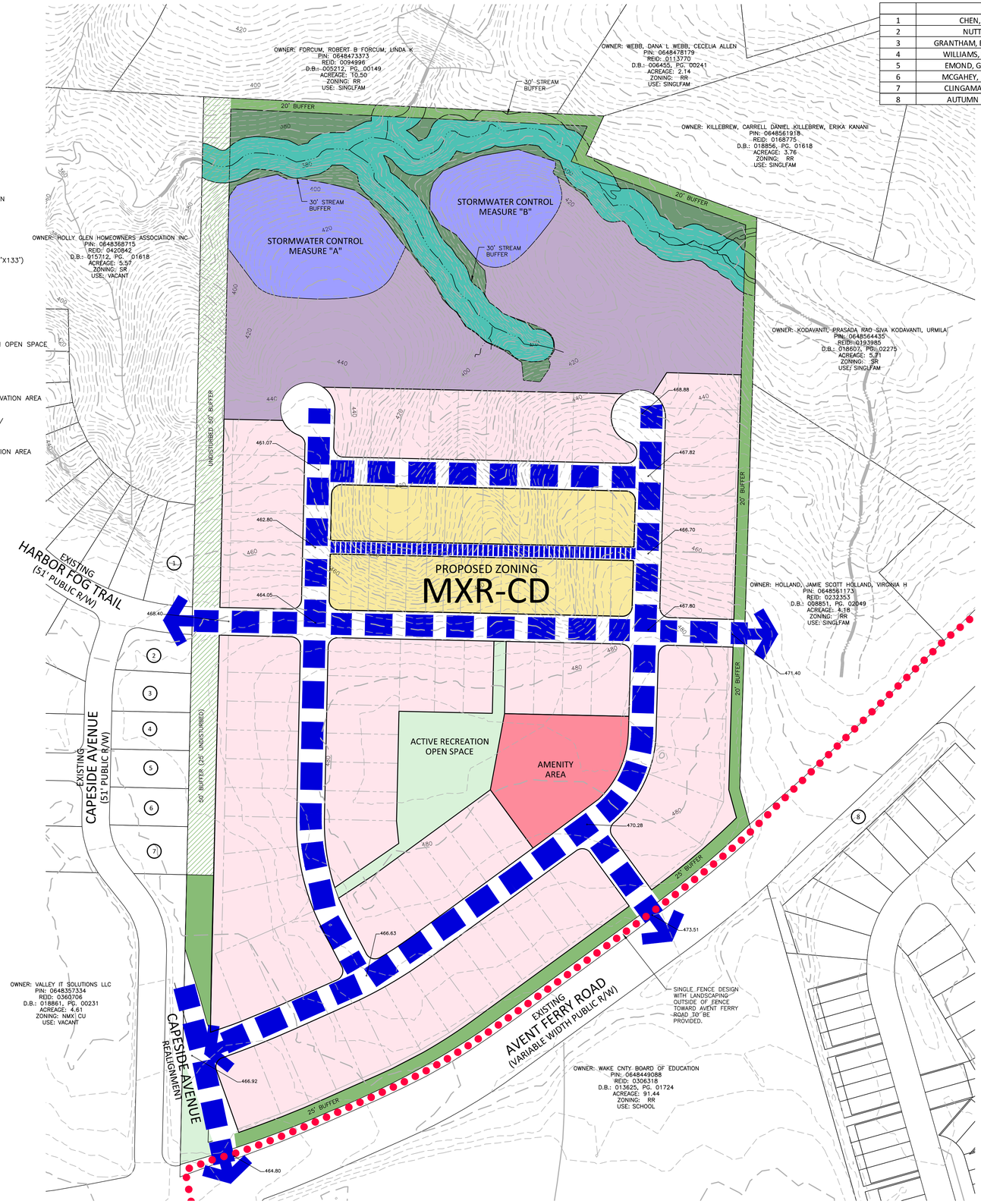
	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- PROPOSED ALLEY
- SINGLE FAMILY (53'X133' AND 65'X133')
- TOWNHOMES (23'X115')
- ACTIVE RECREATION OPEN SPACE
- AMENITY AREA/ACTIVE RECREATION OPEN SPACE
- PUMP STATION
- PERIMETER BUFFER/TREE PRESERVATION AREA
- UNDISTURBED PERIMETER BUFFER/ TREE PRESERVATION AREA
- STREAM BUFFER/TREE PRESERVATION AREA
- TREE PRESERVATION AREA
- STORMWATER CONTROL MEASURE
- ADDITIONAL OPEN SPACE
- 10' SIDEPATH
- + 472.60 SPOT ELEVATION



SITE DATA

OWNER	NAME		PIN	REAL ESTATE ID
	WOOD, GRAHAM H		PORTION OF 0648464185	0003854
DEVELOPER	EPCON COMMUNITIES			
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PROPOSED ZONING	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)			
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RIVER BASIN	CAPE FEAR			
WATERSHED OVERLAY	N/A			
EXISTING USE	VACANT			
PROPOSED USES	ATTACHED DWELLING; DETACHED DWELLING			
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PERIMETER BUFFERS	NORTH	REQUIRED	10' TYPE B	
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	WEST	REQUIRED	10' TYPE B	
		PROPOSED	50' TYPE C	
	EAST	REQUIRED	20' TYPE C	
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MAXIMUM DWELLING UNITS	120			
DENSITY	ALLOWED	15 DU/AC		
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OPEN SPACE	TREE PRESERVATION AREA	REQUIRED	3.93 AC (10%)	
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INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	5' MINIMUM, 20' MAXIMUM		
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	SIDE FOR ATTACHED DWELLINGS	0' MINIMUM		
	REAR	30' MINIMUM		
MINIMUM LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS		REQUIRED	18' MINIMUM
			PROPOSED	28'MINIMUM
	DETACHED DWELLINGS		REQUIRED	60' MINIMUM
			PROPOSED	53'MINIMUM
	OTHER USES		REQUIRED	60' MINIMUM
			PROPOSED	60'MINIMUM
	FOR FRONT FACING DRIVEWAYS		REQUIRED	60' MINIMUM
			PROPOSED	53'MINIMUM
BUILDING HEIGHT	PRIMARY STRUCTURES		REQUIRED	60' MAXIMUM
			PROPOSED	35' MAXIMUM
	ACCESSORY STRUCTURES		REQUIRED	30' MAXIMUM
			PROPOSED	25' MAXIMUM

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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EPCON COMMUNITIES

GRAHAM WOOD PROPERTY

MASTER PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

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7	01.17.2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

GRADING PLAN

C3.00

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LEGEND

- PROPOSED GRAVITY SANITARY SEWER LINE
- PROPOSED SEWER FORCE MAIN
- PROPOSED WATER LINE
- SINGLE FAMILY (53'X133' AND 65'X133')
- TOWNHOMES (23'X115')
- ACTIVE RECREATION OPEN SPACE
- AMENITY AREA/ACTIVE RECREATION OPEN SPACE
- PUMP STATION
- PERIMETER BUFFER/TREE PRESERVATION AREA
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- 10' SIDEPATH

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7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

SITE DATA

OWNER	NAME		PIN	REAL ESTATE ID
	WOOD, GRAHAM H		PORTION OF 0648464185	0003854
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	SIDE FOR ATTACHED DWELLINGS	0' MINIMUM		
	REAR	30' MINIMUM		
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GRAPHIC SCALE
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PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-U1
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UTILITY PLAN

C4.00

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LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- PROPOSED ALLEY
- SINGLE FAMILY (53'X133' AND 65'X133')
- TOWNHOMES (23'X115')
- ACTIVE RECREATION OPEN SPACE
- AMENITY AREA/ACTIVE RECREATION OPEN SPACE
- PUMP STATION
- PERIMETER BUFFER/TREE PRESERVATION AREA
- UNDISTURBED PERIMETER BUFFER/ TREE PRESERVATION AREA
- STREAM BUFFER/TREE PRESERVATION AREA
- TREE PRESERVATION AREA
- STORMWATER CONTROL MEASURE
- ADDITIONAL OPEN SPACE
- 10' SIDEPATH

LANDSCAPE NOTES

1. STREET TREES SHALL BE PROVIDED ALONG ALL STREETS IN ACCORDANCE WITH UDO SECTION 5.3.5

	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
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7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

OWNER: FORCUM, ROBERT B FORCUM, LINDA K
PIN: 0648473373
REID: 0094996
D.B.: 005212, PG. 00149
ACREAGE: 10.50
ZONING: RR
USE: SINGLFAM

OWNER: WEBB, DANA L WEBB, CECELIA ALLEN
PIN: 0648478179
REID: 0113770
D.B.: 006455, PG. 00241
ACREAGE: 2.14
ZONING: RR
USE: SINGLFAM

OWNER: KILLEBREW, CARRELL DANIEL KILLEBREW, ERIKA KANANI
PIN: 0648561918
REID: 0168775
D.B.: 018856, PG. 01618
ACREAGE: 3.76
ZONING: RR
USE: SINGLFAM

OWNER: HOLLY GLEN HOMEOWNERS ASSOCIATION INC
PIN: 0648368715
REID: 0420842
D.B.: 015712, PG. 01618
ACREAGE: 5.57
ZONING: SR
USE: VACANT

OWNER: KODAVANTI, PRASADA RAO SIVA KODAVANTI, URMILA
PIN: 0648564435
REID: 0193985
D.B.: 018607, PG. 02275
ACREAGE: 5.71
ZONING: SR
USE: SINGLFAM

OWNER: HOLLAND, JAMIE SCOTT HOLLAND, VIRGINIA H
PIN: 0648561173
REID: 0232353
D.B.: 008851, PG. 02049
ACREAGE: 4.18
ZONING: RR
USE: SINGLFAM

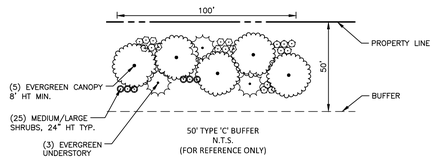
OWNER: VALLEY IT SOLUTIONS LLC
PIN: 0648357334
REID: 0360706
D.B.: 018861, PG. 00231
ACREAGE: 4.61
ZONING: NMX CU
USE: VACANT

OWNER: WAKE CNTY BOARD OF EDUCATION
PIN: 0648449088
REID: 0306318
D.B.: 013625, PG. 01724
ACREAGE: 91.44
ZONING: RR
USE: SCHOOL

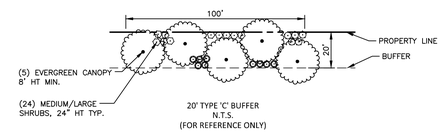
30' STREAM BUFFER
20' BUFFER
STORMWATER CONTROL MEASURE "A"
STORMWATER CONTROL MEASURE "B"
UNDISTURBED 50' BUFFER
50' BUFFER (25' UNDISTURBED)
PROPOSED ZONING
MXR-CD
ACTIVE RECREATION OPEN SPACE
AMENITY AREA
EXISTING HARBOR FOG TRAIL (51' PUBLIC R/W)
EXISTING CAPESIDE AVENUE (51' PUBLIC R/W)
CAPESIDE AVENUE REALIGNMENT
EXISTING AVENT FERRY ROAD (VARIABLE WIDTH PUBLIC R/W)
25' BUFFER
SINGLE FENCE DESIGN WITH LANDSCAPING OUTSIDE OF FENCE TOWARD AVENT FERRY ROAD TO BE PROVIDED.
1
2
3
4
5
6
7
8

SITE DATA

OWNER	NAME		PIN	REAL ESTATE ID
	WOOD, GRAHAM H		PORTION OF 0648464185	0003854
DEVELOPER	EPCON COMMUNITIES			
EXISTING ZONING	RURAL RESIDENTIAL			
PROPOSED ZONING	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)			
SITE AREA	GROSS AREA: 39.34 AC R/W DEDICATION: 6.07 AC NET AREA: 33.27 AC			
RIVER BASIN	CAPE FEAR			
WATERSHED OVERLAY	N/A			
EXISTING USE	VACANT			
PROPOSED USES	ATTACHED DWELLING; DETACHED DWELLING			
FUTURE LAND USE MAP DESIGNATION	NEIGHBORHOOD CENTER			
PERIMETER BUFFERS	NORTH	REQUIRED	10' TYPE B	
		PROPOSED	20' TYPE B	
	WEST	REQUIRED	10' TYPE B	
		PROPOSED	50' TYPE C	
	EAST	REQUIRED	20' TYPE C	
		PROPOSED	20' TYPE C	
	SOUTH (THOROUGHFARE)	REQUIRED	5' TYPE A	
		PROPOSED	25' TYPE B	
MAXIMUM DWELLING UNITS	120			
DENSITY	ALLOWED	15 DU/AC		
	PROPOSED	107 UNITS / 39.34 AC = 2.720 DU/AC		
OPEN SPACE	TREE PRESERVATION AREA	REQUIRED	3.93 AC (10%)	
		PROVIDED	3.93 AC	
	ACTIVE RECREATION OPEN SPACE	REQUIRED	1.97 AC (5%)	
		PROVIDED	1.97 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	5' MINIMUM, 20' MAXIMUM		
	SIDE AND SIDE - CORNER	5' MINIMUM		
	SIDE FOR ATTACHED DWELLINGS	0' MINIMUM		
	REAR	30' MINIMUM		
MINIMUM LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS	REQUIRED	18' MINIMUM	
		PROPOSED	28'MINIMUM	
	DETACHED DWELLINGS	REQUIRED	60' MINIMUM	
		PROPOSED	53'MINIMUM	
	OTHER USES	REQUIRED	60' MINIMUM	
		PROPOSED	60'MINIMUM	
	FOR FRONT FACING DRIVEWAYS	REQUIRED	60' MINIMUM	
		PROPOSED	53'MINIMUM	
BUILDING HEIGHT	PRIMARY STRUCTURES	REQUIRED	60' MAXIMUM	
		PROPOSED	35' MAXIMUM	
	ACCESSORY STRUCTURES	REQUIRED	30' MAXIMUM	
		PROPOSED	25' MAXIMUM	



50' TYPE 'C' BUFFER
N.T.S.
(FOR REFERENCE ONLY)



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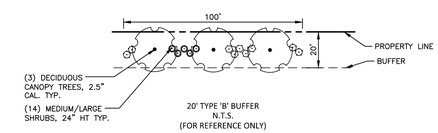
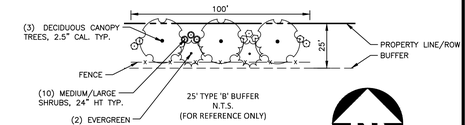
N.T.S.
(FOR REFERENCE ONLY)



20' TYPE 'B' BUFFER
N.T.S.
(FOR REFERENCE ONLY)



25' TYPE 'B' BUFFER
N.T.S.
(FOR REFERENCE ONLY)

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513

EPCON COMMUNITIES

GRAHAM WOOD PROPERTY
MASTER PLAN
1432 AVENT FERRY ROAD
HOLLY SPRINGS , NORTH CAROLINA

REVISIONS

NO.	DATE	
1	07.12. 2024	REVISION PER TOHS COMMENTS
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6	12.13. 2024	REVISION PER TOHS COMMENTS
7	01.17.2025	REVISION PER TOHS COMMENTS

PLAN INFORMATION

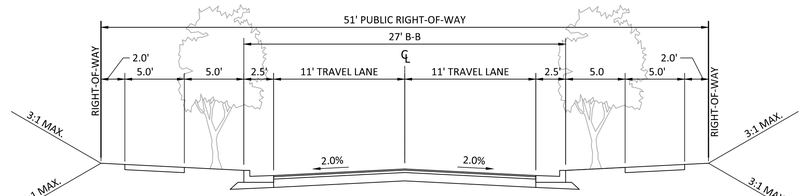
PROJECT NO.	EPC23001
FILENAME	EPC23001-LS1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

LANDSCAPE PLAN
L5.00

X:\Projects\EPC\EPC23001104-Production\Engineering\Master Plan\Current Drawings\EPC23001-LS1.dwg, 1/16/2025 4:06:39 PM, Ashley Abbott

Harbor Fog Trail Extension - Typical Street Section – 51' Overall ROW		
Standard	**Standard Residential Street Cross Section Detail – HS302**	**Proposed CD Street Section Requirement**
ROW	51'	51'
B-B	27'	27'
Travel Lanes	11.00'	11.00'
Curb and Gutter	2.5'	2.5'
Planting Strip	5'	5'
On-Street Parking	---	---
Sidewalk	5'	5'

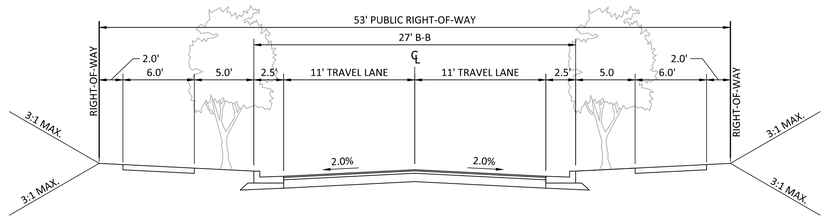


30" STANDARD CURB AND GUTTER

5' CONCRETE SIDEWALK

HARBOR FOG TRAIL EXTENSION
TYPICAL SECTION
(51' R/W, 27' B-B)

Typical Street Section – Residential Street - No On Street Parking – 53' Overall ROW		
Standard	**Standard Residential Street Cross Section Detail – HS302**	**Proposed CD Street Section Requirement**
ROW	53'	53'
B-B	27'	27'
Travel Lanes	11.00'	11.00'
Curb and Gutter	2.5'	2.5'
Planting Strip	5'	5'
On-Street Parking	---	---
Sidewalk	6'	6'



30" STANDARD CURB AND GUTTER

5' CONCRETE SIDEWALK

TYPICAL SECTION
NO ON-STREET PARKING
(53' R/W, 27' B-B)

NOTES

1. CROSS SLOPES OF ROAD SECTIONS AND PARKING AREAS TO BE DETERMINED UPON CD PRODUCTION DETAIL
2. STREET TREES SHALL BE PROVIDED ALONG ALL STREETS IN ACCORDANCE WITH UDO SECTION 5.3.5

AVENT FERRY ROAD

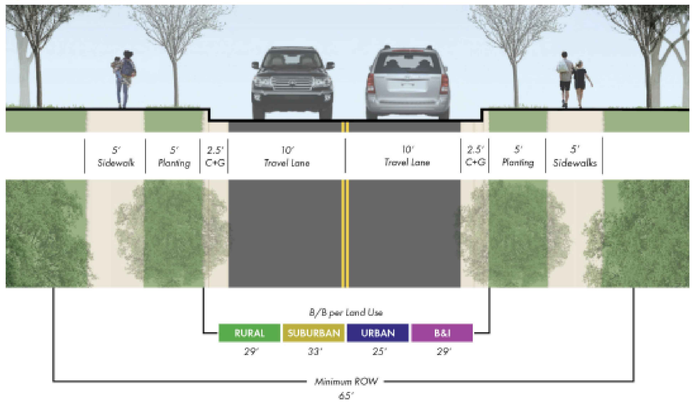
T-4A Minimum

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	-	-	-	-	-

AVENT FERRY ROAD - SUBURBAN
TYPICAL SECTION
NOT TO SCALE

CAPESIDE AVENUE

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			

CAPESIDE AVENUE - URBAN
TYPICAL SECTION
NOT TO SCALE

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PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001-D1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

TYPICAL SECTIONS

C8.00

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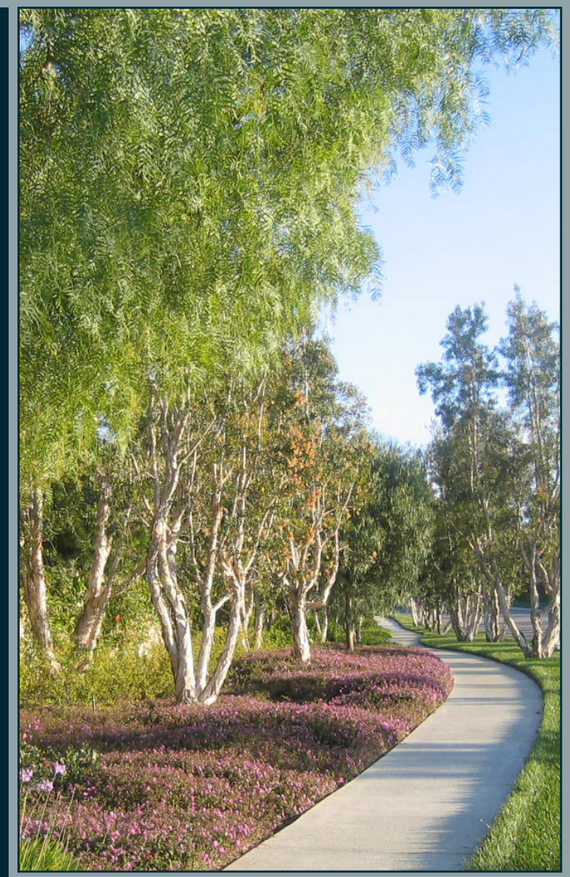
WOOD PROPERTY
REZONING DESIGN MANUAL



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LANDSCAPE DESIGN
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WOOD PROPERTY

DEVELOPER

EPCON COMMUNITIES

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RALIEGH, NC 27601

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JBARRON@MORNINGSTARLAWGROUP.COM

1 Introduction

PURPOSE

The Wood Property is located at 1432 Avent Ferry Road, at the intersection of Avent Ferry Road and Cass Holt Road, across from Holly Springs High School. This Design Manual, which has been uniquely curated for an age-restricted, senior community, 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 The Wood Property. 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 The Wood Property. 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, 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 The Wood Property as a high quality development all its own.

VISION

Generally, The Wood Property will accomplish the design objectives by:

- Including a high level of sophistication in style, character, and design throughout The Wood Property, 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

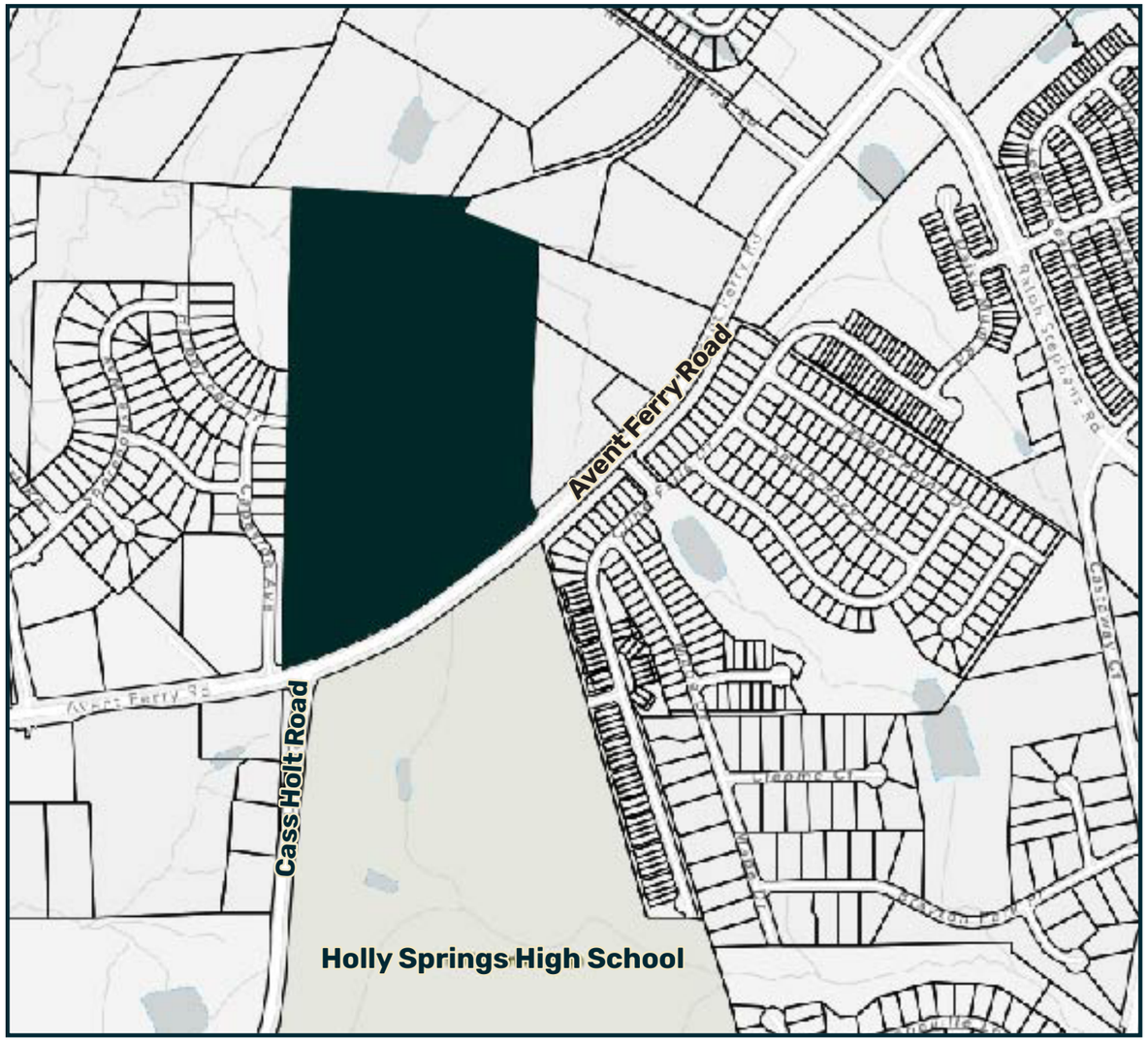
This Design Manual was developed for the The Wood Property rezoning as a zoning condition for the project to help facilitate the development as a high quality, mixed residential development. The intent of this Design Manual is to facilitate the age-restricted senior community contemplated by the rezoning. As such, the fundamental purpose of the Design Manual is to ensure that the Wood Property is developed with a higher level of quality and an overall higher caliber of design than would otherwise be achievable 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 The Wood Property. 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 The Wood Property.

1 Introduction

VICINITY MAP

dated October 2023

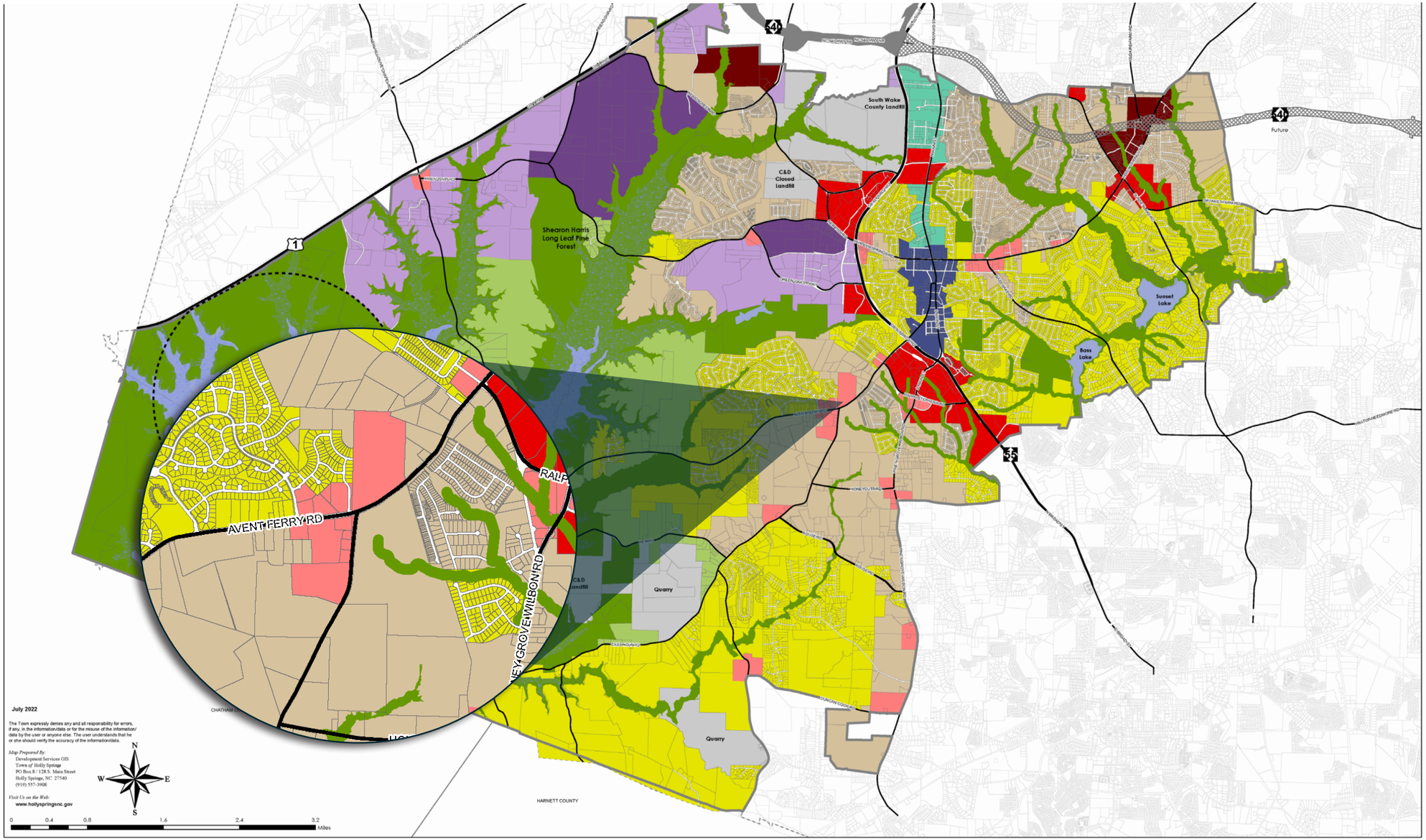


2 Land Use

The proposed rezoning to Mixed-Use Residential - Conditional District (MXR-CD) is aligned with existing development patterns. The Comprehensive Plan Future Land Use Map has identified this site as a Neighborhood Center which designates uses that are scale and design-compatible with nearby residential development supportive of bicycle and pedestrian improvements for this area. The rezoning will align the development of the property with the land use patterns in the vicinity. The MXR-CD zoning will encourage a mix of housing types. It will provide increased housing opportunity for aging Holly Springs residents without generating adverse impacts to the local school system while at the same time having less impacts on peak hour travel.

2 Land Use

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

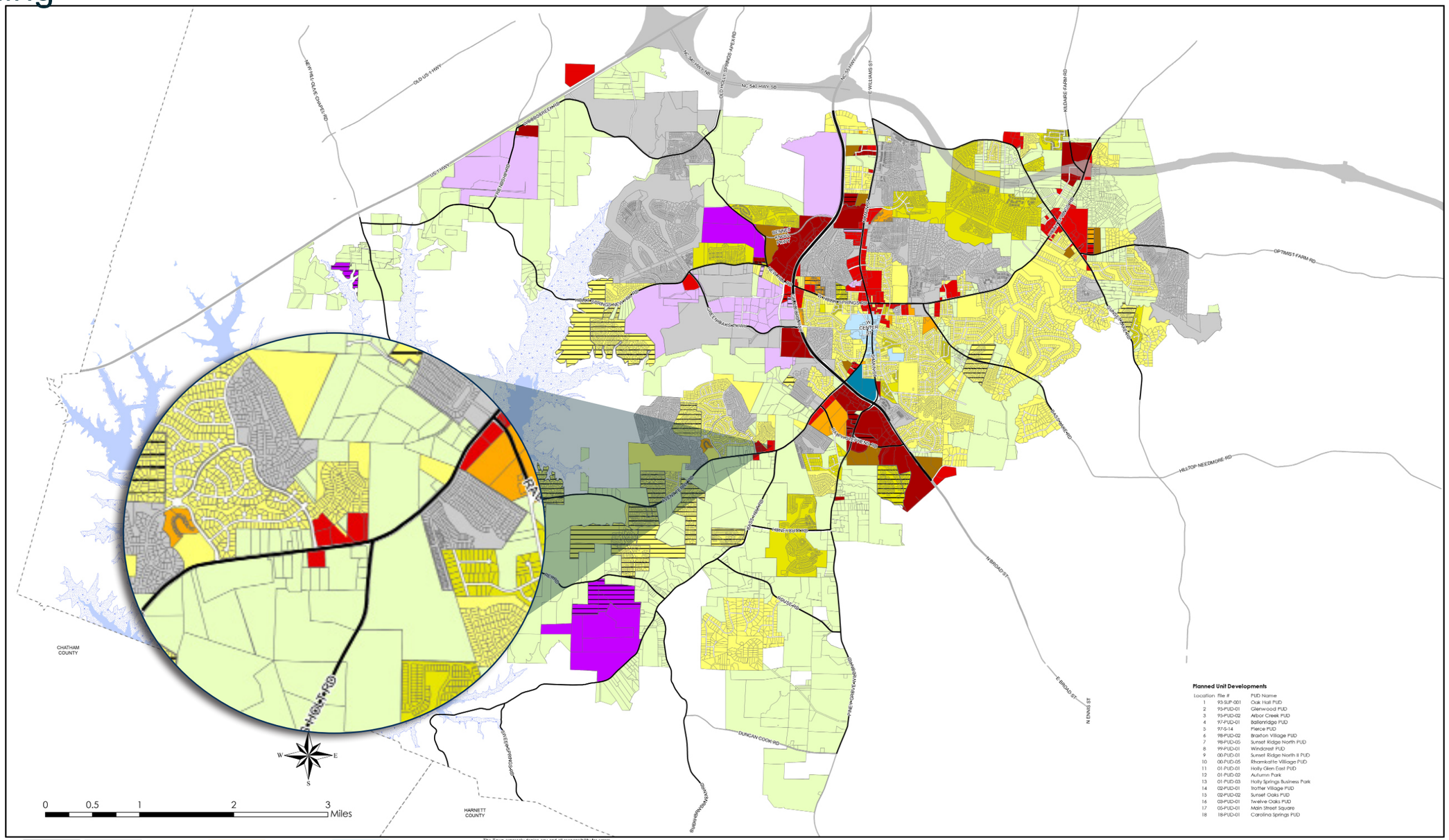
- Neighborhood Center
- N. Main Street District
- Downtown Village District
- Mixed-Use Center
- Regional Center
- Innovation Village

Vision Holly Springs
Land Use & Character Plan

Future Land Use

3 Zoning

dated March 2022



3 Zoning

The proposed rezoning to Mixed-Use Residential Conditional District (MXR-CD) is compatible with the surrounding developments and patterns in the vicinity of the property. The property is currently zoned Rural Residential and is surrounded by Rural Residential and Neighborhood Residential. The Mixed-Use Residential zoning will allow for a mix of accessible housing types for aging residents to live, work, and play in. The project will help to foster a welcoming and inclusive community for older Holly Springs residents to thrive in, in close proximity to their families who might live in the neighborhoods around the Wood Property, providing them with an accessible option for aging in place in Holly Springs.

PERMITTED USE TABLE

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

Use	
Detached Dwelling (with Front Facing Driveway)	P
Attached Dwelling (Rear Loaded)	P
Residential Care Facility	P
Apartment Dwelling	x
Family Care Home	x
Bed and Breakfast	x
Inn	x
Business Services	x
Child Care Center	x
Office Use	x
Personal Services	x
Food/Restaurant Uses	x
Retail Uses	x
Civic Building	x
Community Support Facility	x
Religious Use	x
School (K-12)	x
Golf Course	x
Infrastructure/Utilities Minor	PS
Wireless Telecommunications Equipment	PS
Solar Energy Systems-Small	A
Accessory Dwelling Unit	A
P = Permitted, X = Not Permitted, A= Accessory Use Only, PS= Permitted with additional standards per the UDO	

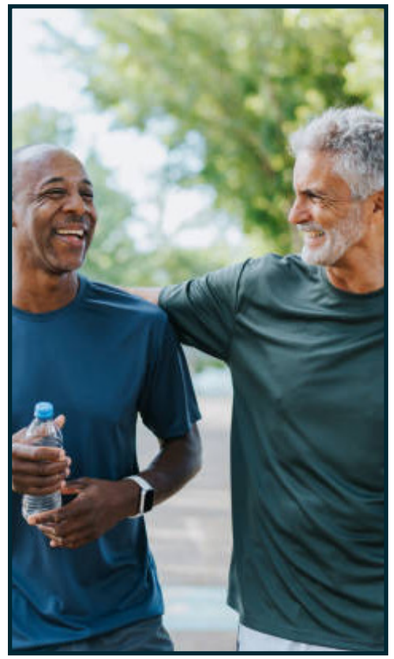
*HOA covenants shall not restrict accessory dwelling units.

4 Proposed Development

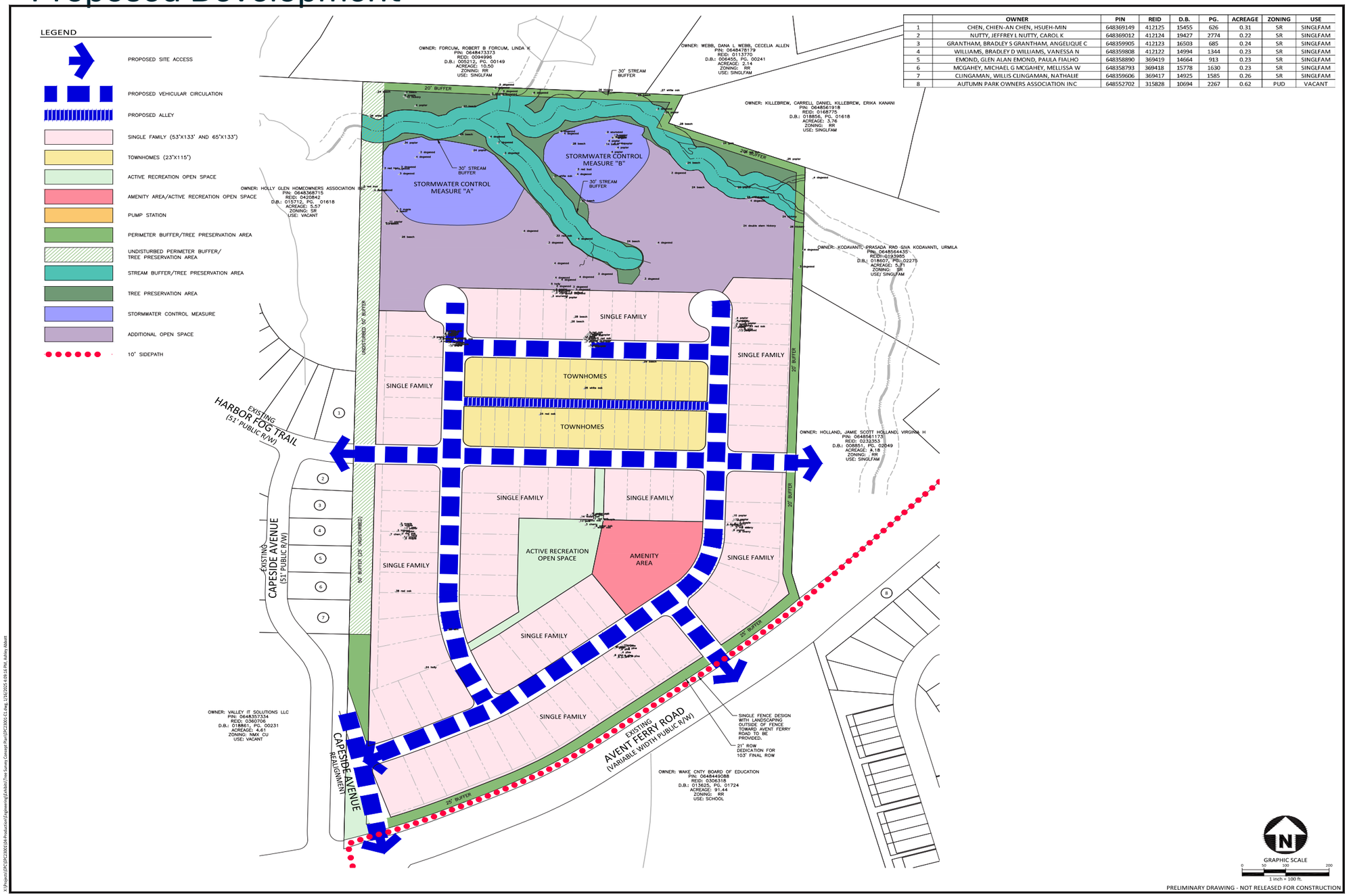
The proposed development is located on approximately 39.34 acres. The site is just north of the intersection of Avent Ferry Road and Cass Holt Road, across from Holly Springs High School. The proposed development will consist of both single-family detached units and rear-loaded townhome units, primarily geared towards those aging in place. A maximum of 120 units is proposed. The development will also include an esteemed neighborhood amenity center, regardless of age. Accessible homes and community amenities will enable this project to serve as a welcoming neighborhood for empty nesters and retirees. The development will provide increased housing choice for aging residents of Holly Springs, without creating intense burdens on both the transportation and school systems serving the Town.

Proposed Uses*	Proposed Units
Detached Dwellings	82 units
Rear Load Attached Dwellings	32 units
Open Space	15% of gross acreage

*All dwellings shall be limited to age-restricted with associated amenities. A Declaration of Covenants, Conditions, and Restrictions ("Declaration") providing that at least eighty percent (80%) of all occupied units shall have as a resident at least one person age 55 or older ("age restriction") shall be recorded with the applicable Register of Deeds Office. Any recession or modification of the covenants regarding age restriction shall have approval of the town.
Prior to applying for any building permits, an opinion letter from an attorney licensed to practice in North Carolina shall be provided to the Town stating that the age restriction was drafted in a form that the attorney, in the exercise of customary professional diligence, would reasonably recognize as compliant with the Fair Housing Act 42 U.S.C Sec. 3601, et. seq., and the North Carolina State Fair Housing Act, N.C. Gen. Stat. 41A-1, et seq.



4 Proposed Development



	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

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3	09. 13. 2024	REVISION PER TOHS COMMENTS
4	10.11. 2024	REVISION PER TOHS COMMENTS
5	11.08. 2024	REVISION PER TOHS COMMENTS
6	12.13. 2024	REVISION PER TOHS COMMENTS

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001X-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.03.2024

SHEET

CONCEPT PLAN AND TREE SURVEY

C1.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\EPC\EPC23001\04-Production\Engineering\Exhibits\Tree Survey Concept Plan\EPC23001-S1.dwg, 12/6/2025 5:49:16 PM, Ashley Albert

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	2.9 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	n/a	n/a
Open Space and Gathering Area		
Overall Minimum Open Space Required	15%	15%
Building Setbacks - All Structures (ft)		
Front	Min: 5′ Max: 15′	Min: 5′ Max: 20′
Rear	30′	30′
Rear (From Alley Centerline)	15′	15′
Minimum Lot Width (measured at setback line)		
Detached Dwellings	26′	53′
Attached Dwellings	18′	28′
Min Lot Width for Front Facing Driveways	60′	53′′
Buffers		
RR Buffer	10′ Type B	20′ Type B
SR Buffer	10′ Type B	25-50′ Type C
Thoroughfare Buffer	5′ Type A	25′ Type B
Building Height		
Building Height (primary structures- maximum)	60′	35′
Accessory Structures (maximum)	30′	25′
All other applicable development standards not listed here shall follow UDO standards and requirements.		

PARKING STANDARDS

The following shall apply to all proposed buildings within the development.

- Parking shall be permitted in all yards with restrictions for single-detached units on a lot under 60′ wide to provide the maximum level of accessibility for residents.
- Parking calculations shall meet UDO requirements, including required additional guest parking.*

*Location of guest parking shall be determined at time of subdivision plan.

4 Proposed Development (Rear-Load Townhomes)

Elevations are for temporary demonstration of rear loaded product only. Renderings of the Developer's rear load townhomes are in process and will be included in subsequent submittals.

4 Proposed Development Single-Family Detached

Elevations are for demonstration purposes only.

4 Proposed Development Single Family Detached

Elevations are for demonstration purposes only.

4 Proposed Development Single Family Detached

Elevations are for demonstration purposes only.

4 Proposed Development Amenity Center

Elevations are 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.

RESIDENTIAL FACADE STANDARDS

- **Primary Façades**- shall be the facades that front on street and have the main building entrace.
- Primary Facades shall consist of a minimum of 60% of Type 1 materials
- **Secondary Façades- shall be facades that do not front on a street or have a main building entrance.**
- The primary facades shall include a masonry watertable along the entire front of the building.
- Type 3 materials shall be used for accents and not consist of more than 10% of the primary facades.
- Different brick colors, textures and finishes shall be used to create different architectural looks.
- In order to promote variation in home appearance, no single-family home can be constructed with an exterior elevation (front facade) or color palette that is identical to the home on either side or directly across the street from it, to ensure a diverse housing development.
- All primary residential units shall be eqipped with a 240-volt charging.

Variety in materials creates visual interest

Trim accents create a welcoming design scale

Human-scale design elements

Variety in colors and features create a welcoming environment

5 Design Standards

LANDSCAPE DESIGN

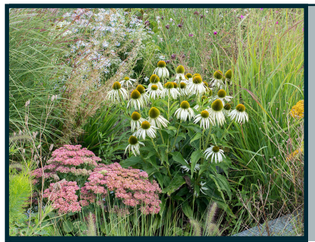
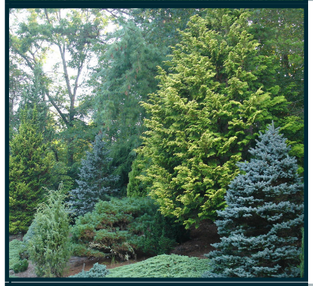
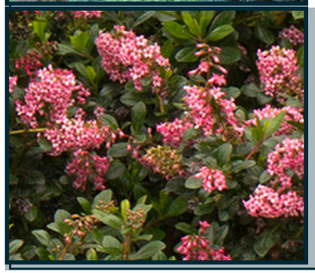
The project will comply with all landscape design requirements in the UDO except as modified below:

KEY ELEMENTS

» Plant species shall be selected that offer strong, bold seasonal colors and a variety of textures.
» Placemaking shall be encouraged in community gathering 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.

BUFFERS

» 6' high, evergreen plantings shall be installed around the amenity center to provide screening from the residential portions of the development.
» An undisturbed 50' buffer shall be provided along the western property line starting north of Capeside Drive, to provide adequate screening for the adajcent single-family development.

	Bold colors and textures add variation to the landscape
	Planters help create welcoming entrances and defined open spaces
	Seating and benches will be located throughout open spaces in the the development
	Greenery will help to create a lush and inviting community
	Bold pollinator plants add beauty and biodiversity

5 Design Standards

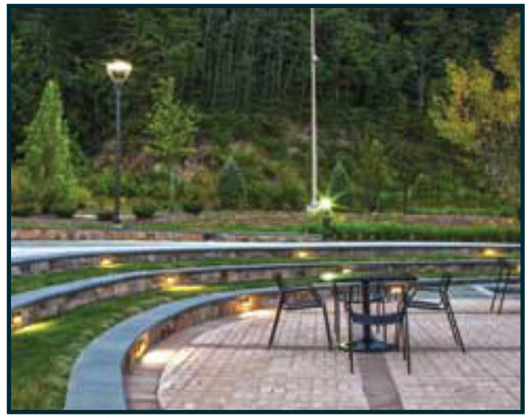
GATHERING & OPEN SPACE

KEY ELEMENTS

- On-site open space requirements shall be met through the thoughtful inclusion of open spaces located throughout the site, and with an amenity center located on site which will enable residents to recreate, gather, and socialize in close proximity to their homes.
- The Amenity Center will be a place for residents to socialize with neighbors and family. The center will play host to a variety of active amenities and gathering opportunities that will enhance the sense of community in the neighborhood.
  - The amenity center shall include a pool, clubhouse, pickleball facility, and firepit.
- Other open spaces on site will include gardens, bocce courts, and seating areas.

OPEN SPACE SITE DATA TABLE		
Total Site Area: 17.36 acres	UDO Standard	Proposed Standard
On-site Private Open Space	15%	15%
Tree Preservation Area	10%	10%
Active Recreation Area	5%	5%

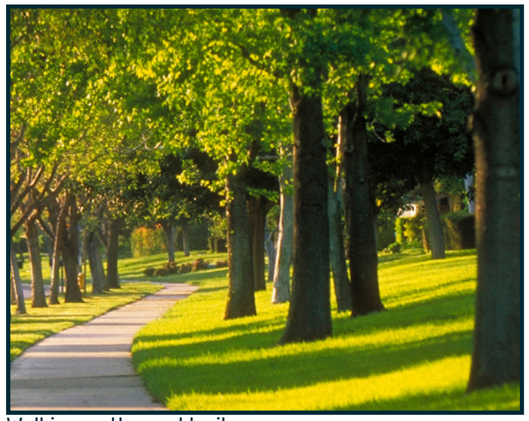
The Amenity Center provides opportunites for gathering and recreating



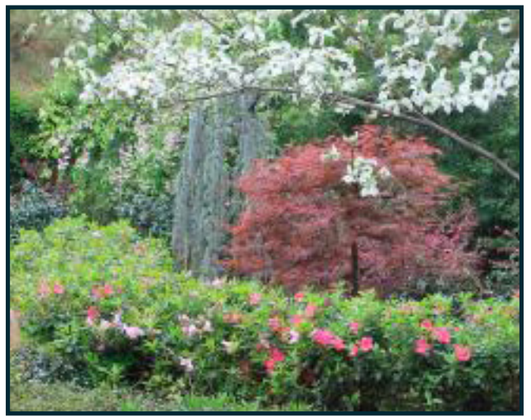
Balance of hardscape and landscape

Benches, seating and other amenities will activate open spaces

Supplemental plantings and varied planters add visual interest



Walking paths and trails

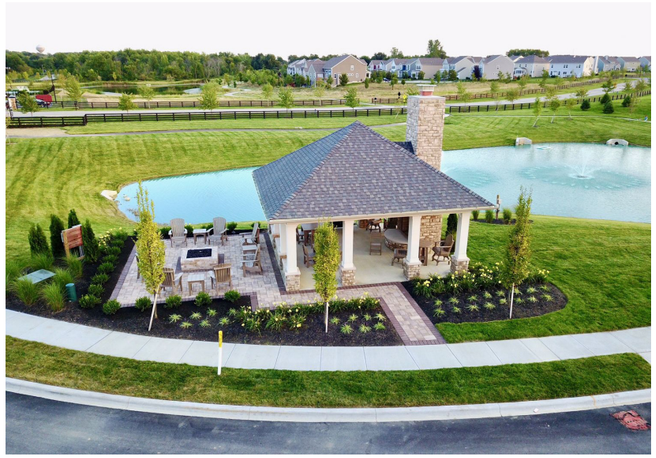


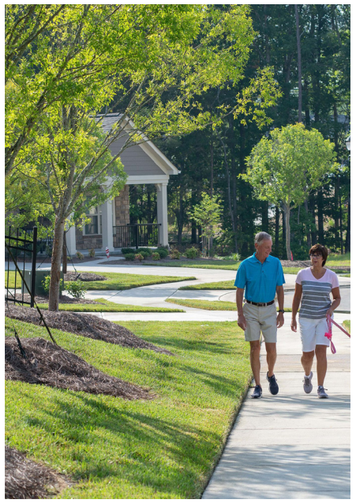
Variation assures interest is maintained within the gathering space

5 Design Standards

GATHERING & OPEN SPACE

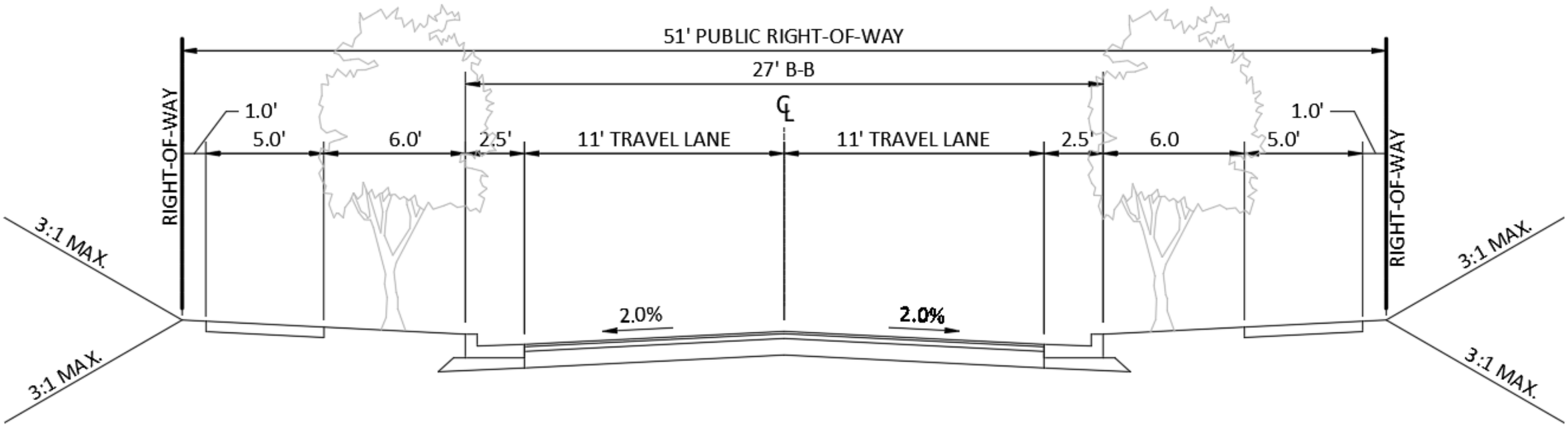
Imagery is conceptual and exact open detailing shall be determined at time of development plan.





6 Streetscape and Mobility Standards

Harbor Fog Trail and Internal Streets:



30" STANDARD CURB AND GUTTER

5' CONCRETE SIDEWALK

TYPICAL SECTION
NO ON-STREET PARKING
(51' R/W, 27' B-B)

Ordinance No. RZ25-01
Date Submitted: March 18, 2025
Date Adopted: March 18, 2025

AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE: OFFICIAL ZONING MAP; AND ADOPT THE ZONING MAP AMENDMENT PLAN CONSISTENCY STATEMENT & STATEMENT OF REASONABLENESS 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 34.34 acres of Wake County PIN #0648464144, currently addressed as 1432 Avent Ferry Road and under ownership by Graham H. Wood, from RR – Rural Residential to MXR-CD – Mixed Use 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 Neighborhood Center; and

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on February 25, 2025 and failed to provide a majority recommendation of approval or denial by a vote of 4-4; and

WHEREAS, in accordance with NCGS § 160D-601, the Town of Holly Springs held a legislative hearing on March 18, 2025 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 Zoning Map Amendment Plan Consistency Statement as required by NCGS §160D-605:

SUPPORTING APPROVAL

The requested Zoning Map Amendment from RR – Rural Residential to MXR-CD – Mixed Use Residential Conditional Zoning District is consistent with the Vision Holly Springs

Comprehensive Plan since the proposed Conditional Zoning District provides multiple housing types, is designed with a discernable neighborhood structure, and makes significant road improvements that further the goals of the Comprehensive Transportation Plan.

SUPPORTING DENIAL

The requested Zoning Map Amendment from RR – Rural Residential to MXR-CD – Mixed Use Residential Conditional Zoning District is inconsistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Neighborhood Center, and the proposed MXR-CD does not meet the intent of the Neighborhood Center character area and specific Community Character recommendations.

WHEREAS, the Town of Holly Springs Town Council adopts the following Statement of Reasonableness as required by as required by NCGS §160D-605:

SUPPORTING APPROVAL

The requested rezoning is reasonable and in the public interest because it provides public infrastructure improvements that may relieve traffic congestion, offsite sidepath connections, and multiple housing types for residents.

SUPPORTING DENIAL

The requested rezoning is not reasonable and in the public interest because it does not provide neighborhood-based commercial uses where identified and needed by the public.

IF VOTE TO APPROVE

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the proposed Zoning Map Amendment is **APPROVED,** and the Unified Development Ordinance of the Town is amended as follows:

Amend Unified Development Ordinance Section 1.7 Official Zoning Map with the following rezoning request: 24-REZ-03 to change the zoning of 1432 Avent Ferry Road (PIN #0648464144) from RR – Rural Residential to MXR-CD – Mixed Use Residential Conditional Zoning District.

The property is subject to all the conditions listed in the Rezoning Master Plan and the Design Manual dated revised 3/18/25 by McAdams.

Part 1:
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 2:

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.

IF VOTE TO DENY

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the that the proposed Zoning Map Amendment is **DENIED**.

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:
EFFECTIVE DATE
The provisions of this ordinance shall become effective March 18, 2025 in accordance with the laws of the State of North Carolina.

Adopted this, the 18th day of March, 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda C McKinney, Town Clerk

PREPARED BY AND AFTER RECORDING RETURN TO:
NAME OF DRAFTER
COMPANY NAME
STREET ADDRESS
TOWN/CITY, NC ZIP

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
GRAHAM H. WOOD

THIS AGREEMENT (the "Agreement"), made and entered into , by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **GRAHAM H. WOOD**, his successors and assigns, hereafter referred to as the "Developer." The Town and the Developer are collectively referred to herein as the "Parties."

WHEREAS, the Developer, or its affiliate, is the fee simple owner or contract purchaser of tracts of land held in common for development, known by the following Wake County PINs: 0648464144, totaling approximately **39** acres in size, as more particularly described on **Exhibit A** (the "Site" or "Property"); and,

WHEREAS, the owners of the Property are **GRAHAM H. WOOD** and all consent to the Developer entering into this agreement as indicated by their signature below; and,

WHEREAS, the Town Council rezoned the Site to **MXR-CD Mixed Use Residential Conditional Zoning District** (the "Rezoning") on **MARCH 18, 2025**, to facilitate the Property's uses to be consistent with the Town's Comprehensive Plan by created the development of residential uses ; and,

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 has enacted a subdivision control ordinance and a comprehensive zoning ordinance which are codified in a Unified Development Ordinance ("UDO"), 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 requires, pursuant to N.C.G.S. §160D and 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 Water Resource Management Policy (see. https://www.hollyspringsnc.gov/DocumentCenter/View/44266/3_00_WaterResourceManagementPolicy_Sup20) to ensure the adequate water and sewer supply for the Town generally and the Property specifically, and the Developer consents to abide by this policy; and,

WHEREAS, the Town is authorized to enter into this Agreement pursuant to N.C.G.S. §160A-20, §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; and,

WHEREAS, the Town requires certain fees to be paid upon development of land and for the granting of a building permit and other permits and approvals, 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, pursuant to N.C.G.S. §160D-1005, on **March 18,2025** 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. Concept Plans: Concept Plan as used in this Agreement refers to the Concept Plan for the Development previously submitted by Developer to the Town, if any.

c. 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.

d. 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.

e. 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").

f. 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.

g. NCDOT: the North Carolina Department of Transportation.

h. 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.

i. 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.

j. Property: The parcel of land described in Exhibit A that is the subject of this Agreement. Also referred to as the "Site." Any subsequent annexation of parcels by the Developer other than descried herein would constitute a major modification of this Agreement and require an additional public hearing.

k. Public Infrastructure or Public Infrastructure Improvements: TIA Road improvements, sidewalk improvements, sewer and water improvements, or any other improvements which are now or shall be in the future publicly dedicated to the Town of Holly Springs or another governmental entity, as described herein.

l. 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.

m. 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 either prior to or within 15 days of 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, if any, not demanded within **five** 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 **MXR-CD Mixed Use Residential Conditional Zoning District** 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 as many phases so as to be compliant with the Town's Water Resource Management Policy.. 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.	See Attached Document entitled "Transportation Mitigation Agreement"(Exhibit B)	First Certificate of Occupancy
b.		First Certificate of Occupancy
c.		First Certificate of Occupancy
e.		
f.		

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. Failure of the Developer to timely complete any of the foregoing shall constitute a breach of this Agreement and shall create a status of zoning noncompliance for the Project.

In addition to any of the above TIA Improvements, the Developer shall do the following prior to the first certificate of occupancy :

Relocation of Capeside Avenue

a. Developer will relocate Capeside Avenue through the rezoning site so that it creates a 4-way intersection with Cass Holt Road and Avent Ferry Road as shown on the attached Master Plan.
b. Epcon will bear all costs and expenses related to the relocation of Capeside.
c. Final design of Capeside will be determined at the time of development plan.
d. If necessary the Town will assist with any easements or right-of-way necessary for the relocation of Capeside, with Epcon responsible for all costs and expenses.

6. Parks And Recreation Improvements. The parties agree that parkland dedication on the rezoning parcel is not feasible and that extension of the Town's greenway as shown on the Parks and Recreation Master Plan is not feasible as a result of topographic features that make extension not possible. In consideration of the foregoing:

a. Developer shall pay a fee in lieu of the parkland dedication and construction of a concrete sidepath according to the Town's specifications currently shown on the Parks and Recreation Master Plan according to the UDO as described in paragraph 12, below.
b. Developer will construct a concrete sidepath according to the Town's specifications along the frontage of Avent Ferry Road from the easternmost edge of the rezoning parcel to Logging Road.
c. Developer will construct and install a concrete sidepath according to the Town's specifications connection along the west side of Cass Holt Road from the intersection with Avent Ferry Road to the edge of the Town's future park parcel. Each of these offsite greenway extensions are depicted on the Master Plan
d. The sidepath described in paragraph (c) is an "offsite" greenways (as shown as such in the Town's comprehensive plan) in that they are beyond the limits of the Developer's property. The cost of construction of the offsite greenway/sidepath extension along Cass Holt Road as outlined in 6.c above, including engineering and right-of-way/easement acquisition, will be credited against Developer's parks and recreation fees for the development. Any greenways, sidepaths, or infrastructure that is not "offsite" (i.e., infrastructure that is on the Property) and also the sidepath described in subparagraph (b) above shall not be eligible for credit or offset.
e. If necessary, the Town will assist with any easements or right-of-way necessary for the these offsite greenway extensions. In the event the Town chooses to not assist with such acquisition, then Developer shall have no further obligation for these offsite greenway extensions.

7. CONSTRUCTION OF SEWER AND WATER IMPROVEMENTS: Developer shall construct the following Infrastructure Improvements prior to the issuance of the first plat for the Project. The Developer shall be responsible for connecting the Site to Town sewer services. As agreed to by the parties, sanitary sewer service for the Site shall be provided via a manhole located within Harbor Fog Trail so as to facilitate gravity sewer to the Site. Further, the parties acknowledge and agree that in order for gravity sewer to be provided, the existing sewer line within Harbor Fog Trail will need to be lowered. Developer shall be required to make this connection at Developer's sole cost and expense, provided that the Town shall assist, if needed, with procuring any easements or approvals necessary to permit this connection. All improvements shall be designed by the Developer such that all work is contained in the existing public right of way or existing easements of the Town. In the event that the design or construction requirements dictate additional easements (temporary or permanent) and the Developer is unable to acquire easements after offering fair market value to property owners, the Town shall assist in acquisition of additional public rights of way or easements needed for the public utilities contemplated to be installed under this Agreement. The Developer shall be responsible to reimburse the Town for any acquisition costs (other than the Town's attorney fees) related to these new easements or rights of way

In addition to the foregoing, 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.
List of Sewer and Water Improvements to be constructed by the Developer and necessary for a obtaining a building permit:

	Description	**Completed by**
a.	Epcon will extend gravity sewer from the rezoning parcel to an existing	Prior to First Plat Recordation

	manhole as depicted on the attached Sewer Plan. Developer will be solely responsible for the cost and expense associated with this sewer extension.	

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

8. UTILITY ALLOCATION: The Town has a Water Resource Management Policy and this Project is eligible for a Priority Level 2 under that policy. See https://www.hollyspringsnc.gov/DocumentCenter/View/44266/3_00_WaterResourceManagementPolicy_Sup20. ("WRMP"). Developer is advised to read and understand the Town's WRMP. The Developer hereby includes the following allocation elements in its Project to satisfy the criteria of Section 3.5.2 of the WRMP.

a. Developer shall construct and install vegetated wetlands ("Stormwater Wetlands") in-lieu of traditional stormwater ponds. The Stormwater Wetlands shall be designed, constructed, and maintained in accordance with the Minimum Design Criteria (MDC) set forth in the North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Design Manual.

b. Developer shall provide 25% more Tree Preservation Areas that otherwise required by the UDO

9. 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.	FIL for Traffic Signal located at the Property entrance on Avent Ferry Road across from school	**$17,850**
b.		
c.		

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

11. ANNEXATION: In the event 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. Nothing contained herein shall bind the Town Council on the legislative decision of annexation. The Town shall schedule the Annexation Petition for public hearing and approval within 45 days of the execution of this Agreement.

12. 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.

13. 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 _____ per acre, which produced under ordinary methods of calculation for the Project's unit count of _____, a fee in lieu amount of _____per unit of residential use.

14. 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.

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

16. 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
DEVELOPER'S OTHER 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.

ARTICLE IV
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.

11. 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.

12. 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.

13. 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.

14. The Developer is a sophisticated business entity. It hereby, for itself, its successors and/or assigns, expressly hereby agrees to waive its right to participate in any class action against the Town with respect to any term or condition of this Agreement or any requirement, obligation, right, or duty created herein. Each party has had the opportunity to have this Agreement reviewed by counsel of its choosing and is entering into this agreement freely and aware of any of the rights, obligations, and duties each may enjoy.

15. 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:
Epcon Communities
Attn: Legal Department
5440 Wade Park Boulevard, Suite 101
Raleigh, NC 27607

With copy to:
Morningstar Law Group
Attn: Jason Barron
434 Fayetteville Street, Suite 2200
Raleigh, NC 27601

16. 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.

17. 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.

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

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

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

EXHIBIT A: Property Description
EXHIBIT B: Transportation Mitigation Agreement
EXHIBIT C:

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 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: _____

Exhibit A

EXHIBIT B
Transportation Mitigation Agreement

EXHIBIT C

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 18.

Public Hearings
Title: 24-REZ-04 Evans Property Rezoning - 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 Rezoning Ordinance RZ25-02 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve/deny Rezoning.
- Approve / deny the applicant's request for an exemption of the project from the Water Resource Management Policy and allocate utilities for 34,200 GPD.

Explanation:

- The Town has received a Conditional District Rezoning request for an attached and detached dwelling subdivision at 6200, 6202, and 6213 Windy Farm Lane.
- The proposed rezoning area consists of 53.07 acres.
- The applicant has proposed 87 attached dwellings and 65 detached dwellings, for a total of 152 total units.

Staff Recommendation: Approve

Planning Board Recommendation: Approve (8-0) [1 absent]
A summary of the Planning Board discussion is in the Planning Board Action Report.

Background:

- The property entered into the Town's ETJ in 2006 as R: 30 Residential. The subject area was reassigned to RR - Rural Residential in 2022.

Funding Source(s):
N/A

Attachment(s):
1. 24REZ04_EvansProperty_StaffReport
2. 24REZ04_EvansProperty_Ordinance
3. 24REZ04_EvansProperty_PlanningBoardActionReport
4. 24REZ04_EvansProperty_WCPSS_Report
5. 24REZ04_EvansProperty_Application
6. 24REZ04_EvansProperty_Plans
7. 24REZ04_EvansProperty_DesignManual

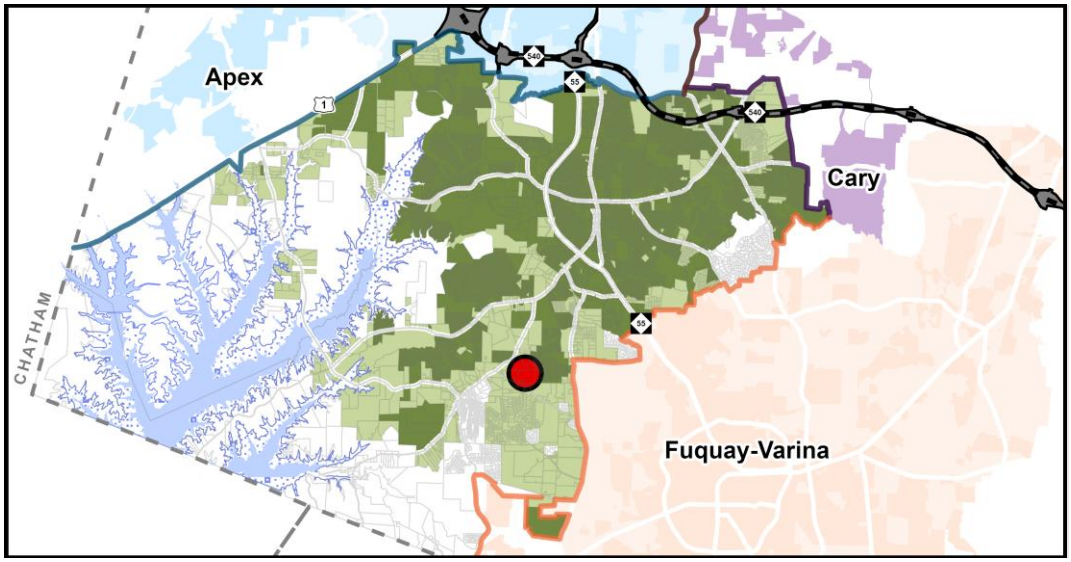
Project Type: Zoning Map Amendment (Rezoning)

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Laura Holloman - McAdams

Property Address: 6200, 6202, 6213 Windy Farm Ln

Property Area: 53.07 ac.



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

Project Summary:
A rezoning of 53.07 acres from RR – Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District and NCR - Neighborhood Center Residential Conditional Zoning District at 6200, 6213, and a portion of 6202 Windy Farm Lane.

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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Utility & Infrastructure Information	Page 12
Natural Resources & Open Space Information	Page 14
Conditional Zoning District Information	Page 15
Decision-Making Information	Page 18

Case Summary

Current Zoning:
RR Rural Residential

☐ Conditional Zoning District

Proposed Zoning:
NR Neighborhood Residential
NCR Neighborhood Center Residential
☒ Conditional Zoning District

Aerial Photograph

Growth Strategy Map:
Places to Enhance

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Mixed Residential Neighborhood

Staff Analysis:

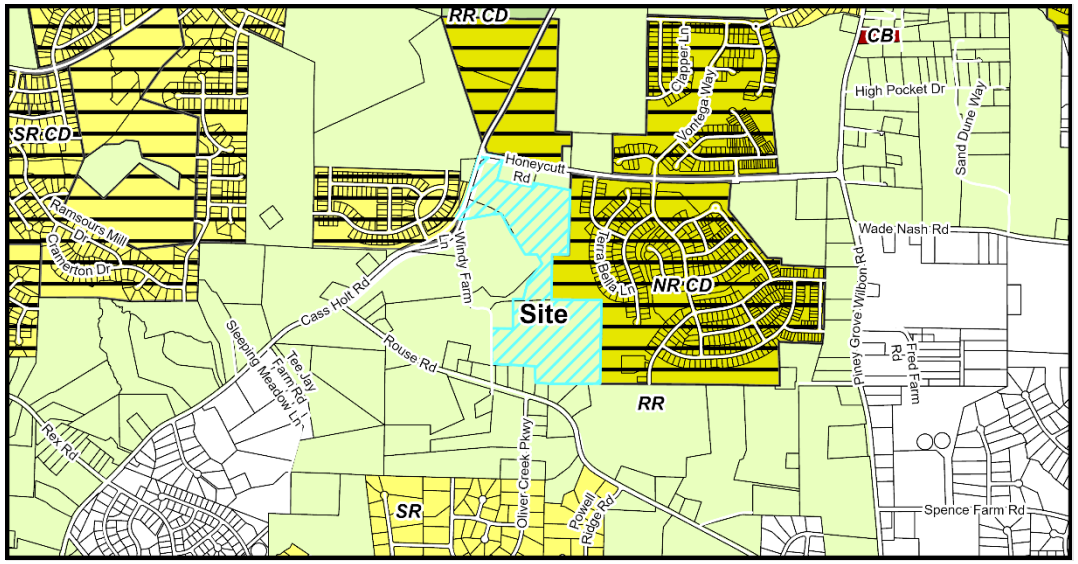
The requested Zoning Map Amendment is: ☒ Consistent with Adopted Plans ☐ Inconsistent with Adopted Plans

The proposed Conditional Zoning District for a NCR-CD Neighborhood Center Residential Conditional Zoning District and NR-CD Neighborhood Residential Conditional Zoning District offers an attached and detached dwelling development with a few UDO modifications while meeting several CD Design Goals. Although staff retain concerns regarding the Water Resource Management Policy and roadway improvements along Rouse Road, the application overall meets Town's land-use goals and objectives as well as other goals from the Comprehensive Plan. The Town Council is granted authority under the Water Resource Management Policy to waive the policy and will need to make such determination when considering this case. Staff's recommendation of approval is conditioned upon adherence to the Policy.

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0647299830	RR	26.05*
0647196094	RR	33.91*
0647384503	RR	30.42*
		*Partial Parcel
	Total Area	53.07 acres



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	Rural Residential	Agriculture
North	Neighborhood Residential Conditional Zoning District	Vacant
South	Rural Residential	Detached Dwellings
East	Neighborhood Residential Conditional Zoning District	Detached Dwellings
West	Neighborhood Residential Conditional Zoning District, Rural Residential	Agriculture, Detached Dwellings

Parcel Rezoning History

Ordinance Number: 06-01
Original Zoning: Wake County
Approved Zoning: R-30: Residential (Reassigned RR in 2022)
Approval Date: 1/17/2006

Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Enhance

Future Land Use: Mixed Residential Neighborhood

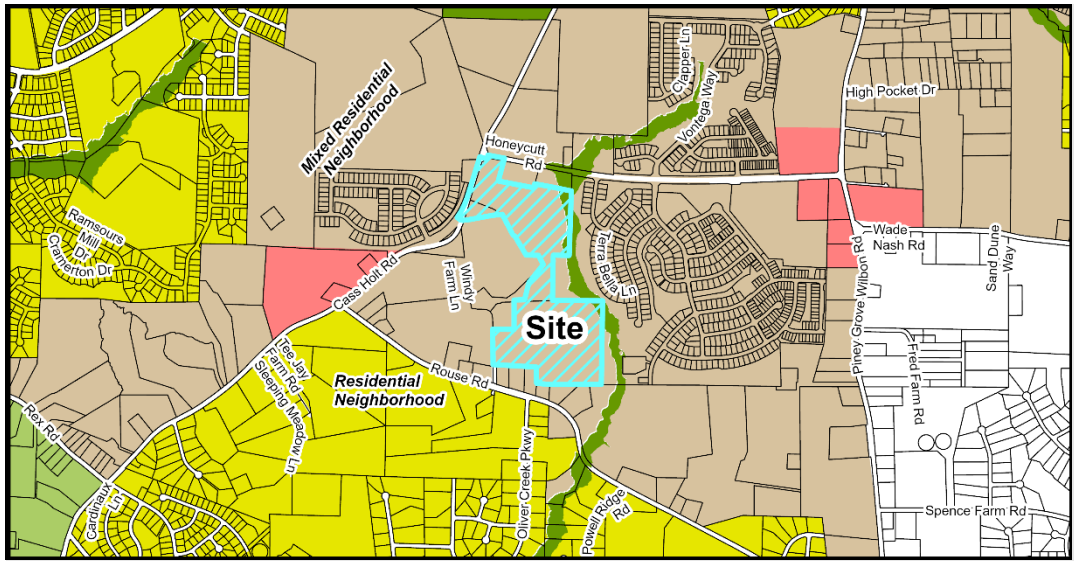
Small Area Plan: N/A

The Requested Zoning Map Amendment is:

☒ **Consistent with the Future Land Use Map**

☐ **Inconsistent with the Future Land Use Map**

If a Zoning Map Amendment is adopted and the action is deemed inconsistent with the Future Lane Use Map, 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: **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. A comprehensive and connected open space network with a centralized gathering space and smaller open spaces distributed throughout the neighborhood.

Key Characteristics Include:

- Streets are generally in a grid network.
- New residential uses have off-street parking at the side or rear of the lot to enhance streetscape and walkability.
- Development should be sensitive to existing natural resources including large tree stands and drainage ways.
- Very walkable, with sidewalks, bike facilities, paths, and trails providing pedestrian connectivity.
- Lot width and depth is variable.
- Front-facing garages should be avoided. Where garages face the street, they should be set back significantly from the façade of the building.
- Building types are primarily residential and may include single dwelling detached homes, single dwelling attached, multi-dwelling, and accessory dwelling units.
- Small infill projects may not be required to have a mix of housing products within the new development; rather they should complement adjacent existing buildings while providing new housing options.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Land Use & Character Plan

The applicant has proposed two zoning districts for the subject area: Neighborhood Center Residential Conditional Zoning District (NCR-CD) and Neighborhood Residential Conditional Zoning District (NR-CD). The current Future Land Use designation for the subject area is Mixed Residential Neighborhood, which encourages neighborhoods with multiple dwelling types. Both the NCR-CD and NR-CD allow for the development of multiple dwelling types, detached and attached dwelling units, within the same neighborhood.

The proposed project meets several Important Themes for Transforming Holly Springs:

- Increase Home & Neighborhood Choices in Holly Springs: The application also includes two separate housing choices, both attached and detached dwellings. Providing an overall lower-density housing option as part of the proposal creates more housing options in this part of Holly Springs.
- Transitions: The northernmost portion is proposed for attached dwellings with rear access, and the southernmost portion is proposed for detached dwellings with front access. The layout of the land uses follows the intent of the Future Land Use Map, where north of Rouse Road is Mixed Residential Neighborhood, and south of Rouse Road is Residential Neighborhood. Rather than dispersing density through the site, the lower density portion is closer to Rouse Road to provide for a transition in density as the Future Land Use Character Designation transitions south of Rouse Road. By providing this transition internal to the site, the intensity of the site can decrease where adjacent to other detached dwellings and more rural areas.

The proposal meets other key characteristics of a Mixed Residential Neighborhood by providing "breaks" in the blocks, including open space in the detached dwellings as well as within the attached dwellings. In addition to meeting several key characteristics of a Mixed Residential Neighborhood, the project also meets the Community Character recommendation CC-19: Provide and Program a Variety of Civic Open Spaces and Amenities. The applicant has proposed open space adjacent to Cass Holt Road, opening up the site and inviting residents into the space and neighborhood. This will create a unique community entry and focal point for the neighborhood.

One area where the project does not meet a key characteristic of Mixed Residential Neighborhoods is the proposed smaller, detached dwelling lots with front-facing garages rather than rear alleys. The applicant has proposed front access detached dwelling units on 50-foot-wide lots as part of the requested flexibility with the Conditional Zoning District. To balance this request, the applicant is restricting driveway access along the main collector street, which allows for a more pedestrian oriented main roadway. This roadway also includes a roundabout to provide traffic calming while enhancing the public realm.

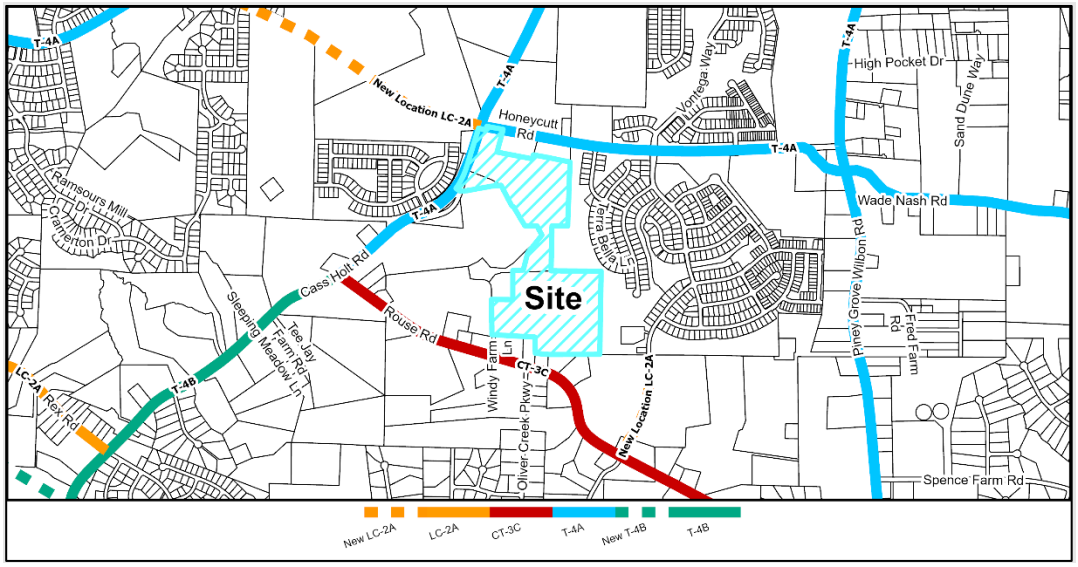
Staff finds that the proposed land uses, density, lot arrangement, and open spaces to be largely consistent with the Future Land Use and Character Plan.

Transportation Information

Vision Holly Springs Comprehensive Plan Section 2

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 Cass Holt Road and Honeycutt Road to meet ½ of the ultimate cross-section, which in both cases are 4- lane median-divided thoroughfares. The development is proposing two driveway access points, one on Cass Holt Road and one on Rouse Road.

While there is no property frontage along Rouse Road, because of the proposed driveway access point, Staff requested the applicant consider widening a section of Rouse Road to offset the development's impact to the roadway. However, because it is not a requirement, the applicant declined to commit to any additional improvements along Rouse Road not warranted by the Traffic Study.

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
☐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:

Cass Holt Road and Avent Ferry Road

- Restripe the existing eastbound right-turn lane to that of a shared through/right-turn lane.
- Provide necessary signal timing modifications.

Cass Holt Road and Honeycutt Road

- Contribute a proportional Fee-In-Lieu (FIL) towards monitoring for signalization and installation once warranted and approved by NCDOT. FIL amount of $20,700.

Cass Holt Road and Rouse Road

- Construct an exclusive southbound left-turn lane on Cass Holt Road with a minimum of 125 feet of full width storage and appropriate deceleration and taper

Cass Holt Road and Site Access #1

- Construct Site Access #1 as the westbound approach with one (1) ingress and one (1) egress lane. This access is restricted to right-in-right-out operations.
- Provide stop-control for the westbound approach.
- Construct an exclusive northbound right-turn lane on Cass Holt Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Rouse Road and Windy Farm Lane

- Reconstruct Windy Farm Lane as the southbound approach at this intersection.
- Provide stop-control for the southbound approach.
- Construct an exclusive eastbound left-turn lane on Rouse Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Transportation Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan

The Traffic Study and associated mitigation improvements are consistent with the Traffic Study policy (pending further coordination with NCDOT) and the Town's Comprehensive Transportation Plan.

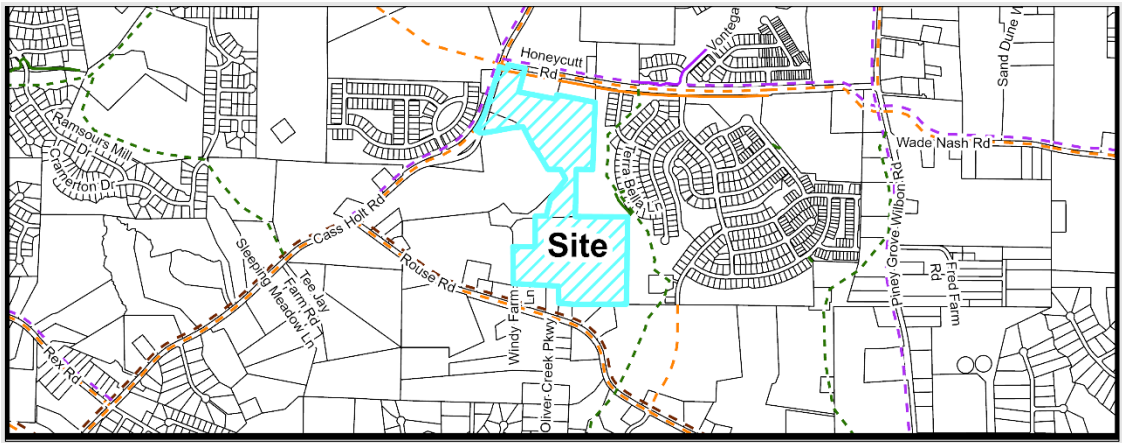
The collector road through the site connecting Cass Holt Road and Rouse Road will be constructed as a 2-lane collector cross section from the Town's CTP. This road will not have individual driveway accesses, which will help reduce potential conflicts and support the road's primary function of traffic service, by funneling traffic to the thoroughfares.

Staff recommends additional consideration be made regarding the proposed driveway access point on Rouse Road and its impact on the existing infrastructure. The applicant declined to provide any additional roadway widening along Rouse Road.

Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area ☐ Yes ☒ No



Active Transportation Map

Required Active Transportation Improvements

☒ Greenway ☒ Sidepath

A 10' Sidepath is required along Honeycutt Road and Cass Holt Road as part of the ultimate section frontage widenings. The Parks, Recreation and Greenways Master Plan shows a Greenway tracking N-S along the path of Buckhorn Creek.

Parks, Recreation, & Greenways Summary

A 10' sidepath is proposed along Honeycutt and Cass Holt Roads as part of road widening. A 10' asphalt path within a 30' public easement is proposed along the eastern edge of the site. These greenways provide connectivity to adjacent sites. A portion of this greenway will be within tree preservation areas, which is allowed by the UDO.

Parks, Recreation, & Greenways Staff Analysis:

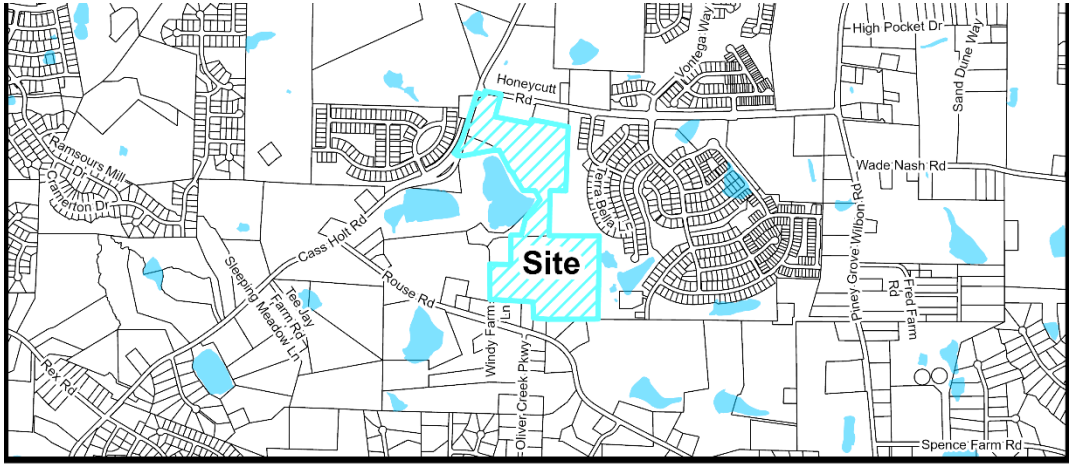
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan

The site is not within a park search area; therefore, public park land dedication is not required. The applicant has proposed a sidepath along Honeycutt and Cass Holt Roads and on-site public greenways as shown on the Parks, Recreation and Greenways Master Plan.

Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

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 with the Community Facilities Plan

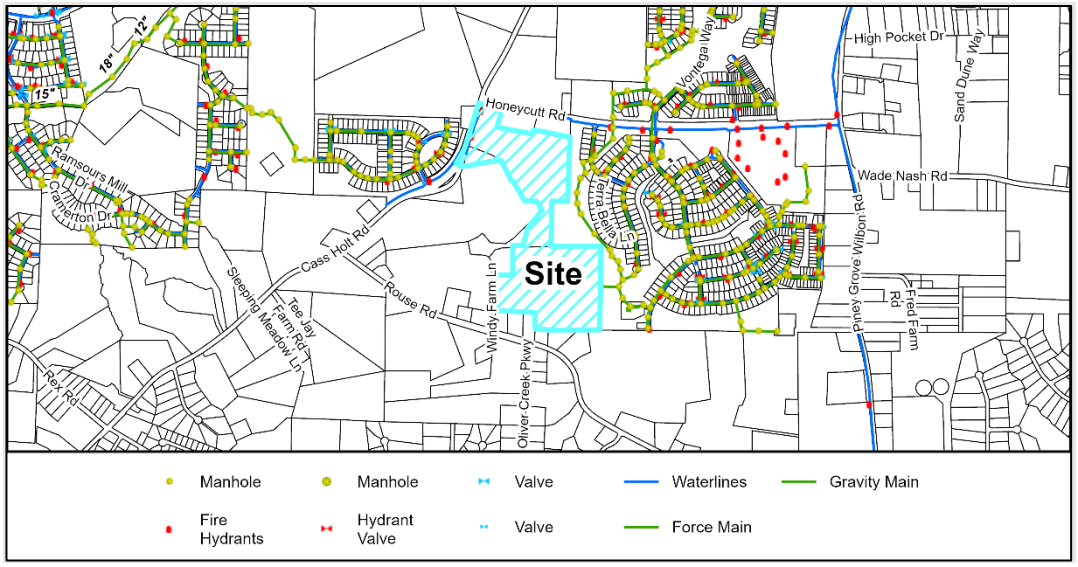
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.

Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

Utility Availability

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



Utility Map

Infrastructure & Utility Summary

Water:

There is existing public water infrastructure located within Honeycutt Road and Cass Holt Road along the property frontages. The project proposes to tie to and extend Town water facilities throughout the site to serve the proposed development. The waterlines will be installed by the developer in accordance with Town Polices.

Sanitary Sewer:

There is an existing public sanitary sewer stub located at the southeastern property line with Honeycutt Farms subdivision. The project proposes an extension of the gravity sewer network ultimately draining to the existing Honeycutt Farms Pump Station.

A downstream sewer study, including a pump station capacity analysis for the existing pump station, was completed and concluded that the existing downstream sewer infrastructure and the existing pump station have adequate capacity, and no improvements are necessary to support the development.

Reclaim:

This project is not located within the Town's Reclaimed 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 project is subject to the Water Resource Management Policy. The applicant requests Town Council deviate from the adopted policy and grant sewer allocation without committing to any Allocation Elements as required by the Policy.

Utility Allocation Summary

Priority Level: Priority Level #2
Allocation Assignment: Residential – Single Family
Allocation Requested: 34,200 GPD

Staff Determination: Per the Water Resource Management Policy, projects with direct access to existing utilities but seeking a new zoning are considered Priority Level 2 and are required to commit to two Allocation Elements to be considered for allocation by Town Council. The submitted Allocation Request does not propose any Allocation Elements in accordance with the Policy and the applicant is requesting the Town Council waive the policy for this project.

Infrastructure & Utility Staff Analysis:

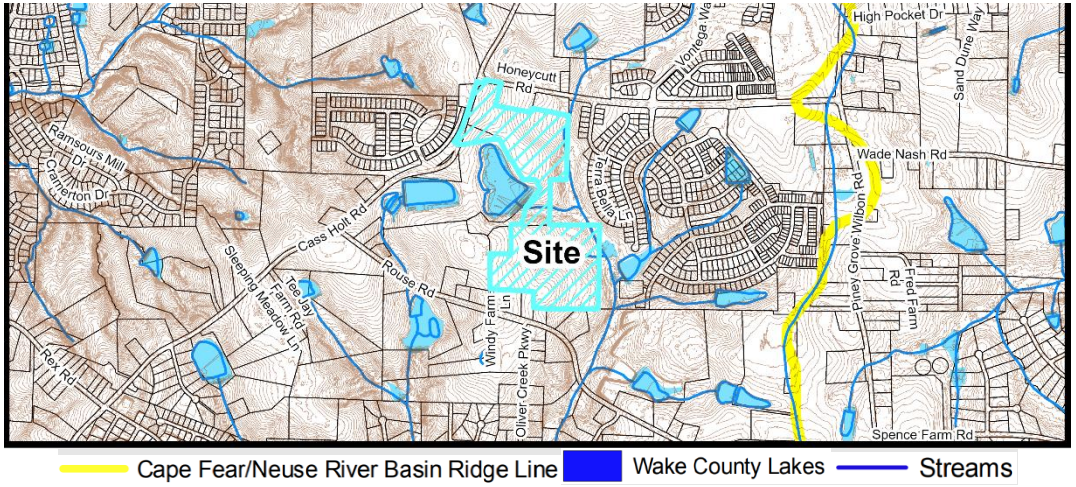
The requested Zoning Map Amendment is: ☐ Consistent ☒ Inconsistent with the Infrastructure & Utilities Plan

The proposed extensions and improvements are consistent with the Sewer Study. However, the project does not commit to the necessary Allocation Elements required by a Priority Level 2 project and is therefore inconsistent with the Water Resource Management Policy. If the applicant were to commit to the Water Resource Management Policy's allocation elements, the staff analysis would find the application consistent.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space	**30% or 15.92 ac.**
Tree Preservation Area	20% or 10.61 ac.
Active Recreation Area	5% or 2.65ac.
Flexible Space	5% or 2.65 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant is proposing two separate conditional zoning districts for the site. The UDO requires the open space regulations to default to the stricter of the two zoning districts in such cases, therefore the site is subject to Neighborhood Residential zoning district open space requirements. Proposed open space includes 11.31 acres of Tree Preservation, 2.65 acres of Active Recreation, and 3.10 acres of Flexible Space, exceeding the open space requirements. There are 4 Active Recreation elements as part of the development, with different potential elements in location.

Stormwater:

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

Natural Resources & Open Space Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Natural Resources Plan

The proposed Conditional Zoning District meets Town expectations and is consistent with the Comprehensive Plan's Natural Resources Plan. 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

Unified Development Ordinance

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
NCR-CD Maximum Gross Density (Units/Acre)	8 units/acre	5 units/acre
NR-CD Maximum Gross Density (Units/Acre)	5 units/acre	5 units/acre
Maximum Units Allowed Per Dwelling Type (NR-CD and NCR-CD)	NR: 10% Min. Attached Units, 50% Max NCR: 10% Min. Attached Units, 100% Max	Total Detached Dwellings: 65 units Total Attached Dwellings: 87 units

Primary Building Setbacks	UDO Standard	Proposed Standard
NCR-CD/NR-CD Attached Dwellings	5' min, 15' max	5' min, 10' max

Minimum Lot Width at Setback Line	UDO Standard	Proposed Standard
NCR-CD/NR-CD Attached Dwelling Minimum	18'	22'

Minimum Lot Frontage for a Driveway	UDO Standard	Proposed Standard
NR-CD Lots with Front Facing Driveway	60'	50'

Additional Standards

	Proposed Standard
Residential Façade Standards	• Type 1 Materials shall constitute a minimum of 35% of the building façade. • Primary Facades will include a masonry water table along the entire front of the building. • Type 3 Materials will constitute a maximum of 10% of the façade. • Variation of elevation types, no detached dwelling with an identical façade next to or across from each other. • 12" minimum Roof overhangs on single-family dwellings. • Front-facing garages shall have carriage-style accents and windows.

Conditional Zoning District Standards Staff Analysis

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with Conditional Zoning District Standards

The split-zoning option for the site serves to provide better site design, following a more logical development pattern for the site. The property has a pinch point between a tree stand and the farm pond, which is also under a utility easement. This area creates a natural separation for two halves of the site, and it is this point where the zoning boundary is proposed. Other site considerations include tree preservation where existing tree stands are located, which formed the boundary of the current fields for the farm. Greenway connections are planned through these tree preservation areas as a low-impact amenity.

The proposed Conditional Zoning District modifies a few standards from the base UDO requirements. Those that are modified allow for a better overall project design to create a more walkable community. The maximum setback reduction from 15' for 10' for attached dwellings keeps them closer to the street and promotes a more walkable setting. The application does propose a reduction for lot width for a front facing driveway from 60' to 50' for the detached dwellings, increasing the frequency of driveways along the street in the NR-CD portion. A higher number of front-facing driveways along a street may decrease walkability, making it a less enjoyable experience.

To mitigate the negative effects of smaller lot widths, the applicant included an open space "break" in the detached dwelling area and committed to having no driveways along the main internal collector roadway. Both of these commitments will offset the possible negative impacts of the lot width reduction.

A unique aspect of the project design is the community entry along Cass Holt Road which features attached dwellings and a focal point open space oriented towards the throughfare. Bringing dwellings up to the thoroughfare frontages will activate this intersection, while providing open space for residents to be "invited" into the site.

Staff finds that the majority of the CD Design Goals have been achieved and that the development standard modifications do not create significant inconsistencies with the UDO or Design Goal expectations.

Decision-Making Information

Comprehensive Plan and Conditional Zoning District Consistency Summary Table

Vision Holly Springs Comprehensive Plan	
Land Use & Character Plan (Section 1)	☒ Consistent ☐ Inconsistent
Comprehensive Transportation Plan (Section 2)	☒ Consistent ☐ Inconsistent
Parks, Recreation & Greenways Master Plan (Section 3)	☒ Consistent ☐ Inconsistent
Community Facilities Plan (Section 4)	☒ Consistent ☐ Inconsistent
Infrastructure & Utilities Plan (Section 5)	☐ Consistent ☒ Inconsistent
Natural Resources Plan (Section 6)	☒ Consistent ☐ Inconsistent
Unified Development Ordinance	
Conditional Zoning District Standards	☒ Consistent ☐ Inconsistent

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 Conditional Zoning District for a NCR-CD Neighborhood Center Residential Conditional Zoning District and NR-CD Neighborhood Residential Conditional Zoning District offers an attached and detached dwelling development with a few UDO modifications while meeting several CD Design Goals. Although staff retain concerns regarding the Water Resource Management Policy and roadway improvements along Rouse Road, the application overall meets Town's land-use goals and objectives as well as other goals from the Comprehensive Plan. The Town Council is granted authority under the Water Resource Management Policy to waive the policy and will need to make such determination when considering this case. Staff's recommendation of approval is conditioned upon adherence to the Policy.

Staff Recommendation: ☒ Approve ☐ Deny

Staff recommendation for approval is conditioned upon adherence to the Water Resource Management Policy.

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: 4/24/2024
Summary of Issues: The applicant held a virtual meeting on April 24, 2024 at 5:30pm. There were 10 attendees outside of the applicant team. Topics of discussion included:

- Rezoning timeline
- Buffer Requirements
- Utility connections
- Traffic mitigation
- Rouse Road Widening
- Windy Farm Road Widening
- School Capacity

Planning Board Action

Planning Board Meeting Date: 2/25/2025

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 #RZ25-02 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve rezoning.

Motion to approve / deny the applicant's request for an exemption of the project from the Water Resource Management Policy and allocate utilities for 34,200 GPD.

Ordinance No. RZ25-02
Date Submitted: March 18, 2025
Date Adopted: March 18, 2025

AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE: OFFICIAL ZONING MAP; AND ADOPT THE ZONING MAP AMENDMENT PLAN CONSISTENCY STATEMENT & STATEMENT OF REASONABLENESS 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 53.07 acres of portions of Wake County PINS #0647299830, #0647196094, and #0647384503 from RR – Rural Residential to NCR-CD Neighborhood Center Residential Conditional Zoning District and NR-CD Neighborhood 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 Mixed Residential Neighborhood; and

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on April 23, 2019 and recommended approval by a vote of 8-0; and

WHEREAS, in accordance with NCGS § 160D-601, the Town of Holly Springs held a legislative hearing on March 18, 2025 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 Zoning Map Amendment Plan Consistency Statement as required by NCGS §160D-605:

SUPPORTING APPROVAL

The requested Zoning Map Amendment from RR – Rural Residential to NCR-CD Neighborhood

Center Residential Conditional Zoning District and NR-CD Neighborhood Residential Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed Residential Neighborhood, and the proposed district provides various housing types with appropriate site design.

SUPPORTING DENIAL

The requested Zoning Map Amendment from RR – Rural Residential to NCR-CD Neighborhood Center Residential Conditional Zoning District and NR-CD Neighborhood Residential Conditional Zoning District is inconsistent with the Vision Holly Springs Comprehensive Plan since the proposed district does not meet the expected streetscape and dwelling design within a Mixed Residential Neighborhood.

WHEREAS, the Town of Holly Springs Town Council adopts the following Statement of Reasonableness as required by as required by NCGS §160D-605:

SUPPORTING APPROVAL

The requested rezoning is reasonable and in the public interest because it meets the Town's goals, objectives, and policies of the Comprehensive Plan.

SUPPORTING DENIAL

The requested rezoning is not reasonable and in the public interest because it does not provide sufficient variety of housing types with the density and arrangement expected of a Mixed Residential Neighborhood.

IF VOTE TO APPROVE

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the proposed Zoning Map Amendment is **APPROVED,** and the Unified Development Ordinance of the Town is amended as follows:

Amend Unified Development Ordinance Section 1.7 Official Zoning Map with the following rezoning request: 24-REZ-04 to change the zoning of portions of PINs #0647299830, #0647196094, and #0647384503 from RR – Rural Residential to NCR-CD Neighborhood Center Residential Conditional Zoning District and NR-CD Neighborhood Residential Conditional Zoning District.

The property is subject to all the conditions listed in the Rezoning Master Plan dated 2/12/25 and the Design Manual dated 2/13/25 by McAdams.

Part 1:
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 2:

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.

IF VOTE TO DENY

THEREFORE, BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the that the proposed Zoning Map Amendment is **DENIED**.

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:

EFFECTIVE DATE

The provisions of this ordinance shall become effective MARCH 18, 2025 in accordance with the laws of the State of North Carolina.

Adopted this, the 18th day of MONTH, 2025.

Town of Holly Springs by

_____

Sean Mayefskie, Mayor

ATTEST:

_____

Linda McKinney, Town Clerk

Planning Board Meeting Date: 2/25/2025

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:
- Housing affordability
- Road improvements
- Sidewalk connections
- Construction entrance limit to Cass Holt/Honeycutt instead of Rouse Road
- School capacity

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 zoning map amendment by the Town Council.

The Planning Board adopted the following Plan Consistency Statement (8 - 0) [1 absence]

> The requested Zoning Map Amendment from RR – Rural Residential to NCR-CD Neighborhood Center Residential Conditional Zoning District and NR-CD Neighborhood Residential Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed Residential Neighborhood, and the proposed district provides various housing types with appropriate site design. The requested rezoning is reasonable and in the public interest because it meets the Town's goals, objectives, and policies of the Comprehensive Plan.

Zoning Map Amendment Petition Motion
The Planning Board recommends the Town Council approve Zoning Map Amendment Petition 24-REZ-04 to change the zoning of 53.07 acres of Wake County PINs 0647299830, 0647196094, and 0647384503 from RR – Rural Residential to NCR-CD Neighborhood Center Residential Conditional Zoning District and NR-CD Neighborhood Residential Conditional Zoning District, as submitted by Laura Holloman of McAdams, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

The Planning Board voted in favor of the recommendation. (8-0) [1 absence]

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

Office of Student Assignment
5625 Dillard Dr.
Cary, NC 27518
studentassignment@wcpss.net

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

July 29, 2024

Chris 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: 05/03/2024
- Name of development: Evans Property
- Address of rezoning: 6200 Windy Farm Lane (PINs): 0647299830, 0647384503, & 0647196094
- Total number of proposed residential units: 152 Dwelling Units
- Type(s) of residential units proposed: 65 Detached Dwelling Units and 87 Attached Dwelling Units

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

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

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: Laura Holloman	Company: McAdams
Mailing Address: 621 Hillsborough Street, Suite 500	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919-631-5000	E-Mail: holloman@mcadamsco.com
Design Professional	
Name: John Martin	Company: McAdams
Mailing Address: 621 Hillsborough Street, Suite 500	
City, State, Zip: 621 Hillsborough Street, Suite 500	
Telephone: 919-631-5000	E-Mail: jmartin@mcadamsco.com
Developer	
Name: Erica Leatham	Company: MI Homes of Raleigh, LLC
Mailing Address: 1511 Sunday Drive, Suite 100	
City, State, Zip: Raleigh, NC 27607	
Telephone: 919-233-5725	E-Mail: eleatham@mihomes.com
Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Landscape Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Financially Responsible Party (REQUIRED)	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Property Owner (REQUIRED)	
Name: Josephine Gay Evans (6200) and John Mark Evans (6100), Edward & Laura (6213)	Company:
Mailing Address: 6100, 6200, 6213 Windy Farm Lane	
City, State, Zip: Holly Springs, NC 27540	
Telephone:	E-Mail:

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 use additional sheets as needed.

PLAN CONSISTENCY STATEMENT

In accordance with NCGS §160D-605 when adopting or rejecting any Zoning Map Amendment or UDO Text 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 a 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.

Please provide detailed documentation to assist the Council in making their determination.

EXECUTIVE SUMMARY

See attached

SECTION 1: LAND USE & CHARACTER

See attached

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

See attached

SECTION 3: PARKS, RECREATION

See attached

SECTION 4: COMMUNITY FACILITIES

See attached

SECTION 5: INFRASTRUCTURE & UTILITIES

See attached

SECTION 8: NATURAL RESOURCES

See attached

STATEMENT OF REASONABLENESS

See attached

PUBLIC BENEFITS STATEMENT

A written statement that demonstrates how the proposed Project provides sufficient benefits to the general public. Public benefit may include:

1. Infrastructure improvements such as improvements to existing Streets, intersections, medians, Sidewalks, greenways, sidepaths, pedestrian crossings, and public utilities.
2. Publicly accessible Open Space such as Parks and Playgrounds, dog parks, Urban Civic Spaces, Plazas, Squares, public art, and similar outdoor amenities.
3. Sustainable design and/or architecture such as adaptive reuse of existing buildings, preservation of significant on-site environmental features, on-site renewable energy generation, compliance with established standards such as Leadership in Energy and Environmental Design (LEED), Energy Star, Earthcraft, etc., or other actions that further sustainability of the project.
4. Additional public benefits not listed above may be considered by the decision-making body.

See attached

Plan Consistency Statement

Evans Property Rezoning

Executive Summary

The proposed rezoning is a solution to the significant strain the Town of Holly Springs is experiencing as a result of tremendous economic development growth as a result of expanding biopharmaceutical manufacturing and biotechnology development. The employment opportunities and quality of life the Town offers make Holly Springs a sought after place to live and work. The Town is in dire need of housing to support its growing workforce. The proposed rezoning will provide a variety of housing options to help ease the housing strain. The single family and townhome housing types will afford residents the opportunity to live near major employers, raise their families, age-in-place, and maintain neighborhood ties.

In addition, the proposed rezoning will provide residents with active recreation areas, open spaces and tree preservation connected though a pedestrian network, all adjacent to the future Cass Holt Town Park. The Future Land Use Map ("FLUM") designates the project site as Mixed-Residential Neighborhood. The FLUM description and characteristics of Mixed Residential Neighborhoods specifically call for a comprehensive and connected network of open space, gathering space, tree preservation, organized around a neighborhood-scale park. The proposed rezoning request from Rural Residential (RR) to a split zoning of Neighborhood Residential and Neighborhood Center Residential Conditional District ("NCR-CD") is consistent with this designation and provides the ideal use for this location. This allows for single-family detached to be located adjacent to existing single-family homes and townhomes to be located adjacent to Honeycutt Farms, which offers similar housing product types. The Town's Future Land Use Map contemplates a Neighborhood Center directly across Cass Holt Road from the subject property. Based upon this, the applicant submits that the split zoning of NR and NCR-CD is the ideal zoning classifications for the subject property. Neighborhood Residential protects, promotes and maintains the development of low-to medium density detached dwellings while Neighborhood Center Residential encourages a range of predominately residential types including detached and attached. Having a Neighborhood Center directly across Cass Holt Road from the subject property further justifies the NR and NCR-CD split zoning as NR seeks to create compact neighborhoods in walking and biking distance to Commercial & Mixed Use and NCR 'encourages the creation of highly walkable neighborhoods in proximity to Commercial & Mixed-Use Districts with a range of predominantly residential types including detached and attached dwellings.' As such, the split zoning is ideal for this site.

Section 1: Future Land Use and Community Character

The Town's Land Use and Character Plan implements a vision that preserves the character of the Town while embracing growth such that the quality of life for all citizens is improved and protected. The FLUM illustrates preferred development types and locations within the Town, while the Character Areas focus on shape and form, including but not limited to, site design, land use and density, all supporting the long-term goals for Holly Springs.

A. FUTURE LAND USE

The following specifically addresses Future Land use objectives this proposed rezoning will satisfy.

1) "Establish a series of pedestrian friendly neighborhoods that will enable the town to maintain a "small town" character as it grows and changes."

Over the years, the Town of Holly Springs has taken an active role in creating a framework within its UDO to ensure this character is preserved through every new development constructed. This "small town" feel can be recognized in the walkability made available through private streets and ample sidewalks within the communities and connecting to the public realm and other neighborhoods. The proposed development will have sidewalks along both sides of its streets throughout the neighborhood. In addition, future residents will enjoy the character of the area found in the active recreation areas and flex space located throughout the property. Residents will have access to the future Cass Holt Town Park adjacent to the development, increasing access to a variety of open and green spaces.

Through the Conditional District Design Guidelines, the developer is committed to providing a community that speaks to the quality and small town feel of the area. This commitment will result in a development that will exhibit the small-town charm the Town expects to preserve for years to come.

The proposed NR/NCR-CD zoning districts are described in Section 2.1.1 of the UDO to be districts that encourages highly walkable neighborhoods with residential uses designed to be compact in form and utilize a connected street and open space network. The proposed development satisfies these expectations as it offers a mix of single-family and townhome products that will expand housing choices for a variety of income levels allowing residents to grow and age within their own neighborhood, maintaining strong neighborhood ties. In addition, residents will enjoy living in close proximity to the future Cass Holt Town Park.

The proposed development complements the surrounding uses and encourages connectivity to the public realm and other neighborhoods. Residents will enjoy the character of the area while enjoying the development's active recreation areas, flex space areas, and preservation of the natural environment. Finally, as noted, the development will be located across from a future Neighborhood Center.

2) "Ensure that new housing is appropriate in type, location and density to minimize environmental impacts and maintain community character."

The project area is currently zoned Rural Residential (RR). Allowing the rezoning to NR/NCR-CD will allow for much-needed housing to support the Town's growing population and workforce. The proposed rezoning will provide a mix of single family and townhomes allowing residents to age in place, while preserving the natural environment and keeping with the character of the area. The FLUM designates this area as a Mixed-Residential Neighborhood for which the proposed NR/NCR-CD rezoning is consistent according to Table 2.1 Zoning – Future Land Use Designations in the Town's Unified Development Ordinance, ("UDO"). The proposed use will provide a neighborhood that is complimentary to the existing community character by delivering a community that embraces the long-term vision for the Town, all while being within walking distance to the future Cass Holt Town Park and located across from a future Neighborhood Center..

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

The proposed rezoning consists of both townhomes and single-family dwellings that will provide a mix of housing product types, allowing residents to grow and age in place and support the Town's growing workforce. These housing types present a much-needed housing product, which is a goal of the Comprehensive plan. This goal is also mentioned in the Executive Summary above.

4) "Prevent sprawl and ensure that community services and infrastructure are used strategically and conservatively."

Sprawl, often characterized by non-connected low-density zoning that results in greater construction costs of both road and utility infrastructure is not the character of the proposed development. This proposed development is intended to provide a cohesive 21st century residential neighborhood that will be located near the Honeycutt Farms subdivision and across from a future Neighborhood Center.. This development will provide internal connectivity to existing and future development, reducing the impacts of sprawl through density and design.

B. COMMUNITY CHARACTER

The following specifically addresses Community Character objectives this proposed rezoning will satisfy.:

1) "To accommodate a variety of housing types that includes single-family, executive housing, townhouses, condominiums and apartments."

The proposed development will provide much needed housing for the Town and include a variety of townhomes and single-family housing types targeted toward professionals, young families, and empty nesters. The development will also include active recreation and flex space areas for residents to enjoy.

2) "To preserve and protect, where appropriate, agricultural land, green space, woodland and the natural environment."

The proposed development provides for preservation of stream and perimeter buffers that will allow residents the ability to enjoy the natural environment throughout the neighborhood. In addition, there will be tree preservation consistent with the Town's tree protection ordinance.
The proposed rezoning request meets both the current and proposed long term vision for the Town as described in the Comprehensive Plan. The close proximity of the site to other residential neighborhoods, retail and services, and the future Cass Holt Town Park, makes this residential development at the proposed density a welcomed part of Holly Springs.

Section 2: Transportation /Comprehensive Transportation Plan

As growth occurs, the traffic impact becomes more and more critical. The Town's engineering department and the NCDOT work together to investigate potential traffic impacts through a Traffic Impact Analysis. The CTP endeavors to balance land use and effective transportation within the Town. The proposed rezoning is consistent with these Transportation plans and will provide right-of-way dedication and frontage improvements for Cass Holt and Honeycutt Roads, and connection to Rouse Road. The plan proposes internal streets with sidewalks on both sides and a 10' Side Path along the spine road that connects Rouse Road to Cass Holt Road, which provides a walkable, connected, and expanded pedestrian network. Further, the developer agrees to design and construct the mitigation improvements set forth in the TIA and transportation mitigation agreement, as well as provide access stubs to adjacent properties as required by the UDO. Further, the developer agrees to design and construct the mitigation improvements set forth in the TIA and transportation mitigation agreement, as well as provide access stubs to adjacent properties as required by the UDO.

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

The purpose of the Parks & Recreation Master Plan is to focus on the importance of providing open space and active opportunities for all Town residents. The Master Plan provides guidance on the following Comprehensive Plan objectives:

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

The proposed development will contribute to the Town's sidewalk system on the property frontage and along the interior streets which will allow residents to easily access the public realm, open space, amenity areas, and the future Cass Holt Town Park.

Section 4: Community Facilities

Community facilities focuses on the need for increased demand for public services as the Town experiences growth. Community facilities include fire, police, EMS, and public schools. The Comprehensive Plan addresses several objectives, and this rezoning request achieves the following Comprehensive Plan objectives:

1) "Inform developers when proposing new subdivisions – of the need for residents' access to

community facilities and the importance to plan appropriately to enable this access."
The development is designed with natural preservation, active recreation areas and flex spaces throughout the development for residents to enjoy. In addition, the developer also plans for community facilities such as police, fire, and EMS when designing development. Interior streets are required to accommodate the largest emergency response vehicle. Staff reviews the submittal to ensure that the vehicle can safety maneuver through all access points and amenity parking areas. Further, Wake County Public Schools require all proposed residential development to submit a residential notification form that outlines the number of units and the year breakdown that they will be completed.

Section 5: Infrastructure and Utilities

The Comprehensive Plan endeavors to ensure that infrastructure such as water, wastewater, stormwater, electric, telecommunications, etc. with respect to new development will adequately handle new growth. This rezoning request is consistent with the following Comprehensive Plan objectives:

1) "Provide infrastructure to meet the needs of residents and development while protecting the environment."

The proposed development will extend public utilities to the site.
The developer agrees to design and construct the mitigation improvements set forth in the sewer study, as well as provide water and sewer stubs to adjacent properties as required by the UDO. In addition, it is noted that a fire flow analysis is required at Major Subdivision plan. With respect to the Town's Water Resources Management Policy, the proposed development includes key public infrastructure improvements, including the proposed greenway. Along with the preservation of existing environmentally sensitive areas, the proposed development satisfies the spirit and intent of the Policy. As noted in Section 3.1 of the UDO, the Town Council reserves the right to deviate from the Policy at its sole discretion. Based upon this authority and consistent with the developer agreement that is provided, the applicant requests that the Council use its authority to deviate and approve the allocation of utilities necessary to support the development.

Section 6: Natural Resources

The Town is challenged with finding a balance between preserving the natural environment and the development of the Town's future. This rezoning request is consistent with the following Comprehensive Plan objectives:

1) "Balance development with conservation."

The Town uses several tools throughout the development process to ensure this balance has been thoughtfully approached in the protection of streams and environmental features and a newly adopted tree protection ordinance. The proposed development provides for preservation of stream and perimeter buffers along with surrounding open space that will allow residents the ability to enjoy the natural environment throughout the neighborhood. In addition, there will be tree preservation consistent with the Town's tree protection ordinance.

Zoning Compatibility Statement

The Town has experienced consistent growth, including a number of new residential subdivisions. The Town staff and officials have worked diligently to ensure that this residential growth grows at a rate that is appropriate for the surrounding area with a specific focus on density.

The proposed project that is the subject of this rezoning request is currently zoned Rural Residential (RR). An RR district is not expected to be supported with public water and sewer in the short-term and may accommodate very low-density residential land use and should be located near the periphery of the jurisdictional boundary which is not expected to develop in the near future. The Future Land Use Map designates this property as Mixed Neighborhood Residential. Rezoning of this property to Neighborhood Residential (NR)/Neighborhood Center Residential-Conditional District ("NCR-CD") will provide a much-needed mix of single family and townhomes to support the growing population and workforce, while preserving the natural environment and creating active recreation and flex areas for future residents to enjoy. Because the development is near the future Cass Holt Town Park and the Neighborhood Center directly across Cass Holt the pedestrian-friendly neighborhood with a mix of housing products, creates a desirable community that accommodates existing and future residents.

This rezoning request creates a neighborhood that accounts for environmental protection and preservation while creating a community that will provide much needed housing, active recreation amenities and multimodal connectivity. This neighborhood would be a welcomed part of Holly Springs.

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner;

Form will be submitted and Owner(s) notified when Public Hearing date is set

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

Wake County Real Estate ID No.: _____

and PIN: _____

located at: _____

Existing Zoning District: _____

Proposed Zoning District: _____

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

Additional information can be obtained by contacting Holly Springs Development Services Planning Division at (919)557-3111 or email DSIntake@hollyspringsnc.gov.

Thank you,

_____ _____

Applicant Signature Date

Applicant Printed Name: _____

Company: _____

Mailing Address: _____

Telephone Number: _____

E-Mail: _____

see attached

AFFIDAVIT OF OWNER'S CONSENT

Before me personally appeared _____ who, being duly sworn, hereby proclaims that they are the owner of the property legally described as the specified Wake County Parcel Identification Number(s) listed below:

and does hereby authorize _____to act

(name of representative/applicant)

on their behalf as their agent with regard to the processing of said Development Project.

_____

Signature of Owner

Print Name
Address
City, State, Zip

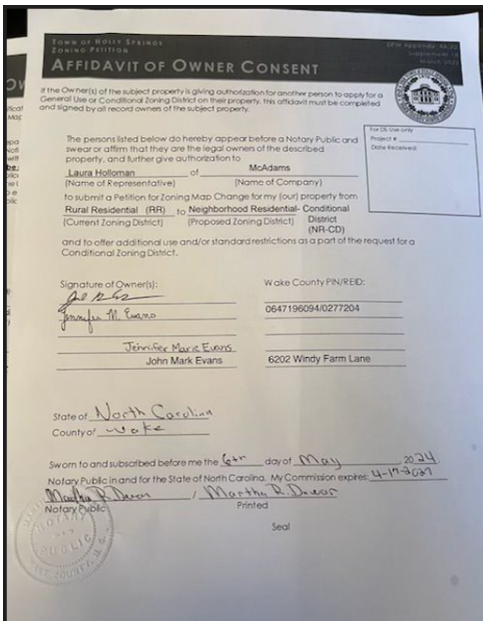
Sworn to or affirmed and subscribed before me this _____ day of _____, 20_____.

NOTARY PUBLIC:

_____ (Official Seal)
Official Signature of Notary

_____, Notary Public
Print Name

My commission expires: _____



Town of Holly Springs
Zoning Petition

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

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

to submit a Petition for Zoning Map Change for my (our) property from Rural Residential (RR) (Current Zoning District) to Neighborhood Residential- Conditional District (NR-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:
Jennifer M. Evans	0647196094/0277204
Jennifer Marie Evans John Mark Evans	6202 Windy Farm Lane

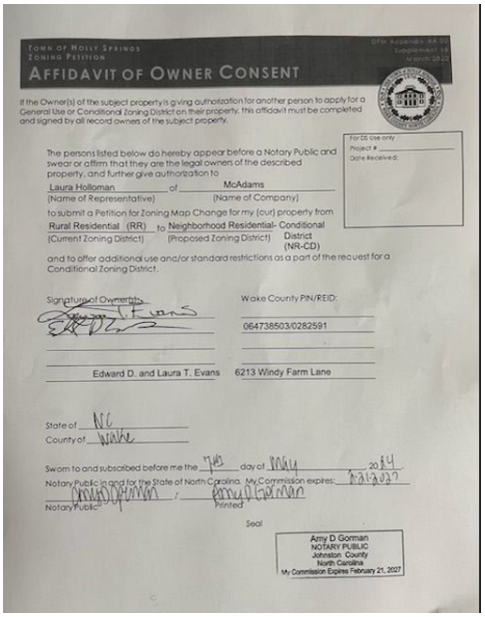
State of North Carolina
County of Wake

Sworn to and subscribed before me the 6th day of May 2024

Notary Public in and for the State of North Carolina. My Commission expires: 4-19-2027

Notary Public / Martha B. Dwyer Printed

Seal



TOWN OF HOLLY SPRINGS
ZONING PETITION

AFFIDAVIT OF OWNER CONSENT

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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 (Name of Representative) of McAdams (Name of Company)

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

Rural Residential (RR) (Current Zoning District) to Neighborhood Residential- Conditional District (NR-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:

06473850 3/0282591

Edward D. and Laura T. Evans

6213 Windy Farm Lane

State of NC
County of Wake

Sworn to and subscribed before me the 7th day of May 2024

Notary Public in and for the State of North Carolina. My Commission expires: 2/21/2027

Notary Public

Amy D Gorman

Printed

Seal

Amy D Gorman
NOTARY PUBLIC
Johnston County
North Carolina
My Commission Expires February 21, 2027

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix #A.02
Supplement 18
March 2022

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

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

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

Rural Residential (RR) (Current Zoning District) to Neighborhood Residential- Conditional District (NR-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:
Josephine Gay Evans	0647299830/0021150
Josephine Gay Evans,	6200 Windy Farm Lane

State of North Carolina
County of Wake

Sworn to and subscribed before me the 3rd day of May, 2021.
Notary Public in and for the State of North Carolina. My Commission expires: 3rd November, 2026

Notary Public / James Harris Printed

JAMES HARRIS NOTARY PUBLIC WAKE COUNTY, NC Seal

see attached

AFFIDAVIT OF OWNER NOTIFICATION

The following Affidavit of owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for the property(s) they do not own at the time of the petition submission.

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

AFFIDAVIT

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

_____

Signature of Applicant

<Print Name>

<Entity Name>

<Address>

<City, State Zip>

Sworn to or affirmed and subscribed before me this _____ day of _____, 20_____.

NOTARY PUBLIC:

_____ (Official Seal)
Official Signature of Notary

_____, Notary Public
Print Name

My commission expires: _____

TOWN OF HOLLY SPRINGS
ZONING PETITION

DPM Appendix #A.02
Supplement 18
March 2023

AFFIDAVIT OF OWNER NOTIFICATION

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

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

For DS Use only
Project # _____
Date Received:

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0021150 and PIN 0647299830 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 3 day of May, 2024.

Applicant Signature Josephine Gay Evans

Printed name of Applicant Josephine Gay Evans

6200 Windy Farm Ln

NOTARY STATEMENT

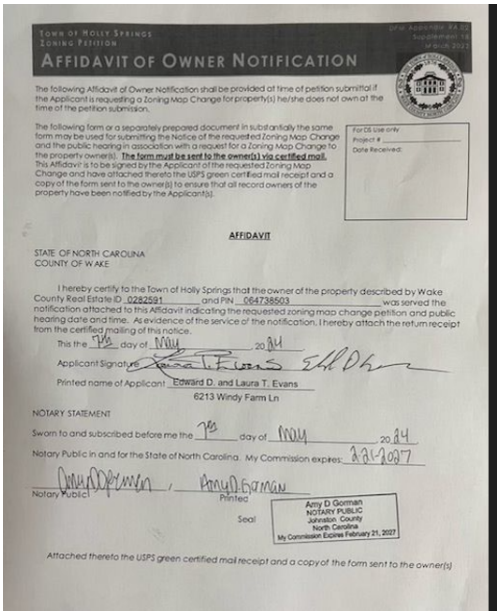
Sworn to and subscribed before me the 3rd day of May, 2024.

Notary Public in and for the State of North Carolina. My Commission expires: 3rd November, 2026

Notary Public / James Harris Printed

Seal

JAMES HARRIS NOTARY PUBLIC WAKE COUNTY, NC



TOWN OF HOLLY SPRINGS
ZONING PETITION

AFFIDAVIT OF OWNER NOTIFICATION

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For DS Use only
Project #:
Date Received:

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0282591 and PIN 064738503 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 7th day of May 2024

Applicant Signature

Printed name of Applicant: Edward D. and Laura T. Evans
6213 Windy Farm Ln

NOTARY STATEMENT

Sworn to and subscribed before me the 7th day of May 2024

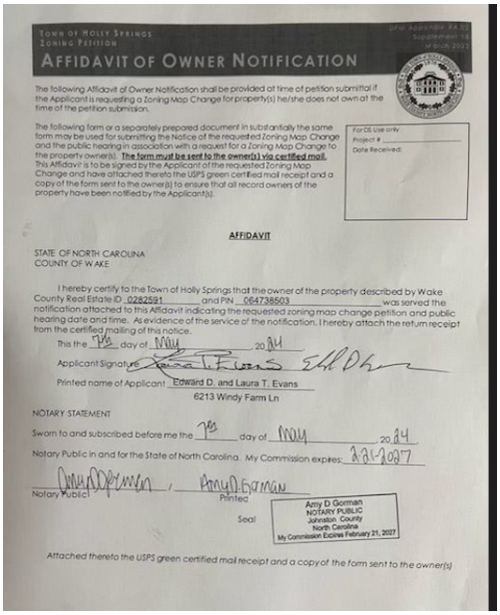
Notary Public in and for the State of North Carolina. My Commission expires: 2/21/2027

Notary Public, Amy D Gorman
Printed

Seal

Amy D Gorman
NOTARY PUBLIC
Johnston County
North Carolina
My Commission Expires February 21, 2027

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



TOWN OF HOLLY SPRINGS
ZONING PETITION

AFFIDAVIT OF OWNER NOTIFICATION

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

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

For DS Use only
Project #:
Date Received:

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID 0282591 and PIN 064738503 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

This the 7th day of May 2024

Applicant Signature

Printed name of Applicant Edward D. and Laura T. Evans

6213 Windy Farm Ln

NOTARY STATEMENT

Sworn to and subscribed before me the 7th day of May 2024

Notary Public in and for the State of North Carolina. My Commission expires: 2/21/2027

Notary Public, Amy D Gorman
Printed

Seal

Amy D Gorman
NOTARY PUBLIC
Johnston County
North Carolina
My Commission Expires February 21, 2027

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

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: April 24, 2024
Time: 5:30 p.m.
Location: Zoom (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: April 12, 2024

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 - Discussion Summary

Attach Additional Sheets as needed

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

Attach Additional Sheets as needed

Additional attachments required for the report:
☒ A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
☒ A copy of the signed attendance list that includes names and addresses of those in attendance.

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) Date

Sarah Van Every Digitally signed by Sarah Van Every DN: C=US + CN=Sarah Van Every + E=" vanevery@mcadamsco.com" Date: 2024.05.03 06:21:50-04'00'

Jason Barron | Partner
421 Fayetteville Street | Suite 530
Raleigh NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Jason Barron

Date: April 12, 2024

Re: Notice of neighborhood meeting to discuss potential rezoning of certain property located in Holly Springs, NC along Cass Holt Road between Rouse Rd. and Honeycutt Rd. Parcel Identification Numbers (PINs) include 0647299830, 0647384503, and 0647196094 (the "Property"). The Property is approximately 53.07 acres, depicted on the attached Context Map.

We are counsel for M/I Homes which is considering rezoning the above-captioned Property in the Town of Holly Springs, (the "Town"). Consistent with Holly Springs requirements, we are mailing this notice to all owners of properties within 500 ft of the Property.

The purpose of the rezoning is to facilitate the development of a single family and townhome community. The Conditional District Master Plan enclosed herewith provides the overall concept associated with this proposed community. Currently, the Property is zoned Rural Residential (RR). We are contemplating rezoning the Property to Neighborhood Residential Conditional District (NR-CD).

We will hold a virtual neighborhood meeting on **Wednesday, April 24, 2024**, **5:30 p.m. – 6:30 p.m.** via Zoom to discuss the rezoning. The purpose of the neighborhood meeting is to ensure that nearby property owners are made aware of the proposed rezoning and share comments and questions they may have .

Instructions for registering for and joining the meeting are enclosed.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919-590-0371 or jbarron@morningstarlawgroup.com. Also, for more information about rezoning, you may want to visit hollyspringsnc.gov or contact the Town of Holly Springs Planning Department at (919) 557-3908.

Context Map

Rider Race Bnd
Alintree Ave
Alintree Ave
Cass Holt Rd
Honeycutt Rd
Serenata Dr
Kephart Way
Honey
Headrick Rd
Gondra Rd
Otis Way
Longwith
Southerland Shire Ln
Headrick Rd
Ressler
Cressida W
Faxto
Ressler St
Buckhorn Creek
Cass Holt Rd
Rouse Rd
Rouse Rd

How to Participate in the April 24, 2024 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device, go to https://morningstarlaw.group/04242024 to register for the meeting. (Registration is necessary as we are required by the Town of Holly Springs to have a record of attendance.)
    - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
    - To participate by phone,
    - Dial one of the following numbers:
        - +1 929 436 2866
        - +1 301 715 8592
        - +1 305 224 1968
        - +1 312 626 6799
        - +1 646 931 3860
        - +1 719 359 4580
        - +1 253 205 0468
        - +1 253 215 8782
        - +1 346 248 7799
        - +1 360 209 5623

    REGISTRATION QR CODE

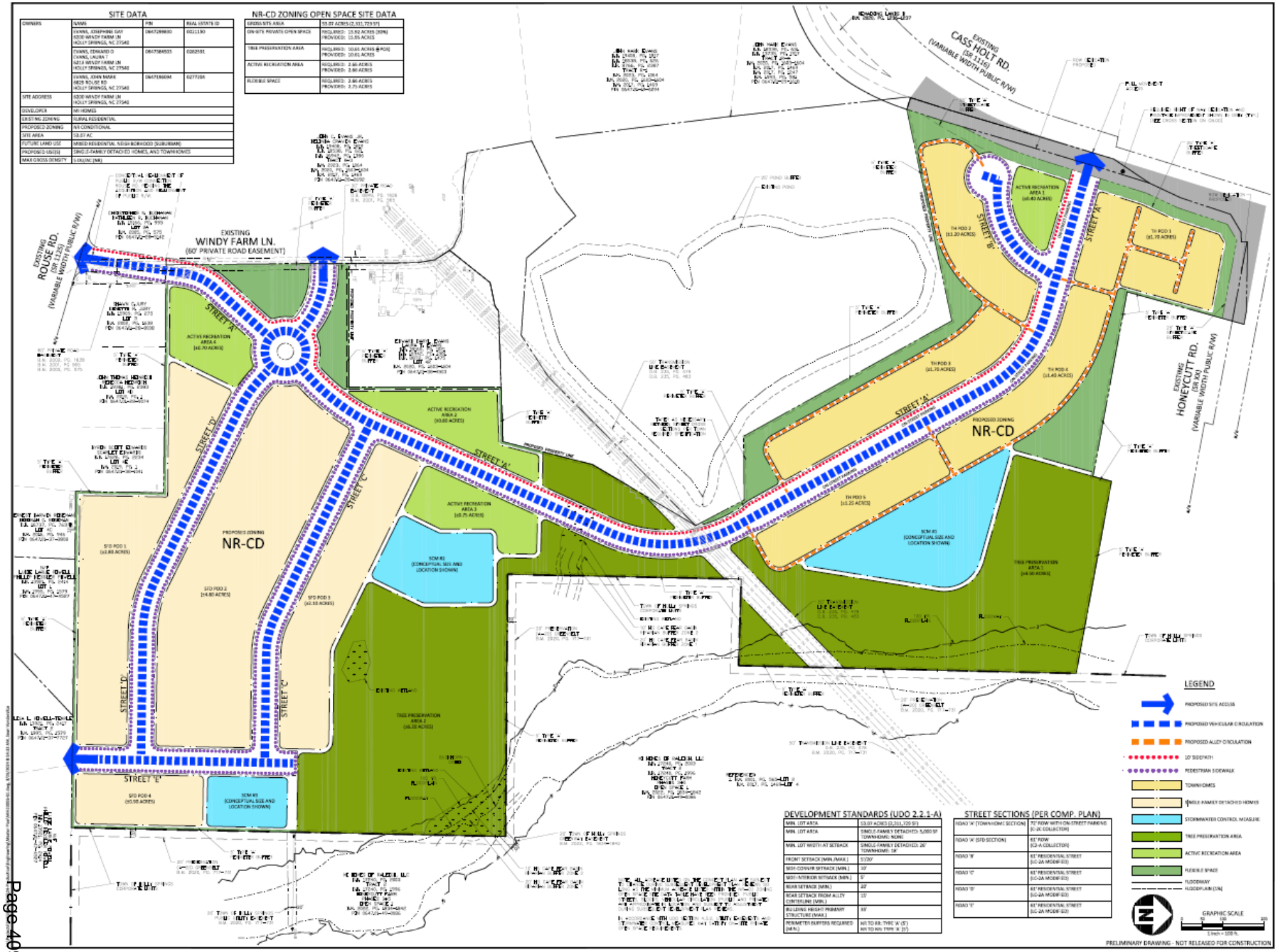
    - Webinar ID: 864 1529 1332
    - Passcode: 024124
    - For attendance purposes as required by the Town of Holly Springs, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

If you have difficulty registering, you can call Leticia Shapiro at **(919) 590-0366** or email **tshapiro@morningstarlawgroup.com** prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email **tshapiro@morningstarlawgroup.com** and the meeting link will be sent to help assist.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will either unmute you to allow you to speak to solicit your questions/comments.

If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at **tshapiro@morningstarlawgroup.com**.



SITE DATA			
OWNERS	NAME	PIN	REAL ESTATE ID
	EVANS, JOSEPHINE GAY 6200 WINDY FARM LN HOLLY SPRINGS, NC 27540	0647298680	0211130
	EVANS, EDWARD D EVANS, LAURA T 6213 WINDY FARM LN HOLLY SPRINGS, NC 27540	0647384935	0282581
	EVANS, JOHN MARK 6828 BOLSEY RD HOLLY SPRINGS, NC 27540	0647186694	0277204
SITE ADDRESS	6200 WINDY FARM LN HOLLY SPRINGS, NC 27540		
DEVELOPER	MI HOMES		
EXISTING ZONING	RURAL RESIDENTIAL		
PROPOSED ZONING	NR CONDITIONAL		
SITE AREA	53.07 AC		
FUTURE LAND USE	MIXED RESIDENTIAL, NEIGHBORHOOD (SUBURBAN)		
PROPOSED USE(S)	SINGLE-FAMILY DETACHED HOMES, AND TOWNHOMES		
MAX GROSS DENSITY	5 DU/AC (MI)		

NR-CD ZONING OPEN SPACE SITE DATA	
GROSS SITE AREA	53.07 ACRES (2,311,729 SF)
ON-SITE PRIVATE OPEN SPACE	REQUIRED: 15.92 ACRES (30%) PROVIDED: 15.95 ACRES
TREE PRESERVATION AREA	REQUIRED: 10.61 ACRES (@ POS) PROVIDED: 10.61 ACRES
ACTIVE RECREATION AREA	REQUIRED: 2.66 ACRES PROVIDED: 2.66 ACRES
FLEXIBLE SPACE	REQUIRED: 2.66 ACRES PROVIDED: 2.75 ACRES

DEVELOPMENT STANDARDS (UDO 2.2.1-A)	
MIN. LOT AREA	53.07 ACRES (2,311,729 SF)
MIN. LOT AREA	SINGLE-FAMILY DETACHED: 5,000 SF TOWNHOME: NONE
MIN. LOT WIDTH AT SETBACK	SINGLE-FAMILY DETACHED: 20' TOWNHOME: 16'
FRONT SETBACK (MIN./MAX.)	5'/20'
SIDE-CORNER SETBACK (MIN.)	10'
SIDE-INTERIOR SETBACK (MIN.)	5'
REAR SETBACK (MIN.)	20'
REAR SETBACK FROM ALLEY CENTERLINE (MIN.)	15'
BUILDING HEIGHT PRIMARY STRUCTURE (MAX.)	65'
PERIMETER BUFFERS REQUIRED (MIN.)	NA TO RR, TYPE 'A' (E) NA TO RR, TYPE 'A' (E)

STREET SECTIONS (PER COMP. PLAN)	
ROAD 'A' (TOWNHOME SECTION)	72' ROW WITH ON-STREET PARKING (U-2C COLLECTOR)
ROAD 'A' (SFD SECTION)	61' ROW (C2-A COLLECTOR)
ROAD 'B'	61' RESIDENTIAL STREET (LC-2A MODIFIED)
ROAD 'C'	61' RESIDENTIAL STREET (LC-2A MODIFIED)
ROAD 'D'	61' RESIDENTIAL STREET (LC-2A MODIFIED)
ROAD 'E'	61' RESIDENTIAL STREET (LC-2A MODIFIED)

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27606
PHONE: 919.233.5725

EVANS PROPERTY
MASTER PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	MM-23006
FILENAME	MM23006-S1
CHECKED BY	TP
DRAWN BY	SMV
SCALE	1"=100'
DATE	05. 03. 2024

SHEET

CONCEPT PLAN
C2.00

EVANS PROPERTY NEIGHBORHOOD MEETING MAILING LIST

Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
HOLT, MARY C	6116 CASS HOLT RD	HOLLY SPRINGS NC 27540-9758	
MCIVER, NARVIE H HEIRS	6816 ROUSE RD	HOLLY SPRINGS NC 27540-9535	
CHADALAVADA, SHASIDHAR GUMMADI, SRIRAMYA	100 BROAD HOLLOW ST	HOLLY SPRINGS NC 27540-4990	
VYAS, SHAILESH PAREEK, SONIA	100 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
VALENCIA HOMEOWNERS ASSOCIATION INC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
VALENCIA HOMEOWNERS ASSOCIATION INC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
VALENCIA HOMEOWNERS ASSOCIATION INC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
TIMILSINA, MANOJ ADHIKARI, SAPANA	101 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
VALENCIA HOMEOWNERS ASSOCIATION INC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
SATYA, ARAVIND BABU VEJAN BALASUNDARAM, SUGANYA	104 BROAD HOLLOW ST	HOLLY SPRINGS NC 27540-4990	
YOUNG, ROBERT EUGENE YOUNG, ANGELA STOEHR	104 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
LINGALA, SWETHA LINGALA, PRUDHVIDHAR	105 BROAD HOLLOW ST	HOLLY SPRINGS NC 27540-4990	
SHILPAKAR, SAROJ NYACHHYON, SHELISTA	105 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
JAISWAL, PIYUSH JAISWAL, SWATI	108 BROAD HOLLOW ST	HOLLY SPRINGS NC 27540-4990	
ULLIKANTI, BALAKRISHNA REDDY	108 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
ALLA, CHAITANYA KIRAN POLAREDDY, SINDUSHA	109 BROAD HOLLOW ST	HOLLY SPRINGS NC 27540-4990	
SANUGOMULA, SANDEEPKUMAR REDDY BYREDDY, RASHMITHA	109 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
KIRAN PICHIKA, NAGA TRINADH LAKSHMI PICHIKA, PRIYA DIMPLE SRI	112 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
GLENNON, GERRY EDWARD	112 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5842	
KANDIMALLA, SRISAITEJA KADIYALA, SRAVANI	113 BROAD HOLLOW ST	HOLLY SPRINGS NC 27540-4990	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
KOGANTI, KRISHNA KUMAR EDARA, MAHITHA	116 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
YEDLA, HIMABINDU PAILI, ACHYUTHA SIVARAM	116 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5842	

ORSINI, EFRAIN JR ORSINI, DANIELLE MARTINO	120 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
ERUKULLA, SUMITH	128 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
PREBLE, JEFFEREY ALAN PREBLE, KACY SUE	129 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
KOTTAI, AJI KOTTAI, SHEFEENA AJMEL	133 SERENATA DR	HOLLY SPRINGS NC 27540-5844	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
THAKUR, RAGHAVENDER S THAKUR, SUNAINA S	200 BREEDERS CUP WAY	HOLLY SPRINGS NC 27540-4989	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
GURUNG, KAMAL KUMAR GURUNG, KAJAL	200 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
VALENCIA HOMEOWNERS ASSOCIATION INC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
HEDGEPETH, BRYAN ANDREA HEDGEPETH, YU SHYUAN CHENG	201 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
VALENCIA HOMEOWNERS ASSOCIATION INC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
POTHUMANCHI, SANDHYA RANI	204 BREEDERS CUP WAY	HOLLY SPRINGS NC 27540-4989	
TIWARI, VANDANA SUJEET TIWARI, SUJEET KUMAR	204 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
PALANIAPPAN, ANANDAVALLIAPPAN VALLIAPPAN	205 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
MANGALAPURU, ANUSHA MEDA, VISHNUVARDHAN REDDY	208 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
GAJULA, ARAVIND KONDAPALLI, LAKSHMI SARANYA	209 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
JAKKA, ROHIT VENKATESH, AISHWARYA	212 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
YELCHURI, VENKATA DINESH KUMAR	213 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
AMBATI, NARENDAR REKIREDDY, JYOTHSNA	216 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5837	
NALLA, RAVINDAR REDDY TRUSTEE VANGA, USHARANI TRUSTEE	216 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
SHARMA, KRITAGYA	217 AINTREE AVE	HOLLY SPRINGS NC 27540-4984	

SHESHADRI, MYSORE SRINIVASA SHESHADRI, SUMATHI	217 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
MALLIPEDDI, GOWTAM KUMAR GANTA, SINDHU RAO	220 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5837	
KIZHAKKETHARA, ABHILASH HARIDAS, PRAVEENA	220 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
PUN, MADAN TRUSTEE MAGAR, JAYANTI TRUSTEE	221 AINTREE AVE	HOLLY SPRINGS NC 27540-4984	
SPADEA, DAVID SPADEA, CRISTINA	221 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
MADANU, JOHN BALUMURI, UDAYA	224 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5837	
MUNUKOTI, JAGADEESH PAVAN	224 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
KHADKA, SABIN THAPA-CHHETRI, NITA	225 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5837	
ALI, MUNTASIR M UZZAMAN, RIZWANA RAFIQ	225 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
GOKARAJU, BHASKARA RAJU INDUKURI, HARITHA	228 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5837	
BOLLINA, VAMSIKRISHNA	228 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
FONT, CHRISTOPHER JON FONT, LAURA CHRISTINE	229 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5837	
PADIA, ROBBY KIRIT PADIA, NIHARIKA PRAVIN	229 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
KURUVALLA, SUMANTH MALEY, ALEKHYA	232 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5837	
MUKTHAVARAM, NARESH KUMAR TADURU, SOUJANYA	232 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
HUTTENHOFF, RYAN C HUTTENHOFF, AMY	233 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5837	
GOLLA, NARESH DOMMATI, DIVYA	233 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
KATTA, VAMSHI KRISHNA BOBBA, MANIDEEPIKA	236 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
BOYLAN, PATRICK	240 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
RIPPERGER, BRIAN RIPPERGER, LAURIE	244 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
JANGAMA, SUMAN RAO BOINAPALLI, VENILA	248 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
THATIPARTHI, SAI GNAPIKA KOKKANDLA, VENKATA BHARATH KUMAR	252 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	

NAMELEGUNDLA, NARASA REDDY SUZZALA TANGUTURI, LAKSHMI DEVI	256 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
MEADOWS, JOSHUA TROLINGER-MEADOWS, KIMBERLY	260 TERRA BELLA LN	HOLLY SPRINGS NC 27540-5843	
GANGADHARAN, PRAVEEN KUMAR THAIPARAMBATH KUMAR, DEEPTHI PRAVEEN	301 AINTREE AVE	HOLLY SPRINGS NC 27540-4985	
SOSA, YALITZA SOSA, HENRY	301 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5838	
APPAM CHENNARAYA PANDA, ARHANT	305 AINTREE AVE	HOLLY SPRINGS NC 27540-4985	
BERGER, ANGEL LYNN STEINKELLNER, KEITH MICHAEL	305 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5838	
CHEDATI, MATTA GINNA, REKHA	308 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5838	
CHIRANGATTU, MANEESH UNKNOWN, REVATHI	309 AINTREE AVE	HOLLY SPRINGS NC 27540-4985	
GANTI, VENKATA SURYA JONNALAGADDA, JYOTHIRMAIDEVI	309 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5838	
GANESH, KRISHNA KUMAR RAMALEKSHMI, NISHA RAMACHANDRAN	312 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5838	
KAMTHE, AMOL DORGE, NALINI MUKUND	313 AINTREE AVE	HOLLY SPRINGS NC 27540-4985	
MUNOZ, ALEJANDRO MUNOZ, GENEVA NOELLE	313 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5838	
SUBBAIAH, SUBASHINI RAMAMOORTHY, JEGADEESH	316 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5838	
GODTHI, LAXMAN	317 AINTREE AVE	HOLLY SPRINGS NC 27540-4985	
SHAIK, MANSOOR BABA VOOTLA, SINDHU MADHURI	317 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5838	
CHAUHAN, MANEESH CHAUHAN, MONA	321 AINTREE AVE	HOLLY SPRINGS NC 27540-4985	
EDWARDS, JAMES PETER LAPORTE-EDWARDS, JOELY	321 SOUTHERLAND SHIRE LN	HOLLY SPRINGS NC 27540-5838	
ILLINDALA, SINDHURA KONDAPALLI, RAJENDRA	325 AINTREE AVE	HOLLY SPRINGS NC 27540-4985	
GUNASEKARAN, RAJESH	329 AINTREE AVE	HOLLY SPRINGS NC 27540-4985	
PATTABI, SURENDRA KUMAR METHAL, SREEREKHA NAIKANARI	333 AINTREE AVE	HOLLY SPRINGS NC 27540-4985	
PULTE HOME COMPANY LLC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	

VALENCIA HOMEOWNERS ASSOCIATION INC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
SHAIK, ASHIK IMRAN ARUBA, RABIYA	401 AINTREE AVE	HOLLY SPRINGS NC 27540-4986	
BELL, KEVIN T PETERSEN, KATHERINE G	405 AINTREE AVE	HOLLY SPRINGS NC 27540-4986	
PAPPUGARU, MAHESH REDDY	409 AINTREE AVE	HOLLY SPRINGS NC 27540-4986	
TUMATI, VAMSI KRISHNA GINJUPALLI, SRAVANTHI	413 AINTREE AVE	HOLLY SPRINGS NC 27540-4986	
PATTANASHETTI, PRASHANT DOLLI, POOJA	417 AINTREE AVE	HOLLY SPRINGS NC 27540-4986	
VELLAIYAN, SUBRAMANIAN VISVANATHAN, MEENA KASI	421 AINTREE AVE	HOLLY SPRINGS NC 27540-4986	
SURAMPUDI, VINDHYA RANI GANDIKOTA, MADHUSUDAN	501 AINTREE AVE	HOLLY SPRINGS NC 27540-4987	
MENON, VIJAY E MENON, SHOBHA V	504 AINTREE AVE	HOLLY SPRINGS NC 27540-4987	
MADINENI, ANUSHA GOLLA, RAMAKRISHNA	505 AINTREE AVE	HOLLY SPRINGS NC 27540-4987	
TURANO, SHETAL CHAWLA TURANO, DAVID WILLIAM	508 AINTREE AVE	HOLLY SPRINGS NC 27540-4987	
VERMA, RAVIKUMAR VERMA, PRITI	509 AINTREE AVE	HOLLY SPRINGS NC 27540-4987	
SUBBARAJ, RAVISANKAR ANANDARAM, JAYASHUDHA ANAND	513 AINTREE AVE	HOLLY SPRINGS NC 27540-4987	
SINGH, SAKUN MAHARJAN, SAMEER	517 AINTREE AVE	HOLLY SPRINGS NC 27540-4987	
MAHAJAN, CHETAN VIKRAM MAHAJAN, PRIYANKA CHETAN	521 AINTREE AVE	HOLLY SPRINGS NC 27540-4987	
VALENCIA HOMEOWNERS ASSOCIATION INC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
DEWAR, EVELYN B	C/O BENTON DEWAR	5920 HONEYCUTT RD	HOLLY SPRINGS NC 27540-9517
BRYANT, LARRY P BRYANT, JOY ANN GURTNER	PO BOX 66	FUQUAY VARINA NC 27526-0066	
VANCE, ROBERT L VANCE, BRENDA D	5808 CASS HOLT RD	HOLLY SPRINGS NC 27540-9757	
DAVIS, JAMES HENRY DAVIS, ANNIS H	5900 HONEYCUTT RD	HOLLY SPRINGS NC 27540-9517	
DEWAR, BENTON WADE DEWAR, MARTHA R	5920 HONEYCUTT RD	HOLLY SPRINGS NC 27540-9517	
DEWAR, BENTON W DEWAR, MARTHA	5920 HONEYCUTT RD	HOLLY SPRINGS NC 27540-9517	
GRAF, ERIC GRAF, CARMEN M	5933 HONEYCUTT RD	HOLLY SPRINGS NC 27540-9522	
HOLT, JOEL PATRICK	5524 PRESCOTT DOWNS DR	FUQUAY VARINA NC 27526-7307	
HOLT, JOEL PATRICK	5524 PRESCOTT DOWNS DR	FUQUAY VARINA NC 27526-7307	
EVANS, JOHN MARK	6829 ROUSE RD	HOLLY SPRINGS NC 27540-9536	

MCIVER, LESLIE E MCIVER, CHRISTINA M	6308 WINDY FARM LN	HOLLY SPRINGS NC 27540-7240	
HOLT, MARY C	6116 CASS HOLT RD	HOLLY SPRINGS NC 27540-9758	
EVANS, JOSEPHINE GAY	6200 WINDY FARM LN	HOLLY SPRINGS NC 27540-7218	
EVANS, JOHN MARK	6829 ROUSE RD	HOLLY SPRINGS NC 27540-9536	
EVANS, EDWARD D EVANS, LAURA T	6213 WINDY FARM LN	HOLLY SPRINGS NC 27540-7218	
EVANS, JOHN C JR EVANS, BELINDA CRAVEN	6229 WINDY FARM LN	HOLLY SPRINGS NC 27540-7218	
BUCHANAN, CHRISTOPHER N BUCHANAN, KATHLEEN R	6236 WINDY FARM LN	HOLLY SPRINGS NC 27540-7218	
JURY, SHAWN C JURY, DENETTE M	6237 WINDY FARM LN	HOLLY SPRINGS NC 27540-7218	
MCIVER, LESLIE E MCIVER, CHRISTINA M	6308 WINDY FARM LN	HOLLY SPRINGS NC 27540-7240	
WILLIAMS, MICHAEL P WILLIAMS, MANDY G	6709 ROUSE RD	HOLLY SPRINGS NC 27540-9534	
GENIESSE, JOEL M GENIESSE, KATIE P	6713 ROUSE RD	HOLLY SPRINGS NC 27540-9534	
POWELL, JAMES REGINALD POWELL, ANDREA HELTON	6717 ROUSE RD	HOLLY SPRINGS NC 27540-9534	
ROWELL, RUDY V	6800 ROUSE RD	HOLLY SPRINGS NC 27540-9535	
POINDEXTER, JOHN RUSSELL DAVIS, RAVEN A	6229 WINDY FARM LN	HOLLY SPRINGS NC 27540-7218	
BLACK, WHITNEY BUCHANAN, KATHLEEN	6817 ROUSE RD	HOLLY SPRINGS NC 27540-9536	
MCIVER, LESLIE E MCIVER, CHRISTINA M	6308 WINDY FARM LN	HOLLY SPRINGS NC 27540-7240	
MCIVER, LEIGH ANN	6908 ROUSE RD	HOLLY SPRINGS NC 27540-9537	
HEINRICH, JOHN THOMAS HEINRICH, REBECCA	6913 ROUSE RD	HOLLY SPRINGS NC 27540-9538	
EDWARDS, BYRON SCOTT EDWARDS, SCARLET	6921 ROUSE RD	HOLLY SPRINGS NC 27540-9538	
ROSEMAN, ERNEST DARWIN ROSEMAN, DEBORAH C	6925 ROUSE RD	HOLLY SPRINGS NC 27540-9538	
SOUTHERLAND, RICHARD L SOUTHERLAND, ERNESTINE	6928 ROUSE RD	HOLLY SPRINGS NC 27540-9585	
POWELL-TEMPLE, LISA L	7009 ROUSE RD	HOLLY SPRINGS NC 27540-9540	
POWELL, LUDIE LARUE POWELL, PHILIP KESSLER	7036 ROUSE RD	HOLLY SPRINGS NC 27540-9539	
TOWN OF HOLLY SPRINGS	PO BOX 8	HOLLY SPRINGS NC 27540-0008	
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195	
CURRENT OCCUPANT	101 BREEDERS CUP WAY	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	101 BROAD HOLLOW ST	HOLLY SPRINGS NC 27540	

CURRENT OCCUPANT	101 OBSTACLE AVE	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	103 BREEDERS CUP WAY	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	113 SERENATA DR	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	120 TERRA BELLA LN	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	124 SERENATA DR	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	130 SERENATA DR	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	133 TERRA BELLA LN	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	200 SERENATA DR	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	201 OBSTACLE AVE	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	201 SERENATA DR	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	203 BREEDERS CUP WAY	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	237 TERRA BELLA LN	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	337 AINTREE AVE	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	400 AINTREE AVE	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	529 AINTREE AVE	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	5629 CASS HOLT RD	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	5716 CASS HOLT RD	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	5929 HONEYCUTT RD	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	6008 CASS HOLT RD	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	6024 CASS HOLT RD	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	6100 WINDY FARM LN	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	6105 OLIVER CREEK PKWY	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	6202 WINDY FARM LN	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	6813 ROUSE RD	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	6850 ROUSE RD	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	7051 ROUSE RD	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	812 RESSLER ST	HOLLY SPRINGS NC 27540	
CURRENT OCCUPANT	820 RESSLER ST	HOLLY SPRINGS NC 27540	
TOWN OF HOLLY SPRINGS	PLANNING AND ZONING	128 S MAIN ST #8	HOLLY SPRINGS NC 27540

NEIGHBORHOOD MEETING ATTENDEES

APPLICANT REPRESENTATIVES		
Name	**Email**	**Organization**
Leticia Shapiro	tshapiro@morningstarlawgroup.com	Morningstar Law Group
Erica Leatham	eleatham@mihomes.com	MI Homes
Jason Barron	jbarron@morningstarlawgroup.com	Morningstar Law Group
Kate Murdoch	murdoch@mcadamsco.com	McAdams
Laura Holloman	Holloman@mcadamsco.com	McAdams
Tyler Probst	probst@mcadamsco.com	McAdams
Matthew Spivey	mspivey@mihomes.com	MI Homes
ONLINE ATTENDEES		
Name	**Email**	**Address**
Brenda and Bob Vance	vanceb@meredith.edu	5808 Cass Holt Rd
Darwin Roseman	edr1972wfu@gmail.com	6925 Rouse Rd
Edward Evans	Solemn13@gmail.com	6213 Windy Farm Rd
Ernestine Southerland	Hr94150e@gmail.com	6926 Rouse Rd
Henry Sosa	hsosaus@gmail.com	301 Southerland Shire Ln
Kira Parker	kparker@mihomes.com	
Laura Vance	livance@me.com	
Leslie McIver	lemac1480@yahoo.com	6308 Windy Farm Ln
Naresh Kumar Mukthavaram	mukthavaram@gmail.com	232 Terra Bella Ln
Scarlet Edwards	Edwards.scarlet@gmail.com	6921 Rouse Rd

6200 Windy Farm Road (Evans Property)
Neighborhood Meeting April 24, 2024

The applicant presented the overall plan for development including the conditional district master plan that is being submitted with the Town. Additionally, the applicant provided a summary of the Holly Springs rezoning process. After the applicant's presentation:

A participant asked for an estimated timeline of the rezoning approval and the estimated timeframe for buildout of lots.
Response: Zoning and site plan approval will take approximately two years with all homes built out in approximately 3-4 years.

A participant asked what the buffer requirements are along Rouse Road and if the pine trees will be eliminated.
Response: The required buffer along the western portion of the property along Rouse Road is five feet. The pine trees will be cleared for construction.

A participant asked if each home will have a well and if there will be any impact to existing wells.
Response: This project will be connected to Holly Springs services. We do not anticipate any impact on any existing wells.

A participant expressed concern about increased traffic in the area and impact on roads adjacent to Honeycutt Road. Participant asked if there are plans for expansion or modifications to Honeycutt Road.
Response: We have conducted a traffic study to determine traffic impacts and will send the study to the Town for review to determine if any improvements will be required.

A participant asked about a possible shift of Cass Holt Road to reduce the impact of the road expansion on Cass Holt Road on her parent's home.
Response: This project will not impact your parents' property since the widening for this property will be on the opposite side of the road . However, we will take a look at the flexibility to shift the road section. It is highly unlikely the home will be acquired by NCDOT.

A participant asked if there will be widening of Rouse Road and possible impact to property.
Response: We will be reaching out to you independently to discuss any impacts to property.

A participant is concerned with traffic on Rouse Road – specifically existing traffic speeds along the road - and mentioned an accident that occurred.
Response: Rouse Road will be assessed as part of the traffic study that is being conducted. Additionally, there may be an opportunity for traffic calming. We are happy to set a time to discuss this with you further.

A participant asked if Windy Farm Road will be widened?
Response: Yes.

A participant asked about school zoning and the impact on school capacity.
Response: Wake County Public Schools will be notified of the rezoning request. We do not know what schools this community will be assigned to.

EVANS PROPERTY

6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA, 27540

24-REZ-04/PLRZ202400104
MASTER PLAN

PROJECT NUMBER: MIH-23006
DATE: MAY 03, 2024

SHEET INDEX

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

SITE DATA

OWNERS	NAME	PIN	REAL ESTATE ID
	EVANS, JOSEPHINE GAY	0647299830	0021150
	EVANS, EDWARD D EVANS, LAURA T	0647384503	0282591
	EVANS, JOHN MARK	0647196094*	0277204
SITE ADDRESS	6200 WINDY FARM LANE HOLLY SPRINGS, NC 27540		
DEVELOPER	MI HOMES OF RALEIGH, LLC		
EXISTING ZONING	RURAL RESIDENTIAL (RR)		
PROPOSED ZONING	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD) (32.38 AC) / NEIGHBORHOOD CENTER RESIDENTIAL CONDITIONAL DISTRICT (NCR-CD)(19.74)		
SITE AREA	GROSS SITE AREA: 53.07 ACRES (2,311,729 SF) RIGHT OF WAY DEDICATION: 0.57 ACRES (24,770 SF) (1.1%) NET SITE AREA: 52.50 ACRES (2,286,900 SF)		
RIVER BASIN	CAPE FEAR RIVER BASIN		
WATERSHED OVERLAY	NONE APPLICABLE		
EXISTING USE	AGRICULTURAL		
PROPOSED USES	DETACHED AND ATTACHED DWELLINGS; ACCESSORY USES		
MAX. UNITS ALLOWED PER DWELLING TYPE	DETACHED DWELLINGS: 65 DU		
	ATTACHED DWELLINGS: 87 DU		

* PARTIAL PARCEL.

NR-CD/NCR-CD ZONING OPEN SPACE SITE DATA

GROSS SITE AREA	53.07 ACRES (2,311,729 SF)
TREE PRESERVATION AREA	REQUIRED: 10.61 ACRES (20%) PROVIDED: 11.31 ACRES
ACTIVE RECREATION AREA	REQUIRED: 2.65 ACRES (5%) PROVIDED: 2.65 ACRES
ADDITIONAL OPEN SPACE	REQUIRED: 2.65 ACRES (5%) PROVIDED: 3.10 ACRES (DEDICATED AS 0.70 ACRES TREE PRESERVATION, 2.40 ACRES OPEN SPACE)
TOTAL ON-SITE PRIVATE OPEN SPACE	REQUIRED: 15.92 ACRES (30%) PROVIDED: 16.36 ACRES (11.31 AC TREE PRESERVATION AREA, 2.65 AC ACTIVE RECREATION AREA, 2.40 AC ADDITIONAL OPEN SPACE)

DEVELOPMENT STANDARDS (NCR-CD)

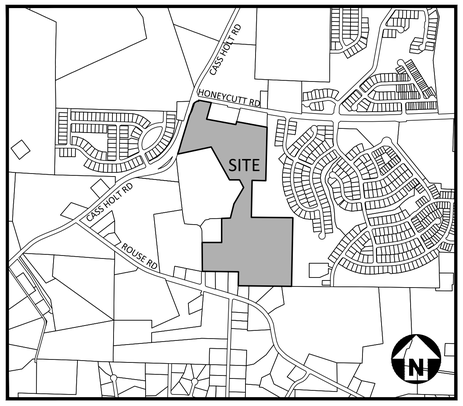
Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	8 units/acre	5 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	n/a	n/a
Open Space and Gathering Area		
Overall Minimum Open Space Required (Entire Site)	15%	30%
Building Setbacks – Attached Dwellings (ft)		
Front	Min: 5' Max: 15'	Min: 5' Max: 10'
Side	0'	0'
Side Corner	10'	10'
Rear (From Alley Centerline)	15'	15'
Minimum Lot Width (measured at setback line)		
Attached Dwellings	18'	22'
Buffers		
RR Buffer	5' Type A	5' Type A
NR Buffer	5' Type A	5' Type A
Building Height		
All Primary Structures (maximum)	35'	35'
Accessory Structures (maximum)	25'	25'

All other applicable development standards not listed here shall follow UDO standards and requirements.

DEVELOPMENT STANDARDS (NR-CD)

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	5 units/acre	5 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	5,000 sf	5,000 sf
Open Space and Gathering Area		
Overall Minimum Open Space Required (Entire Site)	30%	30%
Building Setbacks – Detached Dwellings (ft)		
Front	Min: 5' Max: 20'	Min: 5' Max: 20'
Side	5'	5'
Side Corner	10'	10'
Rear	20'	20'
Building Setbacks – Attached Dwellings (ft)		
Front	Min: 5' Max: 15'	Min: 5' Max: 10'
Side	0'	0'
Side Corner	10'	10'
Rear (From Alley Centerline)	15'	15'
Minimum Lot Width (measured at setback line)		
Attached Dwellings	18'	22'
Min. Lot Width for Front Facing Driveways	60'	50'
Minimum Driveway Length		
Minimum Allowed Driveway Length	25'	25'
Buffers		
RR Buffer	5' Type A	5' Type A
NR Buffer	5' Type A	5' Type A
Thoroughfare Buffer (along Cass Holt and Honeycutt)	5' Type A	5' Type A
Building Height		
All Primary Structures (maximum)	35'	35'
Accessory Structures (maximum)	25'	25'

All other applicable development standards not listed here shall follow UDO standards and requirements.



VICINITY MAP
N.T.S.

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 ROBINSON AND PLANTE.
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.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CLIENT
MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27606
PHONE: 919.233.5725

M/I HOMES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
DANIEL MINOR VANDERSICK
NOT FOR CONSTRUCTION

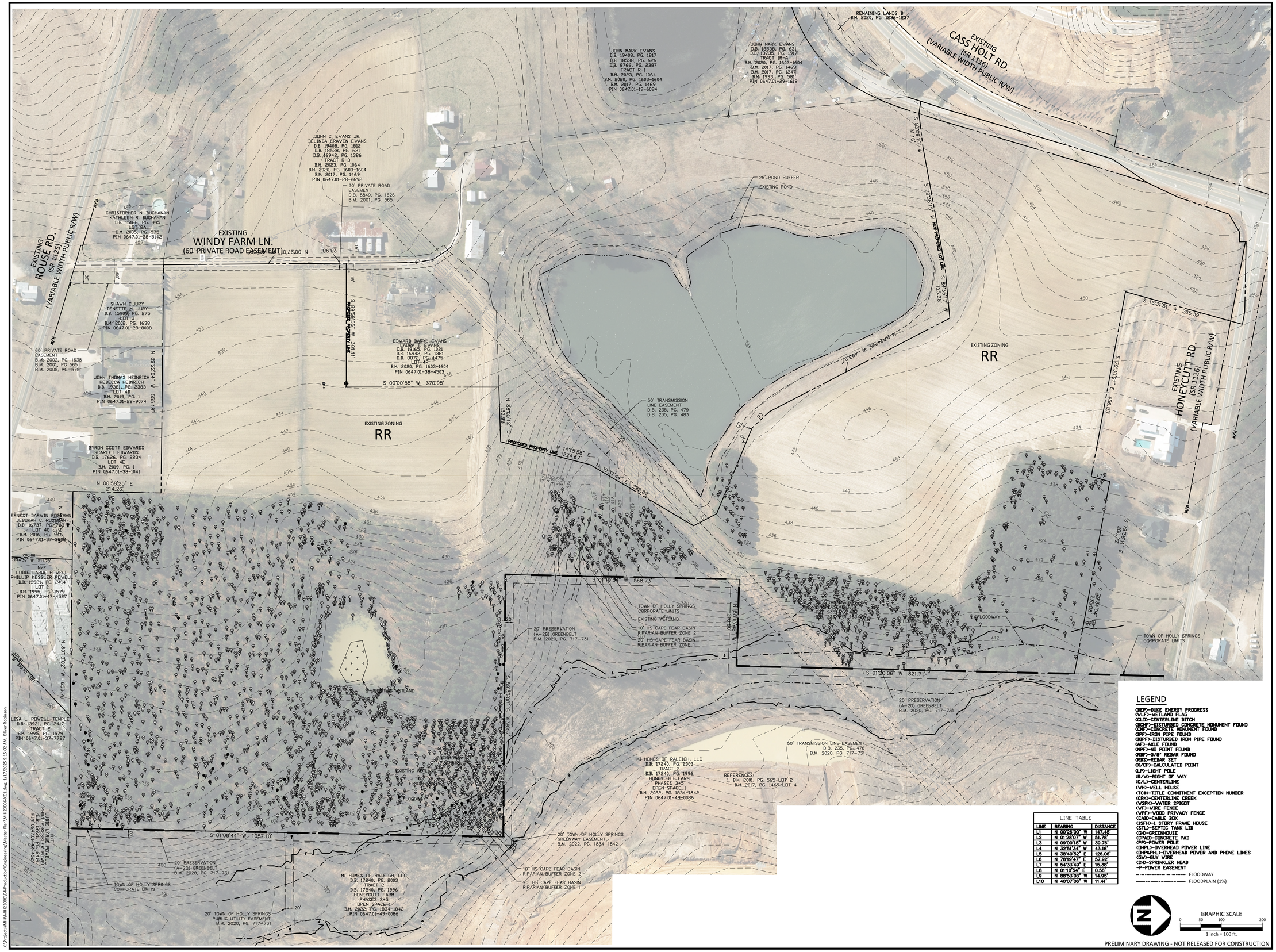
REVISIONS

NO.	DATE	
1	07. 12. 2024	REV PER TOWN COMMENTS
2	09. 13. 2024	REV PER TOWN COMMENTS
3	10. 11. 2024	REV PER TOWN COMMENTS
4	11. 07. 2024	REV PER TOWN COMMENTS
5	12. 13. 2024	REV PER TOWN COMMENTS
6	01. 17. 2025	REV PER TOWN COMMENTS

MASTER PLAN DRAWINGS FOR:

EVANS PROPERTY
MASTER PLAN
HOLLY SPRINGS, NC, 27540
PROJECT NUMBER: MIH-23006

X:\Projects\MIH\MIH23006\04-Production\Engineering\Master Plan\MIH23006-CS1.dwg, 2/11/2025 10:53:01 AM, Oliver Robinson


EXISTING ROUSE RD. (SR 1125) (VARIABLE WIDTH PUBLIC R/W)
EXISTING WINDY FARM LN. (60' PRIVATE ROAD EASEMENT)
EXISTING CASS HOLT RD. (SR 1136) (VARIABLE WIDTH PUBLIC R/W)
EXISTING HONEYCUTT RD. (SR 1126) (VARIABLE WIDTH PUBLIC R/W)
REMAINING LANDS B B.M. 2020, PG. 1236-1237
JOHN MARK EVANS D.B. 19408, PG. 1817 D.B. 18538, PG. 626 D.B. 8766, PG. 2387 TRACT R-1 B.M. 2023, PG. 1054 B.M. 2020, PG. 1603-1604 B.M. 2017, PG. 1469 PIN 0647.01-19-6094
JOHN MARK EVANS D.B. 18538, PG. 631 D.B. 13735, PG. 1917 TRACT 1R-A B.M. 2020, PG. 1603-1604 B.M. 2017, PG. 1469 B.M. 2017, PG. 1247 B.M. 1993, PG. 581 PIN 0647.01-29-1618
JOHN C. EVANS JR. BELINDA CRAVEN EVANS D.B. 19408, PG. 1812 D.B. 18538, PG. 621 D.B. 16942, PG. 1386 TRACT R-3 B.M. 2023, PG. 1064 B.M. 2020, PG. 1603-1604 B.M. 2017, PG. 1469 PIN 0647.01-28-2692
30' PRIVATE ROAD EASEMENT D.B. 8849, PG. 1626 B.M. 2001, PG. 565
CHRISTOPHER N. BUCHANAN KATHLEEN R. BUCHANAN D.B. 19166, PG. 995 LOT 2A B.M. 2005, PG. 575 PIN 0647.01-28-5142
SHAWN C. JURY DENETTE M. JURY D.B. 15909, PG. 275 LOT 3 B.M. 2002, PG. 1638 PIN 0647.01-28-8008
60' PRIVATE ROAD EASEMENT B.M. 2002, PG. 1638 B.M. 2001, PG. 565 B.M. 2005, PG. 575
JOHN THOMAS HEINRICH REBECCA HEINRICH D.B. 19381, PG. 2383 LOT 4B B.M. 2019, PG. 1 PIN 0647.01-28-9074
BYRON SCOTT EDWARDS SCARLET EDWARDS D.B. 17626, PG. 2234 LOT 4E B.M. 2019, PG. 1 PIN 0647.01-38-1041
EDWARD DARYL EVANS LAURA T. EVANS D.B. 18165, PG. 1021 D.B. 16942, PG. 1381 D.B. 8872, PG. 1475 LOT 4A B.M. 2020, PG. 1603-1604 PIN 0647.01-38-4503
ERNEST DARWIN ROSEMAN DEBORAH C. ROSEMAN D.B. 16737, PG. 1769 LOT 4C B.M. 2016, PG. 745 PIN 0647.01-37-3908
N/F LUDIE LARUE POWELL PHILLIP KESSLER POWELL D.B. 13921, PG. 2414 LOT 1 B.M. 1995, PG. 1579 PIN 0647.01-47-4527
LISA L. POWELL-TEMPLE D.B. 13921, PG. 2417 TRACT B B.M. 1995, PG. 1579 PIN 0647.01-37-7727
EXISTING ZONING RR
EXISTING ZONING RR
26' POND BUFFER
EXISTING POND
PROPOSED LOT 3B
PROPOSED PROPERTY LINE
50' TRANSMISSION LINE EASEMENT D.B. 235, PG. 479 D.B. 235, PG. 483
50' TRANSMISSION LINE EASEMENT D.B. 235, PG. 476 B.M. 2020, PG. 717-731
MI HOMES OF RALEIGH, LLC D.B. 17240, PG. 2003 TRACT 2 D.B. 17240, PG. 1996 HONEYCUTT FARM PHASES 3+5 OPEN SPACE-1 B.M. 2022, PG. 1834-1842 PIN 0647.01-49-0086
REFERENCES: 1. B.M. 2001, PG. 565-LOT 2 B.M. 2017, PG. 1469-LOT 4
TOWN OF HOLLY SPRINGS CORPORATE LIMITS
EXISTING WETLAND
10' HS CAPE FEAR BASIN RIPARIAN BUFFER ZONE 2
20' HS CAPE FEAR BASIN RIPARIAN BUFFER ZONE 1
20' PRESERVATION (A-20) GREENBELT B.M. 2020, PG. 717-731
20' TOWN OF HOLLY SPRINGS GREENWAY EASEMENT B.M. 2022, PG. 1834-1842
20' TOWN OF HOLLY SPRINGS PUBLIC UTILITY EASEMENT B.M. 2020, PG. 717-731
FLOODWAY
FLOODPLAIN (1%)
S 01°10'54" W 568.73'
S 01°08'44" W 1057.10'
S 01°20'06" W 821.71'
N 14°18'58" E 224.67'
N 30°51'44" E 298.07'
S 15°31'51" W 265.39'
S 72°31'14" E 200.22'
S 79°30'21" E 456.87'
S 85°57'17" W 81.16'
S 84°35'17" W 125.28'
N 89°56'56" W 1107.11'
N 00°08'25" E 214.26'
N 89°15'20" W 653.78'
N 89°37'20" W 555.19'
N 89°37'20" W 28.98'
S 00°00'55" W 370.95'
N 88°55'17" E 132.39'
N 89°37'20" W 697.27'
S 89°37'20" E 28.98'
S 00°27'00" W 60.00'
S 89°37'20" E 697.27'
S 89°56'56" E 1107.11'
N 89°37'20" W 697.27'
N 89°56'56" W 1107.11'
N 00°27'00" E

SITE DATA

OWNERS	NAME	PIN	REAL ESTATE ID
	EVANS, JOSEPHINE GAY	0647299830	0021150
	EVANS, EDWARD D EVANS, LAURA T	0647384503	0282591
	EVANS, JOHN MARK	0647196094*	0277204
SITE ADDRESS	6200 WINDY FARM LANE HOLLY SPRINGS, NC 27540		
DEVELOPER	MI HOMES OF RALEIGH, LLC		
EXISTING ZONING	RURAL RESIDENTIAL (RR)		
PROPOSED ZONING	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD) (32.38 AC) / NEIGHBORHOOD CENTER RESIDENTIAL CONDITIONAL DISTRICT (NCR-CD)(19.74)		
SITE AREA	GROSS SITE AREA: 53.07 ACRES (2,311,729 SF) RIGHT OF WAY DEDICATION: 0.57 ACRES (24,770 SF) (1.1%) NET SITE AREA: 52.50 ACRES (2,286,900 SF)		
RIVER BASIN	CAPE FEAR RIVER BASIN		
WATERSHED OVERLAY	NONE APPLICABLE		
EXISTING USE	AGRICULTURAL		
PROPOSED USES	DETACHED AND ATTACHED DWELLINGS; ACCESSORY USES		
MAX. UNITS ALLOWED PER DWELLING TYPE	DETACHED DWELLINGS: 65 DU ATTACHED DWELLINGS: 87 DU		

* PARTIAL PARCEL.

NR-CD/NCR-CD ZONING OPEN SPACE SITE DATA

GROSS SITE AREA	53.07 ACRES (2,311,729 SF)
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ACTIVE RECREATION AREA	REQUIRED: 2.65 ACRES (5%) PROVIDED: 2.65 ACRES
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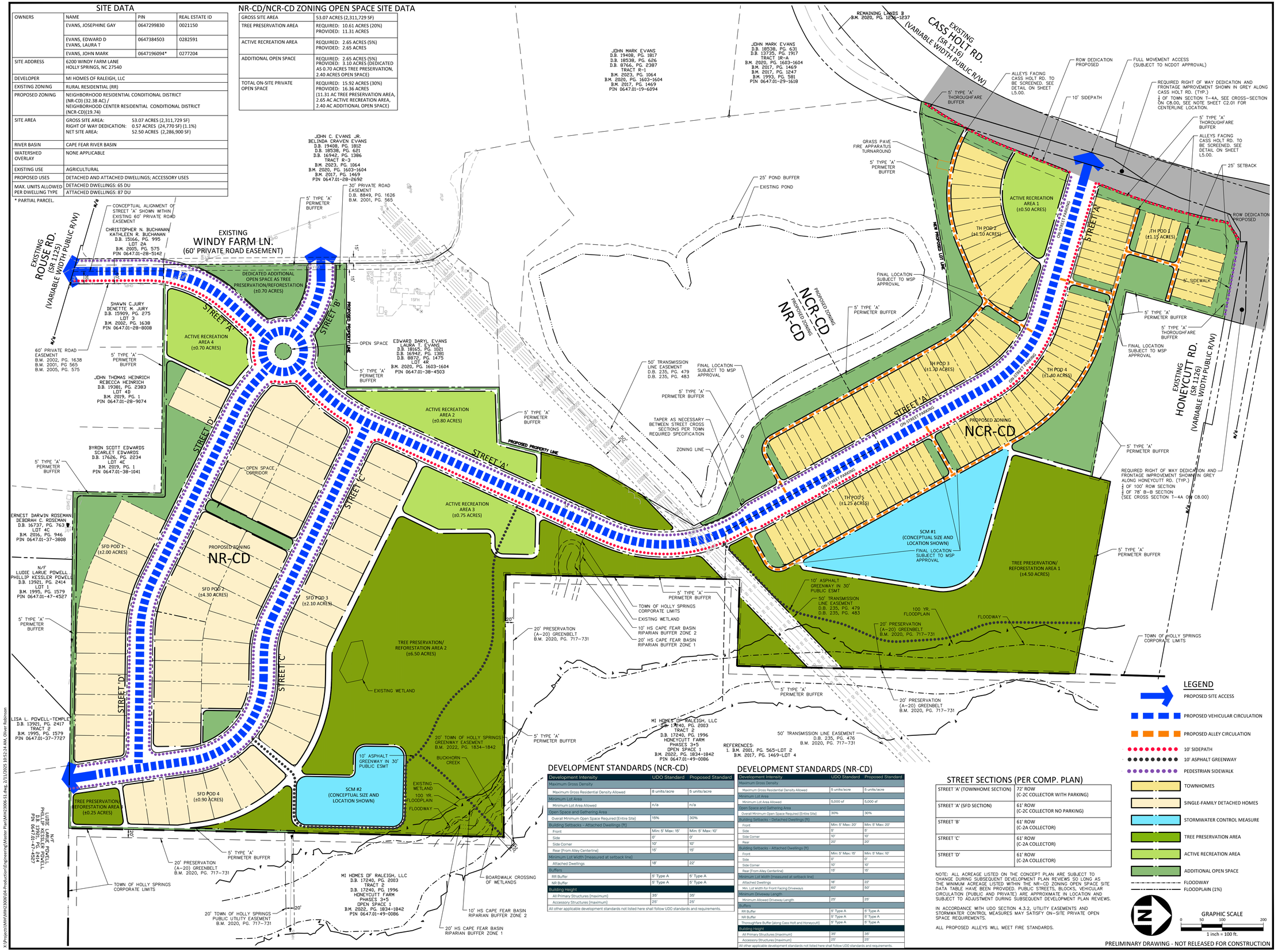
TOTAL ON-SITE PRIVATE OPEN SPACE	REQUIRED: 15.92 ACRES (30%) PROVIDED: 16.36 ACRES (11.31 AC TREE PRESERVATION AREA, 2.65 AC ACTIVE RECREATION AREA, 2.40 AC ADDITIONAL OPEN SPACE)



DEVELOPMENT STANDARDS (NCR-CD)

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	8 units/acre	5 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	n/a	n/a
Open Space and Gathering Area		
Overall Minimum Open Space Required (Entire Site)	15%	30%
Building Setbacks - Attached Dwellings (ft)		
Front	Min: 5' Max: 15'	Min: 5' Max: 10'
Side	0'	0'
Side Corner	10'	10'
Rear (From Alley Centerline)	15'	15'
Minimum Lot Width (measured at setback line)		
Attached Dwellings	18'	22'
Buffers		
RR Buffer	5' Type A	5' Type A
NR Buffer	5' Type A	5' Type A
Building Height		
All Primary Structures (maximum)	35'	35'
Accessory Structures (maximum)	25'	25'

All other applicable development standards not listed here shall follow UDO standards and requirements.

DEVELOPMENT STANDARDS (NR-CD)

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	5 units/acre	5 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	5,000 sf	5,000 sf
Open Space and Gathering Area		
Overall Minimum Open Space Required (Entire Site)	30%	30%
Building Setbacks - Detached Dwellings (ft)		
Front	Min: 5' Max: 20'	Min: 5' Max: 20'
Side	5'	5'
Side Corner	10'	10'
Rear	20'	20'
Building Setbacks - Attached Dwellings (ft)		
Front	Min: 5' Max: 15'	Min: 5' Max: 10'
Side	0'	0'
Side Corner	10'	10'
Rear (From Alley Centerline)	15'	15'
Minimum Lot Width (measured at setback line)		
Attached Dwellings	18'	22'
Min. Lot Width For Front Facing Driveways	60'	50'
Non-Garage Driveways		
Minimum Allowed Driveway Length	25'	25'
Buffers		
RR Buffer	5' Type A	5' Type A
NR Buffer	5' Type A	5' Type A
Thoroughfare Buffer (along Cass Holt and Honeycutt)	5' Type A	5' Type A
Building Height		
All Primary Structures (maximum)	35'	35'
Accessory Structures (maximum)	25'	25'

All other applicable development standards not listed here shall follow UDO standards and requirements.

STREET SECTIONS (PER COMP. PLAN)

STREET 'A' (TOWNHOME SECTION)	72' ROW (C-2C COLLECTOR WITH PARKING)
STREET 'A' (SFD SECTION)	61' ROW (C-2C COLLECTOR NO PARKING)
STREET 'B'	61' ROW (C-2A COLLECTOR)
STREET 'C'	61' ROW (C-2A COLLECTOR)
STREET 'D'	61' ROW (C-2A COLLECTOR)

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 NR-CD ZONING OPEN SPACE SITE DATA TABLE HAVE BEEN PROVIDED. PUBLIC STREETS, BLOCKS, VEHICULAR CIRCULATION (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.

ALL PROPOSED ALLEYS WILL MEET FIRE STANDARDS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\MIH\MIH23006\04-Production\Engineering\Master Plan\MIH23006-S1.dwg, 2/11/2025 10:52:24 AM, Oliver Robinson

McADAMS
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CLIENT

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RALEIGH, NC 27606
PHONE: 919.233.5725

M/I HOMES

EVANS PROPERTY
MASTER PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 052 VANDERSLICE NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	07. 12. 2024	REV PER TOWN COMMENTS
2	09. 13. 2024	REV PER TOWN COMMENTS
3	10. 11. 2024	REV PER TOWN COMMENTS
4	11. 07. 2024	REV PER TOWN COMMENTS
5	12. 13. 2024	REV PER TOWN COMMENTS
6	01. 17. 2025	REV PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-S1
CHECKED BY	TP
DRAWN BY	SMV
SCALE	1"=100'
DATE	05. 03. 2024

SHEET

CONCEPT PLAN
C2.00

STREET SECTIONS (PER COMP. PLAN)

STREET 'A' (TOWNHOME SECTION)	72' ROW (C-2C COLLECTOR WITH PARKING)
STREET 'A' (SFD SECTION)	61' ROW (C-2C COLLECTOR NO PARKING)
STREET 'B'	61' ROW (C-2A COLLECTOR)
STREET 'C'	61' ROW (C-2A COLLECTOR)
STREET 'D'	61' ROW (C-2A COLLECTOR)

EXISTING ROUSE RD. (SR 1125) (VARIABLE WIDTH PUBLIC R/W)

EXISTING WINDY FARM LN. (60' PRIVATE ROAD EASEMENT)

EXISTING CASS HOLT RD. (SR 1116) (VARIABLE WIDTH PUBLIC R/W)

EXISTING HONEYCUTT RD. (SR 1126) (VARIABLE WIDTH PUBLIC R/W)

CONCEPTUAL ALIGNMENT OF STREET 'A' SHOWN WITHIN EXISTING 60' PRIVATE ROAD EASEMENT

CHRISTOPHER N. BUCHANAN
KATHLEEN R. BUCHANAN
D.B. 15166, PG. 995
LOT 2A
B.M. 2005, PG. 575
PIN 0647.01-28-5142

SHAWN C.JURY
DENETTE M. JURY
D.B. 15909, PG. 275
LOT 3
B.M. 2002, PG. 1638
PIN 0647.01-28-8008

60' PRIVATE ROAD EASEMENT
B.M. 2002, PG. 1638
B.M. 2001, PG 565
B.M. 2005, PG. 575

JOHN THOMAS HEINRICH
REBECCA HEINRICH
D.B. 19381, PG. 2383
LOT 4D
B.M. 2019, PG. 1
PIN 0647.01-28-9074

BYRON SCOTT EDWARDS
SCARLET EDWARDS
D.B. 17626, PG. 2234
LOT 4C
B.M. 2019, PG. 1
PIN 0647.01-38-1041

ERNEST DARWIN ROSEMAN
DEBORAH C. ROSEMAN
D.B. 16737, PG. 763
LOT 4C
B.M. 2016, PG. 946
PIN 0647.01-37-3808

N/F
LUDIE LARUE POWELL
PHILLIP KESSLER POWELL
D.B. 13921, PG. 2414
LOT 1
B.M. 1995, PG. 1579
PIN 0647.01-47-4527

LISA L. POWELL-TEMPLE
D.B. 13921, PG. 2417
TRACT 2
B.M. 1995, PG. 1579
PIN 0647.01-37-7727

N/F
LUDIE LARUE POWELL
PHILLIP KESSLER POWELL
D.B. 13921, PG. 2414
LOT 2
B.M. 1995, PG. 1579
PIN 0647.01-47-4267

JOHN C. EVANS JR.
BELINDA CRAVEN EVANS
D.B. 19408, PG. 1812
D.B. 18538, PG. 621
D.B. 16942, PG. 1386
TRACT R-3
B.M. 2023, PG. 1064
B.M. 2020, PG. 1603-1604
B.M. 2017, PG. 1469
PIN 0647.01-28-2692

30' PRIVATE ROAD EASEMENT
D.B. 8849, PG. 1626
B.M. 2001, PG. 565

EDWARD DARYL EVANS
LAURA T. EVANS
D.B. 18165, PG. 1021
D.B. 16945, PG. 1381
D.B. 8872, PG. 1475
LOT 4R
B.M. 2020, PG. 1603-1604
PIN 0647.01-38-4503

JOHN MARK EVANS
D.B. 19408, PG. 1817
D.B. 18538, PG. 626
D.B. 8766, PG. 2387
TRACT R-1
B.M. 2023, PG. 1064
B.M. 2020, PG. 1603-1604
B.M. 2017, PG. 1469
PIN 0647.01-19-6094

JOHN MARK EVANS
D.B. 18538, PG. 631
D.B. 13735, PG. 1917
TRACT 1R-A
B.M. 2020, PG. 1603-1604
B.M. 2017, PG. 1469
B.M. 2017, PG. 1247
B.M. 1993, PG. 581
PIN 0647.01-29-1618

REMAINING LANDS B
B.M. 2020, PG. 1232-1237

CENTERLINE SET BY VALENCIA

MI HOMES OF RALEIGH, LLC
D.B. 17240, PG. 2003
TRACT 2
D.B. 17240, PG. 1996
HONEYCUTT FARM
PHASES 3+5
OPEN SPACE 1
B.M. 2022, PG. 1834-1842
PIN 0647.01-49-0086

REFERENCES:
1. B.M. 2001, PG. 565-LOT 2
B.M. 2017, PG. 1469-LOT 4

ACTIVE RECREATION AREA 1 (±0.50 ACRES)
ACTIVE RECREATION AREA 2 (±0.80 ACRES)
ACTIVE RECREATION AREA 3 (±0.75 ACRES)
ACTIVE RECREATION AREA 4 (±0.70 ACRES)

DEDICATED ADDITIONAL OPEN SPACE AS TREE PRESERVATION/REFORESTATION (±0.70 ACRES)

TREE PRESERVATION/ REFORESTATION AREA 1 (±4.50 ACRES)
TREE PRESERVATION/ REFORESTATION AREA 2 (±6.50 ACRES)
TREE PRESERVATION/ REFORESTATION AREA (±0.25 ACRES)

OPEN SPACE
OPEN SPACE CORRIDOR

PROPOSED ZONING
NR-CD

PROPOSED ZONING
NCR-CD

PROPOSED ZONING
NCR-CD
NR-CD

PROPOSED PROPERTY LINE
NEW PROPOSED LOT LINE

STREET 'A'
STREET 'B'
STREET 'C'
STREET 'D'

ON-STREET PARKING

ROW DEDICATION PROPOSED

PROPOSED CENTERLINE

FULL MOVEMENT ACCESS (SUBJECT TO NCDOT APPROVAL)

REQUIRED RIGHT OF WAY DEDICATION AND FRONTAGE IMPROVEMENT SHOWN IN GREY ALONG CASS HOLT RD. (TYP.)
½ OF TOWN SECTION T-4A, SEE CROSS-SECTION ON C8.00, SEE CENTERLINE ON THIS SHEET

REQUIRED RIGHT OF WAY DEDICATION AND FRONTAGE IMPROVEMENT SHOWN IN GREY ALONG HONEYCUTT RD. (TYP.)
½ OF 100' ROW SECTION
½ OF 78' B-B SECTION
(SEE CROSS SECTION T-4A ON C8.00)

ALLEYS FACING CASS HOLT RD. TO BE SCREENED. SEE DETAIL ON SHEET L5.00.

GRASS PAVE FIRE APPARATUS TURNAROUND

5' TYPE 'A' THOROUGHFARE BUFFER

5' TYPE 'A' PERIMETER BUFFER

10' SIDEPATH

25' SETBACK

5' SIDEWALK

25' POND BUFFER

EXISTING POND

50' TRANSMISSION LINE EASEMENT
D.B. 235, PG. 479
D.B. 235, PG. 483

TAPER AS NECESSARY BETWEEN STREET CROSS SECTIONS PER TOWN REQUIRED SPECIFICATION

ZONING LINE

10' ASPHALT GREENWAY IN 30' PUBLIC ESMT

50' TRANSMISSION LINE EASEMENT
D.B. 235, PG. 479
D.B. 235, PG. 483

100 YR. FLOODPLAIN

FLOODWAY

20' PRESERVATION (A–20) GREENBELT
B.M. 2020, PG. 717–731

TOWN OF HOLLY SPRINGS CORPORATE LIMITS

EXISTING WETLAND

10' HS CAPE FEAR BASIN RIPARIAN BUFFER ZONE 2

20' HS CAPE FEAR BASIN RIPARIAN BUFFER ZONE 1

20' TOWN OF HOLLY SPRINGS GREENWAY EASEMENT
B.M. 2022, PG. 1834–1842

BUCKHORN CREEK

BOARDWALK CROSSING OF WETLANDS

20' TOWN OF HOLLY SPRINGS PUBLIC UTILITY EASEMENT
B.M. 2020, PG. 717–731

TYPICAL STREET SECTIONS

- C-2A COLLECTOR (SUBURBAN)
- C-2C COLLECTOR (SUBURBAN)
- C-2C COLLECTOR NO PARKING (URBAN)
- PRIVATE ALLEY
- T-4A THOROUGHFARE (SUBURBAN)

NOTE:

1. ALL STREETS, SIDEPATHS, GREENWAYS AND TRAILS SHALL BE CONSTRUCTED TO TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AS REVIEWED AT TIME OF DEVELOPMENT PLAN.

2. TYPICAL SECTION DIMENSIONS FOR CASS HOLT ROAD ALONG SITE FRONTAGE ARE BASED ON THE T-4A (TYP.) SECTION WITH SUBURBAN DIMENSIONS PER THE TOWN CTP.

3. A REVISED CENTERLINE ALONG THE SITE FRONTAGE IS PROPOSED TO CONNECT THE CENTERLINE SETUP BY A PREVIOUS DEVELOPMENT (VALENCIA PLANS PER VHB) AND THE EXISTING CENTERLINE NORTH OF HONEYCUTT ROAD. SEE CENTERLINE ON SHEET 2.01.

4. ALL PROPOSED ALLEYS WILL MEET FIRE STANDARDS.

LEGEND

- PROPOSED SITE ACCESS
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK
- 10' ASPHALT GREENWAY
- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- ADDITIONAL OPEN SPACE
- FLOODWAY
- FLOODPLAIN (1%)

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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M/I HOMES

EVANS PROPERTY
MASTER PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049751 STEVEN VANDERSLICE NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	07. 12. 2024	REV PER TOWN COMMENTS
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6	01. 17. 2025	REV PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-S1
CHECKED BY	TP
DRAWN BY	SMV
SCALE	1"=100'
DATE	05. 03. 2024

SHEET

TRANSPORTATION PLAN
C2.01

NR-CD/NCR-CD ZONING OPEN SPACE SITE DATA

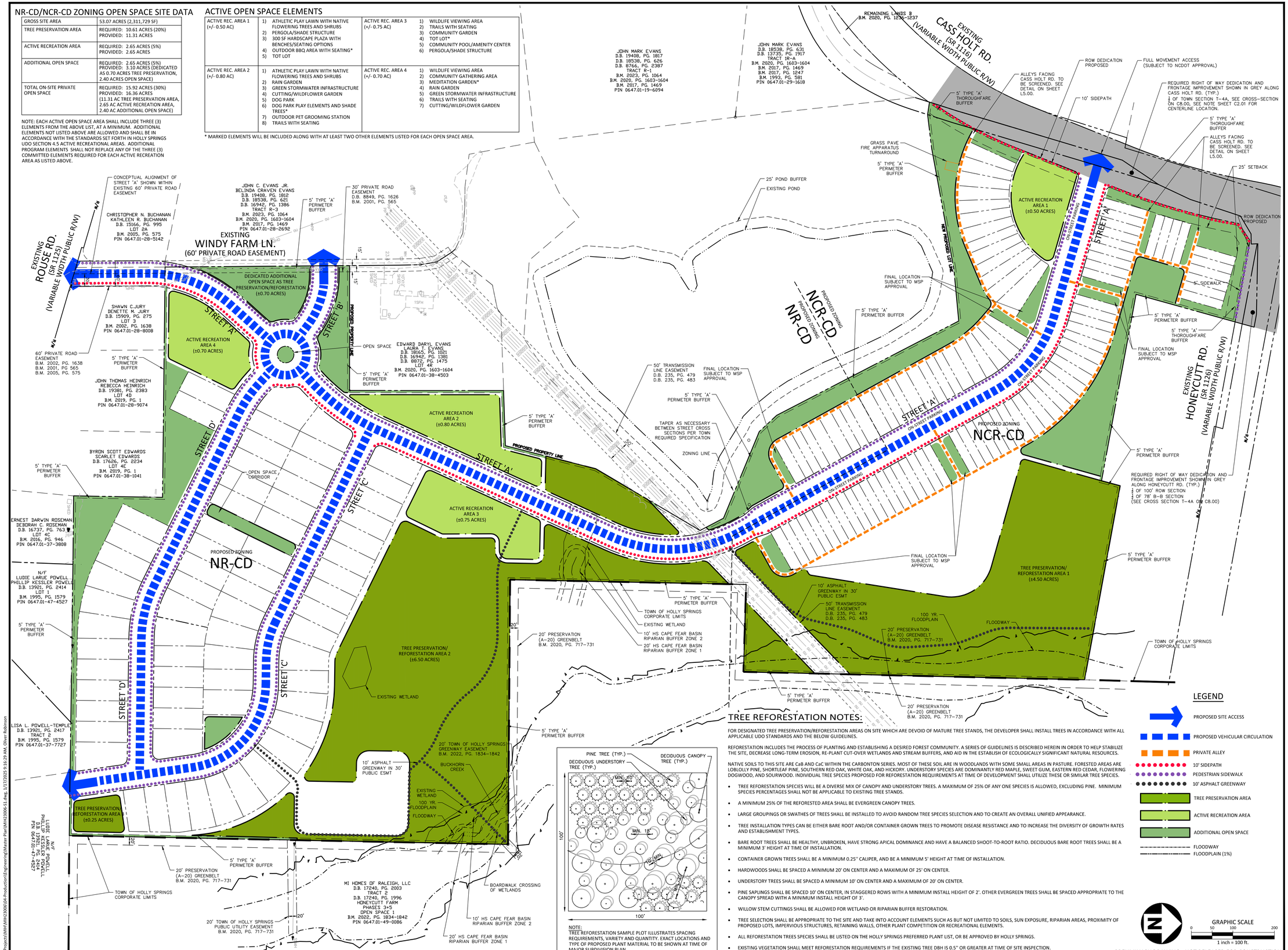
GROSS SITE AREA	53.07 ACRES (2,311,729 SF)
TREE PRESERVATION AREA	REQUIRED: 10.61 ACRES (20%) PROVIDED: 11.31 ACRES
ACTIVE RECREATION AREA	REQUIRED: 2.65 ACRES (5%) PROVIDED: 2.65 ACRES
ADDITIONAL OPEN SPACE	REQUIRED: 2.65 ACRES (5%) PROVIDED: 3.10 ACRES (DEDICATED AS 0.70 ACRES TREE PRESERVATION, 2.40 ACRES OPEN SPACE)
TOTAL ON-SITE PRIVATE OPEN SPACE	REQUIRED: 15.92 ACRES (30%) PROVIDED: 16.36 ACRES (11.31 AC TREE PRESERVATION AREA, 2.65 AC ACTIVE RECREATION AREA, 2.40 AC ADDITIONAL OPEN SPACE)

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.

ACTIVE OPEN SPACE ELEMENTS

ACTIVE REC. AREA 1 (+/- 0.50 AC)	1) ATHLETIC PLAY LAWN WITH NATIVE FLOWERING TREES AND SHRUBS 2) PERGOLA/SHADE STRUCTURE 3) 300 SF HARDSCAPE PLAZA WITH BENCHES/SEATING OPTIONS 4) OUTDOOR BBQ AREA WITH SEATING* 5) TOT LOT	ACTIVE REC. AREA 3 (+/- 0.75 AC)	1) WILDLIFE VIEWING AREA 2) TRAILS WITH SEATING 3) COMMUNITY GARDEN 4) TOT LOT* 5) COMMUNITY POOL/AMENITY CENTER 6) PERGOLA/SHADE STRUCTURE
ACTIVE REC. AREA 2 (+/- 0.80 AC)	1) ATHLETIC PLAY LAWN WITH NATIVE FLOWERING TREES AND SHRUBS 2) RAIN GARDEN 3) GREEN STORMWATER INFRASTRUCTURE 4) CUTTING/WILDFLOWER GARDEN 5) DOG PARK 6) DOG PARK PLAY ELEMENTS AND SHADE TREES* 7) OUTDOOR PET GROOMING STATION 8) TRAILS WITH SEATING	ACTIVE REC. AREA 4 (+/- 0.70 AC)	1) WILDLIFE VIEWING AREA 2) COMMUNITY GATHERING AREA 3) MEDITATION GARDEN* 4) RAIN GARDEN 5) GREEN STORMWATER INFRASTRUCTURE 6) TRAILS WITH SEATING 7) CUTTING/WILDFLOWER GARDEN

* MARKED ELEMENTS WILL BE INCLUDED ALONG WITH AT LEAST TWO OTHER ELEMENTS LISTED FOR EACH OPEN SPACE AREA.



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 MAJOR SUBDIVISION PLAN.

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.

LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- PRIVATE ALLEY
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK
- 10' ASPHALT GREENWAY
- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- ADDITIONAL OPEN SPACE
- FLOODWAY
- FLOODPLAIN (1%)

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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M/I HOMES

EVANS PROPERTY
MASTER PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049756 STEVEN M. VANDERSLICE REGISTERED PROFESSIONAL ENGINEER

REVISIONS

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PLAN INFORMATION

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FILENAME	MIH23006-S1
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DRAWN BY	SMV
SCALE	1"=100'
DATE	05. 03. 2024

SHEET

OPEN SPACE AND PRESERVATION PLAN

C2.02

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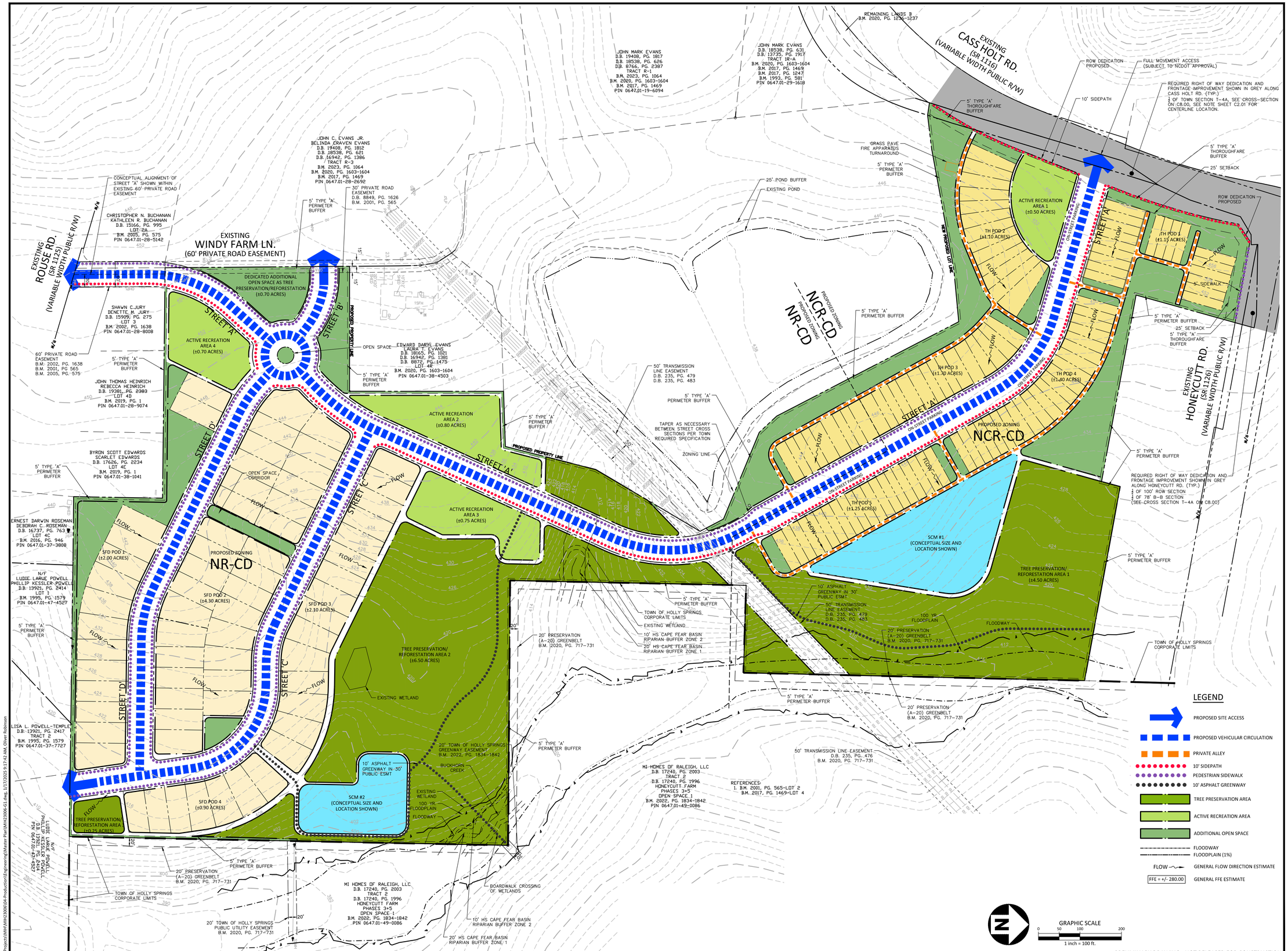

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6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049756 STEVEN MARK VANDERSLICE REGISTERED PROFESSIONAL ENGINEER

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PLAN INFORMATION

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FILENAME	MIH23006-G1
CHECKED BY	TP
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SCALE	1"=100'
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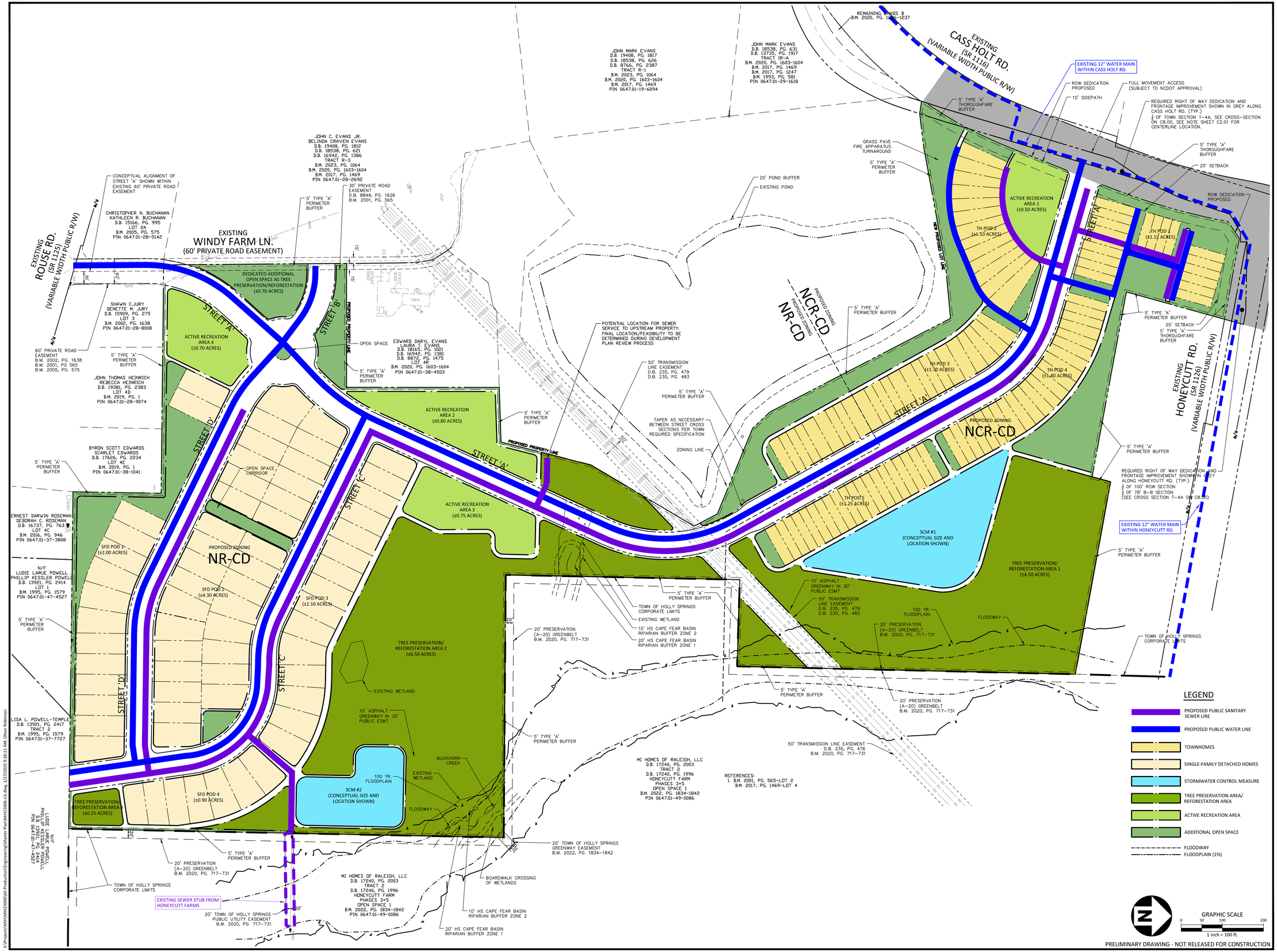
SHEET

GRADING PLAN
C3.00



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HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 050161 STEVEN M. VANDERSLICE NOT FOR CONSTRUCTION

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6	01. 17. 2025	REV PER TOWN COMMENTS

PLAN INFORMATION

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SHEET

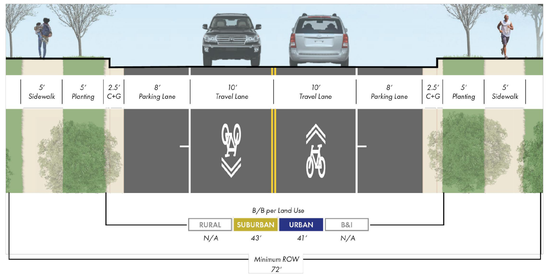
UTILITY PLAN
C4.00

C-2C COLLECTOR (URBAN) NO PARKING

C-2C

Collector | 2 Lanes

C-2C Minimum



C-2C			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	72'	N/A	72'	61'	N/A
Back of Curb to Back of Curb *(B/B)*	Yes	41'		43'	41'	
Travel Lanes	2 Lanes	10'		11'	10'	
Center Turn Lane	No	-		-	-	
Median	No	-		-	-	
Curb and Gutter *(C+G)*	2 Sides	2.5'		2.5'	2.5'	
Paved Shoulder	No	-		-	-	
Planting	2 Sides	5'		5'	5'	
On-Street Parking	2 Sides	8'		8'	8'	
Sidepath	0-1 Side*	10'		10'	-	
Sidewalk	1-2 Sides*	5'		5'	8'	
Bicycle Facility	Sharrow / Wide Outside Lane*			Included in Travel Lanes		

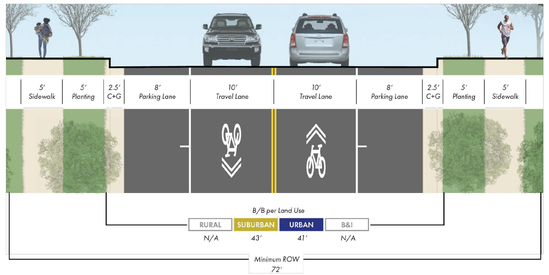
Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions 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.*

C-2C COLLECTOR (SUBURBAN)

C-2C

Collector | 2 Lanes

C-2C Minimum



C-2C			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	72'	N/A	72'	61'	N/A
Back of Curb to Back of Curb *(B/B)*	Yes	41'		43'	41'	
Travel Lanes	2 Lanes	10'		11'	10'	
Center Turn Lane	No	-		-	-	
Median	No	-		-	-	
Curb and Gutter *(C+G)*	2 Sides	2.5'		2.5'	2.5'	
Paved Shoulder	No	-		-	-	
Planting	2 Sides	5'		5'	5'	
On-Street Parking	2 Sides	8'		8'	8'	
Sidepath	0-1 Side*	10'		10'	-	
Sidewalk	1-2 Sides*	5'		5'	8'	
Bicycle Facility	Sharrow / Wide Outside Lane*			Included in Travel Lanes		

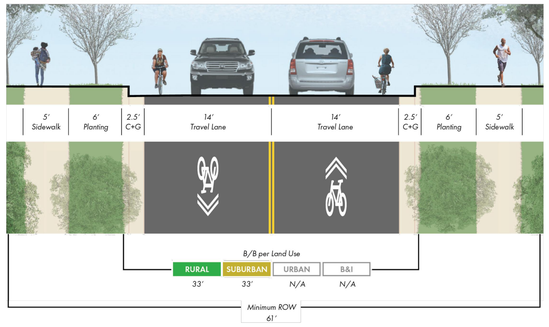
Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions 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.*

C-2A COLLECTOR (SUBURBAN)

C-2A

Collector | 2 Lanes

C-2A Minimum



UC-1A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way *(ROW)*	Yes	61'	59'	61'	N/A	N/A
Back of Curb to Back of Curb *(B/B)*	Yes	33'	33'	33'		
Travel Lanes	2 Lanes	14'	14'	14'		
Center Turn Lane	No	-	-	-		
Median	No	-	-	-		
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5	2.5'		
Paved Shoulder	No	-	-	-		
Planting	2 Sides	6'	6	6'		
On-Street Parking	No	-		-		
Sidepath	No	-		-		
Sidewalk	2 Sides	5'	5'	6'		
Bicycle Facility	Sharrow / Wide Outside Lane*			Included in Travel Lanes		

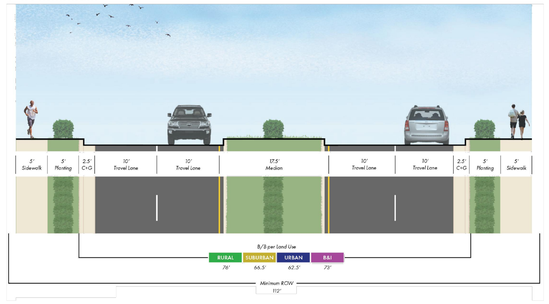
Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.
Note 2: Design elements and dimensions 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.*

CASS HOLT ROAD/ HONEYCUTT 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.*

TYPICAL STREET SECTIONS

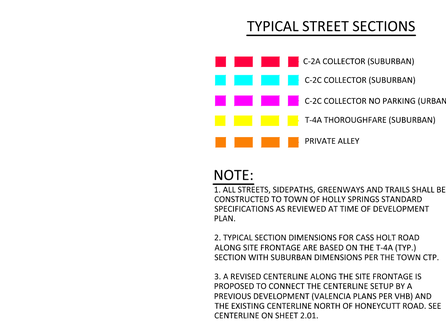
- C-2A COLLECTOR (SUBURBAN)
- C-2C COLLECTOR (SUBURBAN)
- C-2C COLLECTOR NO PARKING (URBAN)
- T-4A THOROUGHFARE (SUBURBAN)
- PRIVATE ALLEY

NOTE:

1. ALL STREETS, SIDEPATHS, GREENWAYS AND TRAILS SHALL BE CONSTRUCTED TO TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AS REVIEWED AT TIME OF DEVELOPMENT PLAN.

2. TYPICAL SECTION DIMENSIONS FOR CASS HOLT ROAD ALONG SITE FRONTAGE ARE BASED ON THE T-4A (TYP.) SECTION WITH SUBURBAN DIMENSIONS PER THE TOWN CTP.

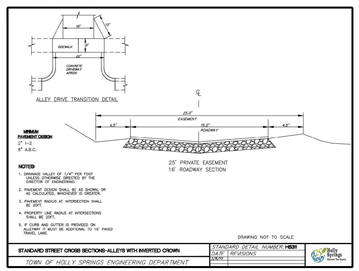
3. A REVISED CENTERLINE ALONG THE SITE FRONTAGE IS PROPOSED TO CONNECT THE CENTERLINE SETUP BY A PREVIOUS DEVELOPMENT (VALENCIA PLANS PER VHB) AND THE EXISTING CENTERLINE NORTH OF HONEYCUTT ROAD. SEE CENTERLINE ON SHEET 2.01.



NOTE:

SIDEPATH SURFACE MATERIAL TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN. DETAILS SHOWN PER TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

PRIVATE ALLEY



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CLIENT

MI HOMES
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RALEIGH, NC 27606
PHONE: 919.233.5725

M/I HOMES

EVANS PROPERTY

MASTER PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA LANDSCAPE ARCHITECT SEAL VANDERSICE 2579 PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	07. 12. 2024	REV PER TOWN COMMENTS
2	09. 13. 2024	REV PER TOWN COMMENTS
3	10. 11. 2024	REV PER TOWN COMMENTS
4	11. 07. 2024	REV PER TOWN COMMENTS
5	12. 13. 2024	REV PER TOWN COMMENTS
6	01. 17. 2025	REV PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-TS1
CHECKED BY	TP
DRAWN BY	SMV
SCALE	1"=100'
DATE	05. 03. 2024

SHEET

TYPICAL SECTIONS

C8.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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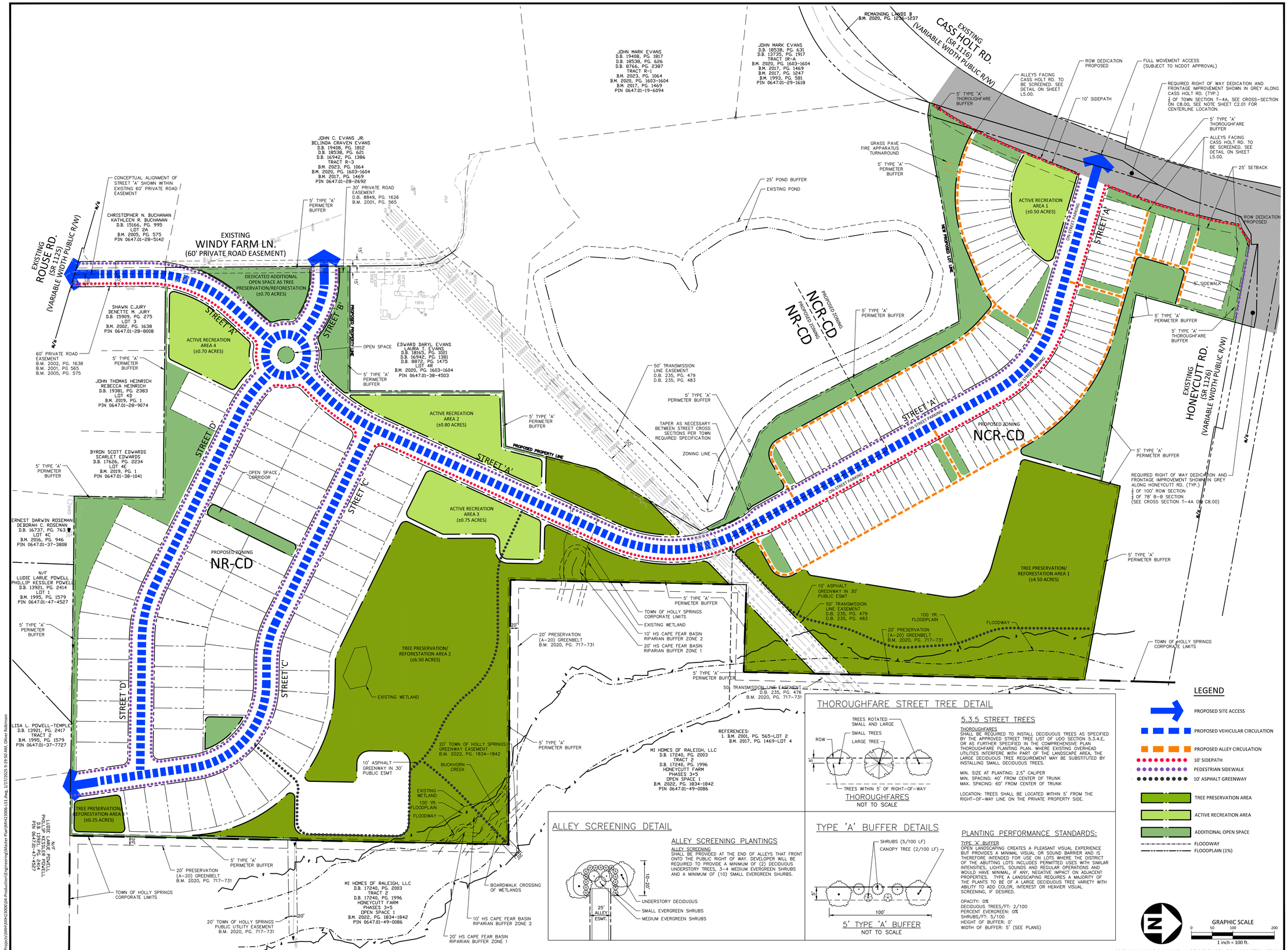

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MASTER PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049759 STANLEY VANDERSLICE REGISTERED PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	
1	07. 12. 2024	REV PER TOWN COMMENTS
2	09. 13. 2024	REV PER TOWN COMMENTS
3	10. 11. 2024	REV PER TOWN COMMENTS
4	11. 07. 2024	REV PER TOWN COMMENTS
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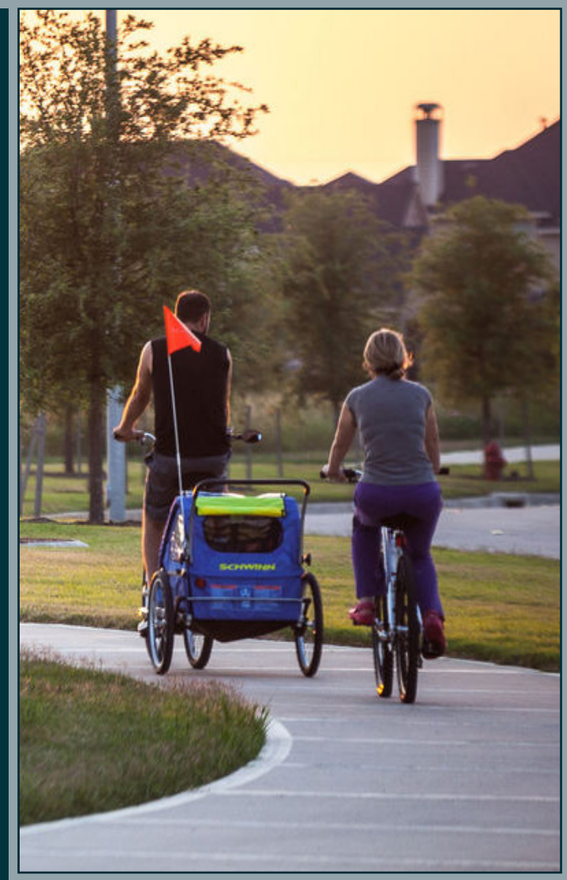
PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-LS1
CHECKED BY	TP
DRAWN BY	SMV
SCALE	1"=100'
DATE	05. 03. 2024

SHEET

LANDSCAPE PLAN
L5.00

EVANS PROPERTY
REZONING DESIGN MANUAL



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EVANS PROPERTY

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CIVIL ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE

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1 Introduction

PURPOSE

The Evans Property is located at 6200 Windy Farm Road, just south of the intersection of Cass Holt Road and Honeycutt Road. 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 The Evans Property. 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 The Evans Property. 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, 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 The Evans Property as a high quality development all its own.

VISION

Generally, The Evans Property will accomplish the design objectives by:

- Including a high level of sophistication in style, character, and design throughout The Evans Property, 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 The Evans Property rezoning as a zoning condition for the project to help facilitate the development as a high quality, mixed residential development. The intent of this Design Manual is to facilitate the high quality residential community contemplated by the rezoning. As such, the fundamental purpose of the Design Manual is to ensure that the Evans Property is developed with a higher level of quality and an overall higher caliber of design than would otherwise be achievable by the Town of Holly Springs' existing building & design standards which are contained in the Town's Unified Development Ordinance ("UDO").

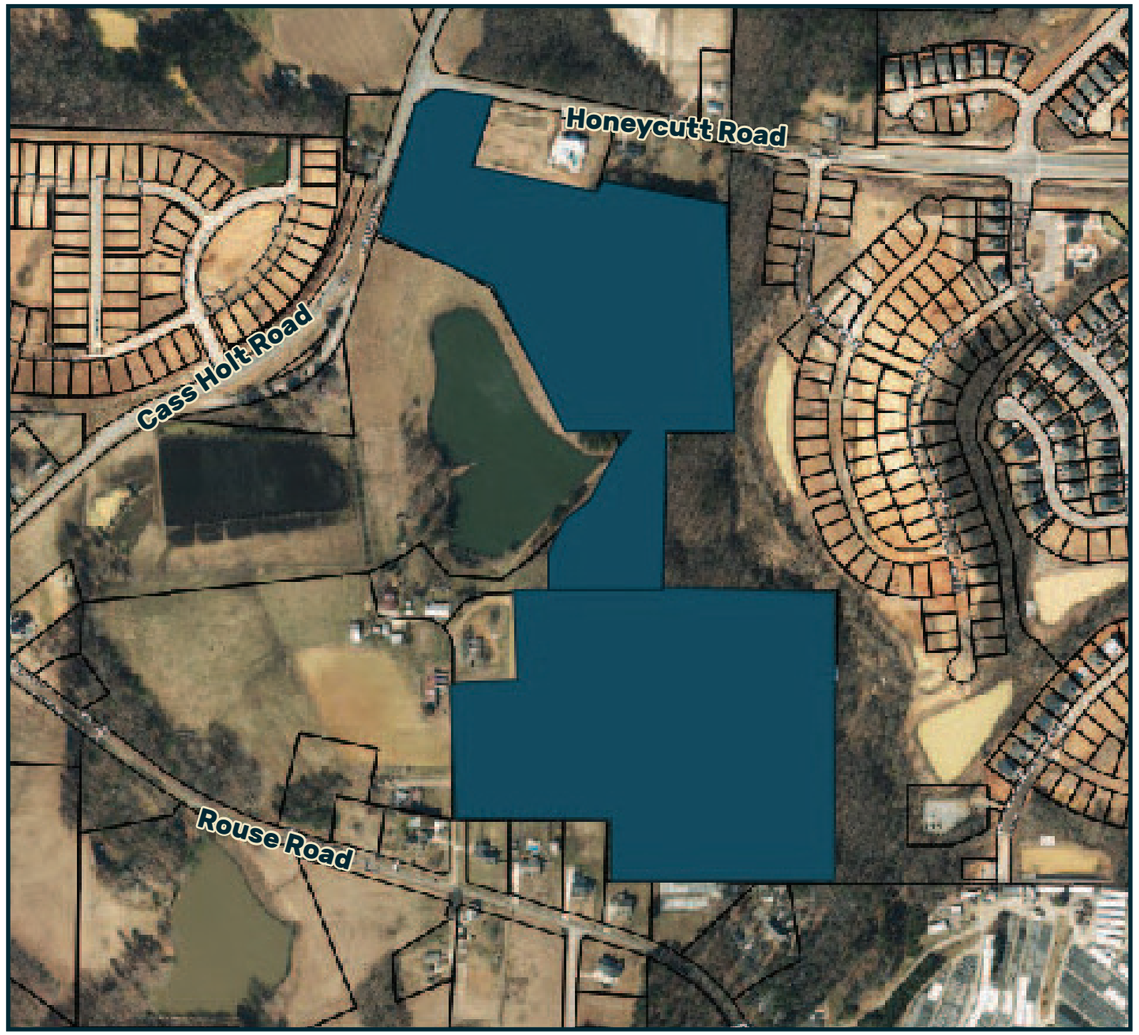
The Manual pursues these purposes by identifying specific types of design elements and then illustrating the level of quality required for The Evans Property. This Design Manual utilizes pictures to convey the caliber of design, overall quality of materials, and the type,character, and relationship of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

*Any standards not proposed in this Design Manual shall comply with the UDO.

1 Introduction

VICINITY MAP

dated December 2023

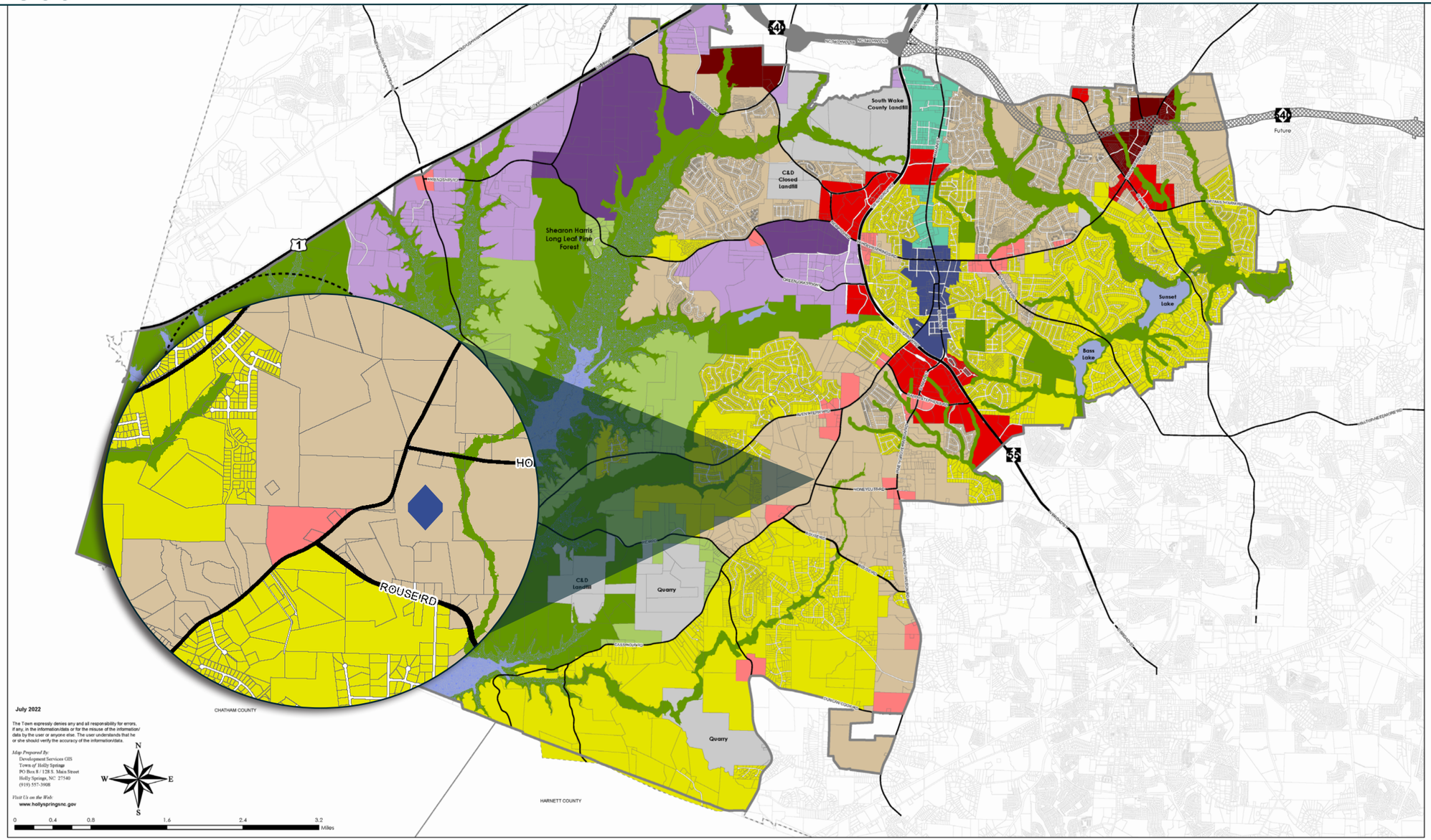


2 Land Use

The proposed rezoning to Neighborhood Center Residential and Neighborhood Residential - Conditional District (NR-CD and NCR-CD) is compatible with existing development patterns and the Town's Future Land Use Map. The Comprehensive Plan's Future Land Use Map has identified this site as a Mixed-Residential Neighborhood; the proposed rezoning is aligned with this designation and will help bring the Town's Future Land Use Plan to fruition. The propozed rezoning will allow for a variety of moderately dense housing types to be developed, while still maintaining the rural neighborhood character of the surrounding community. The UDO states that NCR and NR zoning is recommended for sites located adjacent to commercial and mixed-sites. The parcels on the other side of Road, are zoned NMX. The proposed development would provide the significant surrounding residential units required to support successful commercial uses contemplated directly across Cass Holt Road.

In addition this project will also provide pedestrian accessible open spaces across the site. Future residents will have the ability to easily access the future Cass Holt Town Park, which will be located on the other side of Cass Holt Road, providing folks with ample access to a variety of open and green spaces, both within and nearby the development.

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

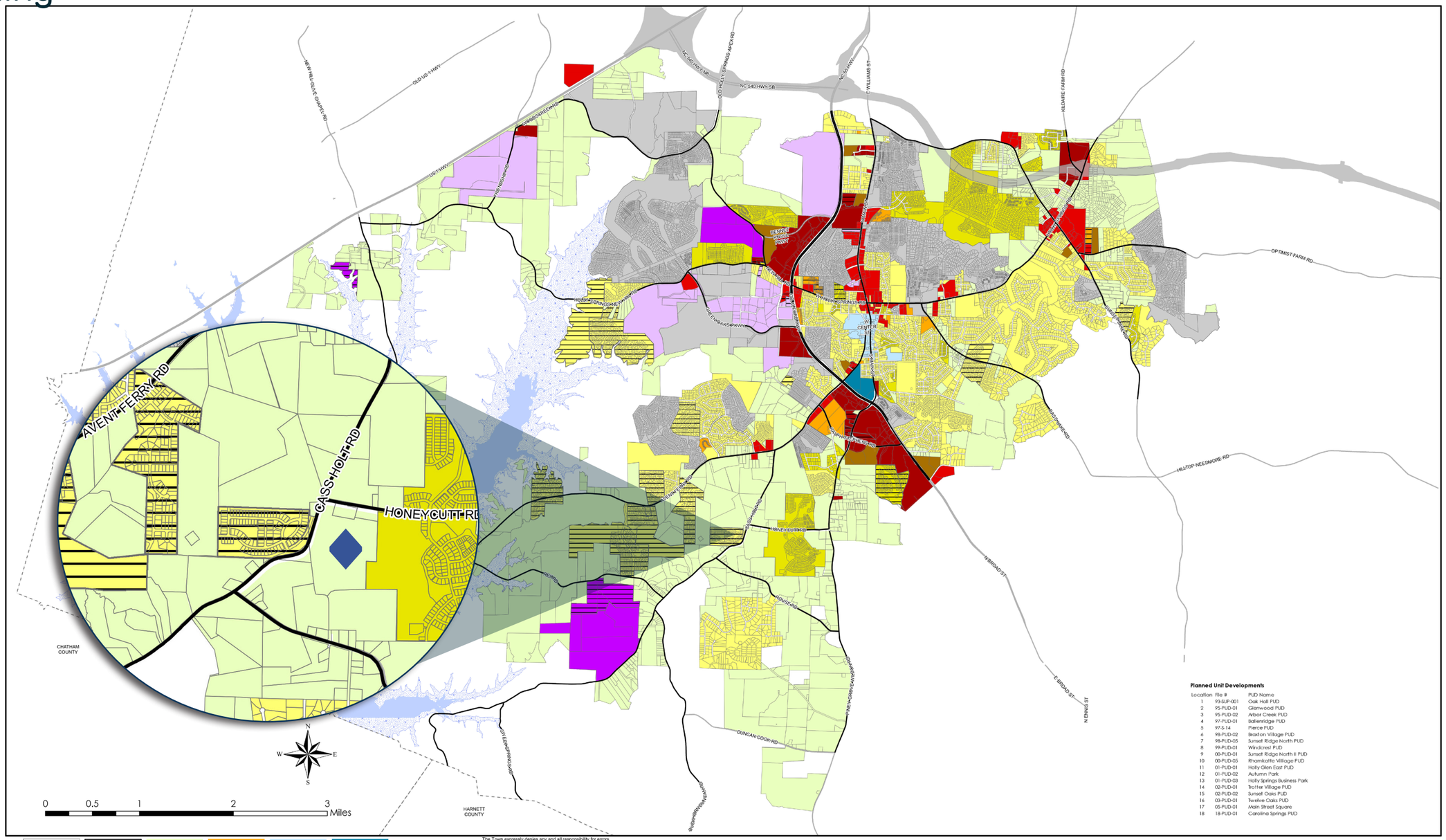
- Neighborhood Center
- N. Main Street District
- Downtown Village District
- Mixed-Use Center
- Regional Center
- Innovation Village

Vision Holly Springs
Land Use & Character Plan

Future Land Use

3 Zoning

dated March 2022



Planned Unit Developments

Location	File #	PUD Name
1	93-SUP-001	Oak Hall PUD
2	93-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	Bradton 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 the Neighborhood Center Residential and Neighborhood Residential Conditional District (NCR/NR-CD) is compatible with the surrounding developments and patterns in the vicinity of the property. The property is currently zoned Rural Residential and is surrounded by Rural Residential and Neighborhood Residential. The Neighborhood Center Residential zoning will allow for increased housing choice and a variety of housing types, which will increase density while still maintaining the character of the surrounding rural area and neighborhoods. The Cass Holt Crossing project, which was recently approved, is located within close proximity to this site. The proposed development will be accessible to the Cass Holt Town Park, just north of the site, providing future residents with the highly desirable opportunity to live near a town park. In addition, the UDO states that NCR zoning is recommended for sites located adjacent to commercial and mixed-sites. The NR zoning is recommended to ensure that a dense mix of housing types that are compatible with the surrounding developments. The proposed development would provide the significant surrounding residential units required to support successful commercial uses contemplated across Cass Holt Road. Furthermore the split zoning of the parcel ensures that a logical and compatible transition of uses from more dense to less dense occurs on the site. The increased employment opportunities in Holly Springs from Amgen and other employers who have moved to the area, will attract new residents who will need increased housing choices in Holly Springs.

PERMITTED USE TABLE

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

Use	
Detached Dwelling (with Front Loaded Garage)	P
Attached Dwelling	P
Residential Care Facility	P
Family Care Home	P
Apartment Dwelling	x
Bed and Breakfast	x
Inn	x
Business Services	x
Childcare Center	x
Office Use	x
Personal Service	x
Food/Restaurant Uses	x
Retail Uses	x
Civic Building	x
Community Support Facility	x
Religous Use	x
School	x
Golf Course	x
Infrastructure /Utilies (major)	x
Infrastructure /Utilies (minor)	PS
Solar Energy Systems-Small	A
Wireless Telecommunications Equipment	PS
Accessory Dwelling Unit	A
P = Permitted, X= Not Permitted, A= Accessory Use, PS= Permitted with additional standards per the UDO	

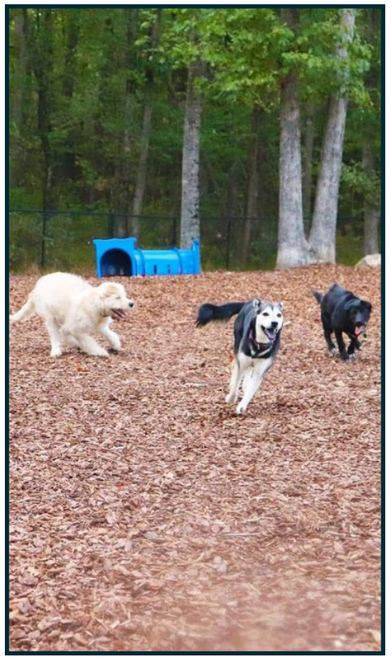
*Primary dwelling units shall equipped with a 240-volt EV charging outlet.

** HOA covenants shall not restrict accessory dwelling units.

4 Proposed Development

The proposed development is located on approximately 52.6 acres. The site is just south of the intersection of Cass Holt Road and Honeycutt Road. The proposed development will consist of both single-family homes and townhomes, providing a variety of housing options for all ages, young families, professionals, and seniors in Holly Springs. The development will also include several activated open spaces and tree preservation areas across the site, creating spaces for gathering and enjoying nature. The project will help to establish a welcoming and accessible community within a rapidly growing Holly Springs.

Proposed Uses	Maximum Units
Attached Dwellings	87 units
Detached Dwellings	65 units
Open Space	30% of gross acreage



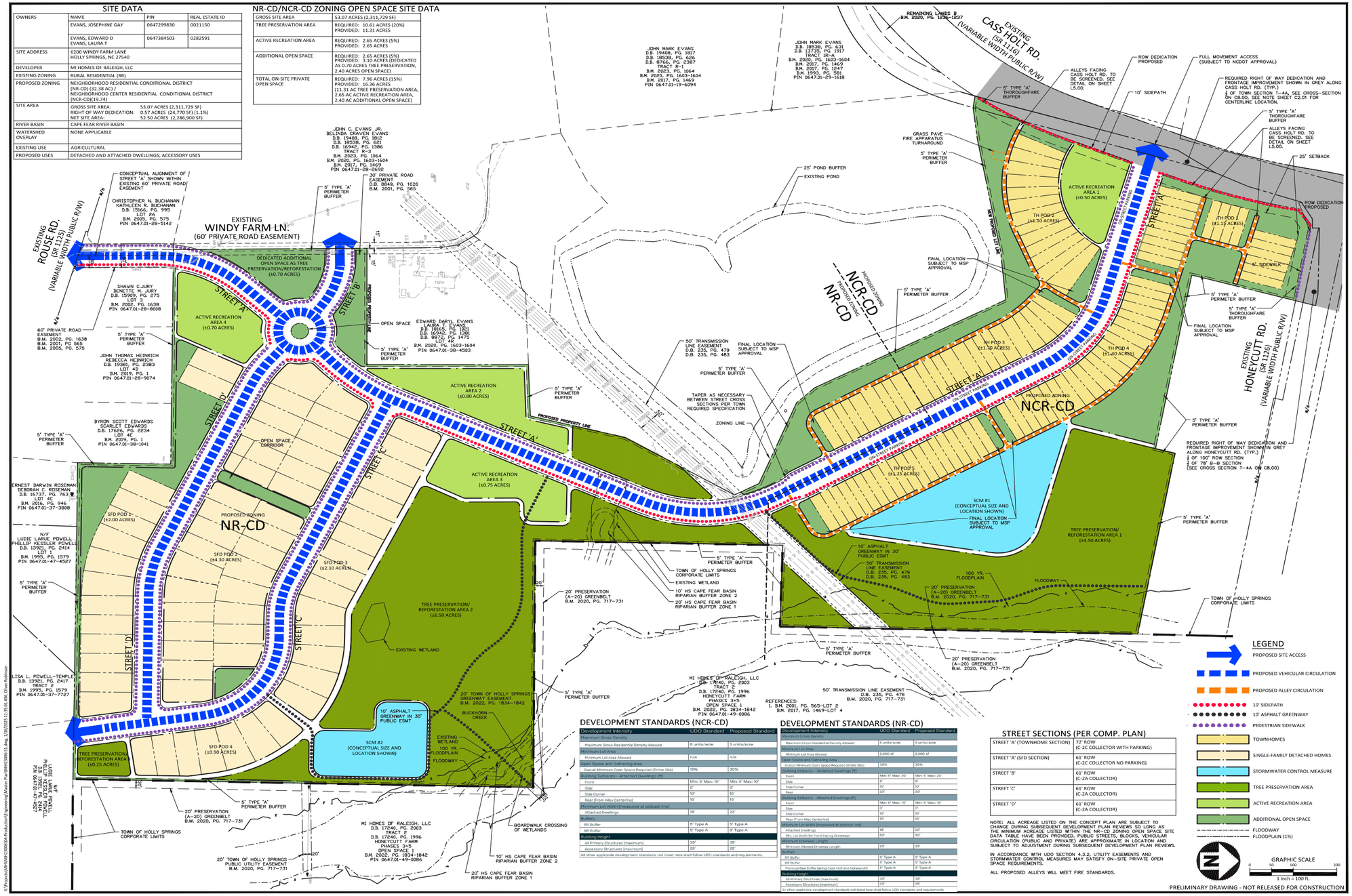
4 Proposed Development

SITE DATA

OWNERS	NAME	PIN	REAL ESTATE ID
	EVANS, JOSEPHINE GAY	0647299830	0021150
	EVANS, EDWARD D EVANS, LAURA T	0647384503	0282591
SITE ADDRESS	6200 WINDY FARM LANE HOLLY SPRINGS, NC 27540		
DEVELOPER	MI HOMES OF RALEIGH, LLC		
EXISTING ZONING	RURAL RESIDENTIAL (RR)		
PROPOSED ZONING	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD) (32.38 AC) / NEIGHBORHOOD CENTER RESIDENTIAL CONDITIONAL DISTRICT (NCR-CD)(19.74)		
SITE AREA	GROSS SITE AREA: 53.07 ACRES (2,311,729 SF) RIGHT OF WAY DEDICATION: 0.57 ACRES (24,770 SF) (1.1%) NET SITE AREA: 52.50 ACRES (2,286,900 SF)		
RIVER BASIN	CAPE FEAR RIVER BASIN		
WATERSHED OVERLAY	NONE APPLICABLE		
EXISTING USE	AGRICULTURAL		
PROPOSED USES	DETACHED AND ATTACHED DWELLINGS; ACCESSORY USES		

NR-CD/NCR-CD ZONING OPEN SPACE SITE DATA

GROSS SITE AREA	53.07 ACRES (2,311,729 SF)
TREE PRESERVATION AREA	REQUIRED: 10.61 ACRES (20%) PROVIDED: 11.31 ACRES
ACTIVE RECREATION AREA	REQUIRED: 2.65 ACRES (5%) PROVIDED: 2.65 ACRES
ADDITIONAL OPEN SPACE	REQUIRED: 2.65 ACRES (5%) PROVIDED: 3.10 ACRES (DEDICATED AS 0.70 ACRES TREE PRESERVATION, 2.40 ACRES OPEN SPACE)
TOTAL ON-SITE PRIVATE OPEN SPACE	REQUIRED: 7.96 ACRES (15%) PROVIDED: 16.36 ACRES (11.31 AC TREE PRESERVATION AREA, 2.65 AC ACTIVE RECREATION AREA, 2.40 AC ADDITIONAL OPEN SPACE)



DEVELOPMENT STANDARDS (NCR-CD)

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Residential Density		
Maximum Gross Residential Density Allowed	8 units/acre	5 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	n/a	n/a
Open Space and Gathering Area		
Overall Minimum Open Space Required (Entire Site)	15%	30%
Building Setbacks - Attached Dwellings (1E)		
Front	Min: 5' Max: 15'	Min: 5' Max: 10'
Side	0'	0'
Side Corner	10'	10'
Rear (From Alley Centerline)	15'	15'
Minimum Lot Width (measured at setback line)		
Attached Dwellings	18'	22'
Buffers		
RR Buffer	5' Type A	5' Type A
NR Buffer	5' Type A	5' Type A
Building Height		
All Primary Structures (maximum)	35'	35'
Accessory Structures (max/mum)	25'	25'

All other applicable development standards not listed here shall follow UDO standards and requirements.

DEVELOPMENT STANDARDS (NR-CD)

Development Intensity	UDO Standard	Proposed Standard
Maximum Gross Density		
Maximum Gross Residential Density Allowed	8 units/acre	8 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	5,000 sf	5,000 sf
Open Space and Gathering Area		
Overall Minimum Open Space Required (Entire Site)	30%	30%
Building Setbacks - Detached Dwellings (1F)		
Front	Min: 5' Max: 20'	Min: 5' Max: 20'
Side	5'	5'
Side Corner	10'	10'
Rear	20'	20'
Building Setbacks - Attached Dwellings (1E)		
Front	Min: 5' Max: 15'	Min: 5' Max: 10'
Side	0'	0'
Side Corner	10'	10'
Rear (From Alley Centerline)	15'	15'
Minimum Lot Width (measured at setback line)		
Attached Dwellings	18'	22'
Min. Lot Width for Front Facing Driveways	60'	50'
Minimum Driveway Length		
Minimum Allowed Driveway Length	25'	25'
Buffers		
RR Buffer	5' Type A	5' Type A
NR Buffer	5' Type A	5' Type A
Thoroughfare Buffer (along Cass Holt and Honeycutt)	5' Type A	5' Type A
Building Height		
All Primary Structures (maximum)	35'	35'
Accessory Structures (maximum)	25'	25'

All other applicable development standards not listed here shall follow UDO standards and requirements.

STREET SECTIONS (PER COMP. PLAN)

STREET 'A' (TOWNHOME SECTION)	73' ROW (C-2C COLLECTOR WITH PARKING)
STREET 'A' (SFD SECTION)	61' ROW (C-2A COLLECTOR NO PARKING)
STREET 'B'	61' ROW (C-2A COLLECTOR)
STREET 'C'	61' ROW (C-2A COLLECTOR)
STREET 'D'	61' ROW (C-2A COLLECTOR)

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 NR-CD ZONING OPEN SPACE SITE DATA TABLE HAVE BEEN PROVIDED. PUBLIC STREETS, BLOCKS, VEHICULAR CIRCULATION (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.

ALL PROPOSED ALLEYS WILL MEET FIRE STANDARDS.

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MI HOMES
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC 27606
PHONE: 919.233.5725

M/I HOMES

EVANS PROPERTY
MASTER PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030 STEVEN M. VANDERGLAS NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	07. 12. 2024	REV PER TOWN COMMENTS
2	09. 13. 2024	REV PER TOWN COMMENTS
3	10. 11. 2024	REV PER TOWN COMMENTS
4	11. 07. 2024	REV PER TOWN COMMENTS
5	12. 13. 2024	REV PER TOWN COMMENTS
6	01. 16. 2025	REV PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-S1
CHECKED BY	TP
DRAWN BY	SMV
SCALE	1"=100'
DATE	05. 03. 2024

SHEET

CONCEPT PLAN
C2.00

4 Proposed Development

DEVELOPMENT STANDARDS (NCR-CD)

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	8 units/acre	5 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	n/a	n/a
Open Space and Gathering Area		
Overall Minimum Open Space Required (Entire Site)	15%	30%
Building Setbacks - Attached Dwellings (ft)		
Front	Min: 5′ Max: 15′	Min: 5′ Max: 10′
Side	0′	0′
Side Corner	10′	10′
Rear (From Alley Centerline)	15′	15′
Minimum Lot Width (measured at setback line)		
Attached Dwellings	18′	22′
Buffers		
RR Buffer	5′ Type A	5′ Type A
NR Buffer	5′ Type A	5′ Type A
Building Height		
All Primary Structures (maximum)	35′	35′
Accessory Structures (maximum)	25′	25′
All other applicable development standards not listed here shall follow UDO standards and requirements.		

PARKING STANDARDS

The following shall apply to all proposed buildings within the development:

- Parking shall be permitted in all yards with restrictions for single-detached units on lots less than 60′ wide to encourage continuity with surrounding developments.
- Parking calculations shall meet UDO requirements, including required additional guest parking.

DEVELOPMENT STANDARDS (NR-CD)

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	5 units/acre	5 units/acre
Minimum Lot Area		
Minimum Lot Area Allowed	5,000 sf	5,000 sf
Open Space and Gathering Area		
Overall Minimum Open Space Required (Entire Site)	30%	30%
Building Setbacks - Detached Dwellings (ft)		
Front	Min: 5′ Max: 20′	Min: 5′ Max: 20′
Side	5′	5′
Side Corner	10′	10′
Rear	20′	20′
Building Setbacks - Attached Dwellings (ft)		
Front	Min: 5′ Max: 15′	Min: 5′ Max: 10′
Side	0′	0′
Side Corner	10′	10′
Rear (From Alley Centerline)	15′	15′
Minimum Lot Width (measured at setback line)		
Attached Dwellings	18′	22′
Min. Lot Width for Front Facing Driveways	60′	50′
Minimum Driveway Length		
Minimum Allowed Driveway Length	25′	25′
Buffers		
RR Buffer	5′ Type A	5′ Type A
NR Buffer	5′ Type A	5′ Type A
Thoroughfare Buffer (along Cass Holt and Honeycutt within the 25′ setback)	5′ Type A	5′ Type A
Building Height		
All Primary Structures (maximum)	35′	35′
Accessory Structures (maximum)	25′	25′
All other applicable development standards not listed here shall follow UDO standards and requirements.		

PARKING STANDARDS

The following shall apply to all proposed buildings within the development:

- Parking shall be permitted in all yards with restrictions for single-detached units on lots less than 60′ wide to encourage continuity with surrounding developments.
- Parking calculations shall meet UDO requirements, including required additional guest parking.

4 Proposed Development: Townhomes (Rear-Load)

Elevations are conceptual and for demonstration purposes only.

4 Proposed Development: Single-Family

Elevations are conceptual and for demonstration purposes only.

4 Proposed Development: Single-Family

Elevations are conceptual and for demonstration purposes only.

5 Building Design Standards

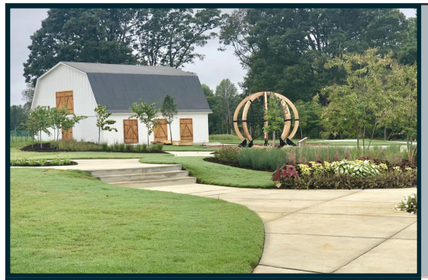
The following standards shall apply to all proposed buildings within the development. Building and Site Design shall be in accordance with UDO Section 8, except as modified in this section:

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.

RESIDENTIAL FACADE STANDARDS

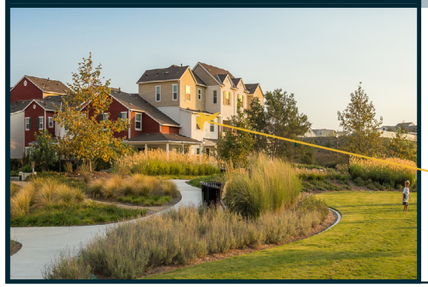
- Type 1 materials shall constitute a minimum of 35% of the building facade.
- Type 2 materials shall be allowed per UDO standards.
- Type 3 Materials shall constitute a maximum of 10% of the facade.
- Primary Facades shall consist of the front, street-facing facade.
- For corner lots the primary facade shall be the facade with front entry. Corner lots shall have only one primary facade, just as non-corner lots.
- The primary facades shall include a masonry watertable along the entire front of the building.
- Different brick and/or stone colors, textures and finishes shall be used to create different architectural looks.
- In order to promote variation in home appearance, no single-family home shall be constructed with an exterior elevation and/or color palette that is identical to the home on either side or across the street from it, to ensure a visually appealing and diverse development.
- Front facing garages shall have carriage style accents and windows to create enhance curb appeal and community character.
- Roof overhangs shall be a minimum of 12” in depth on all single-family detached dwellings.
- All primary dwelling units shall be equipped with a 240-volt EV charging outlet.



Variety in materials creates visual interest

Trim accents create a welcoming design scale

Human-scale design elements



Variety in colors and features create a welcoming environment

5 Design Standards

LANDSCAPE DESIGN

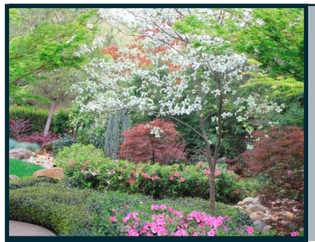
The project will comply with all landscape design requirements in the UDO except as modified below:

KEY ELEMENTS

» Plant species shall be selected that offer strong, bold seasonal colors and a variety of textures.
» Placemaking shall be encouraged in community gathering areas, which may contain decorative pavers, benches, trash receptacles, as well as supplemental plantings.
» Whenever foundation landscaping is not feasible along amenity buildings, potted planters shall be installed along the front building facade. Final pot design and placement shall be approved by Development Services.
» Street trees shall be installed along all streets in accordance with UDO standards.
» To ensure a residential streetscape, additional screening shall be provided at the terminus of all alleys adjacent to thoroughfares. This planting standard shall be determined at time of development plan.

BUFFERS

» The proposed development shall provide an increased Throroughfare buffer along Cass Holt and Rouse Road. The UDO requires a 5' Type A buffer for NCR zoned projects.
» Alleys will be screened from view along Cass Holt Road.

	Bold colors and textures add variation to the landscape
	Planters help create welcoming entrances and defined open spaces
	Seating and benches will be located throughout open spaces in the the development
	Greenery will help to create a lush and inviting community
	Bold pollinator plants add beauty and biodiversity

5 Design Standards

GATHERING & OPEN SPACE

KEY ELEMENTS

- On-site open space requirements shall be met through the thoughtful inclusion of open spaces located throughout the site, which will enable residents to recreate, gather, and socialize in close proximity to their homes.
- Open space shall be provided for the entire development. This shall meet the requirements of the NR zoning, which are greater than what is required by the NCR district.
- Parklets and open spaces will be located throughout the development, and connected with sidewalks to give residents ample opportunities for walking, recreating, and socializing in connected and accessible spaces.
- Open spaces shall include an outdoor barbeque area, a tot lot, a dog park, shaded seating areas, and a meditation garden. These spaces shall be dispersed throughout the site as shown on the open space plan on page 29. Additional amenities will be dispersed throughout the site and shall be determined at time of site plan.

OPEN SPACE SITE DATA TABLE		
Total Site Area: 52.6 acres	UDO Standard	Proposed Standard
On-site Private Open Space	30%	30%
Tree Preservation Area	20%	20%
Active Recreation Area	5%	5%

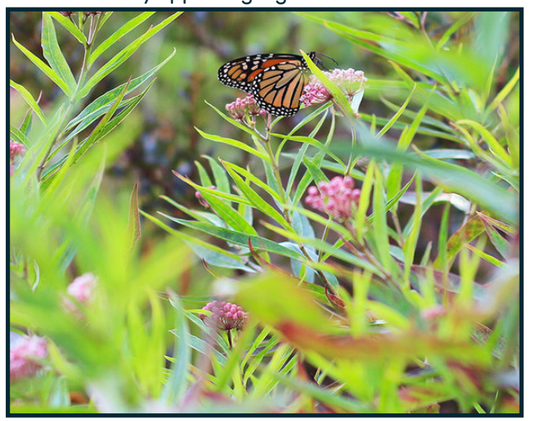
Tree Preservation areas provide a natural amenity for residents and protect biodiversity

Balance of hardscape and landscape

Benches, seating and other amenities will activate open spaces and create places for gathering

Buffer plantings provide additional screening and create visually appealing vignette

Walking paths and trails



Variation assures interest is maintained within the gathering space

5 Proposed Open Spaces

NR-CD/NCR-CD ZONING OPEN SPACE SITE DATA

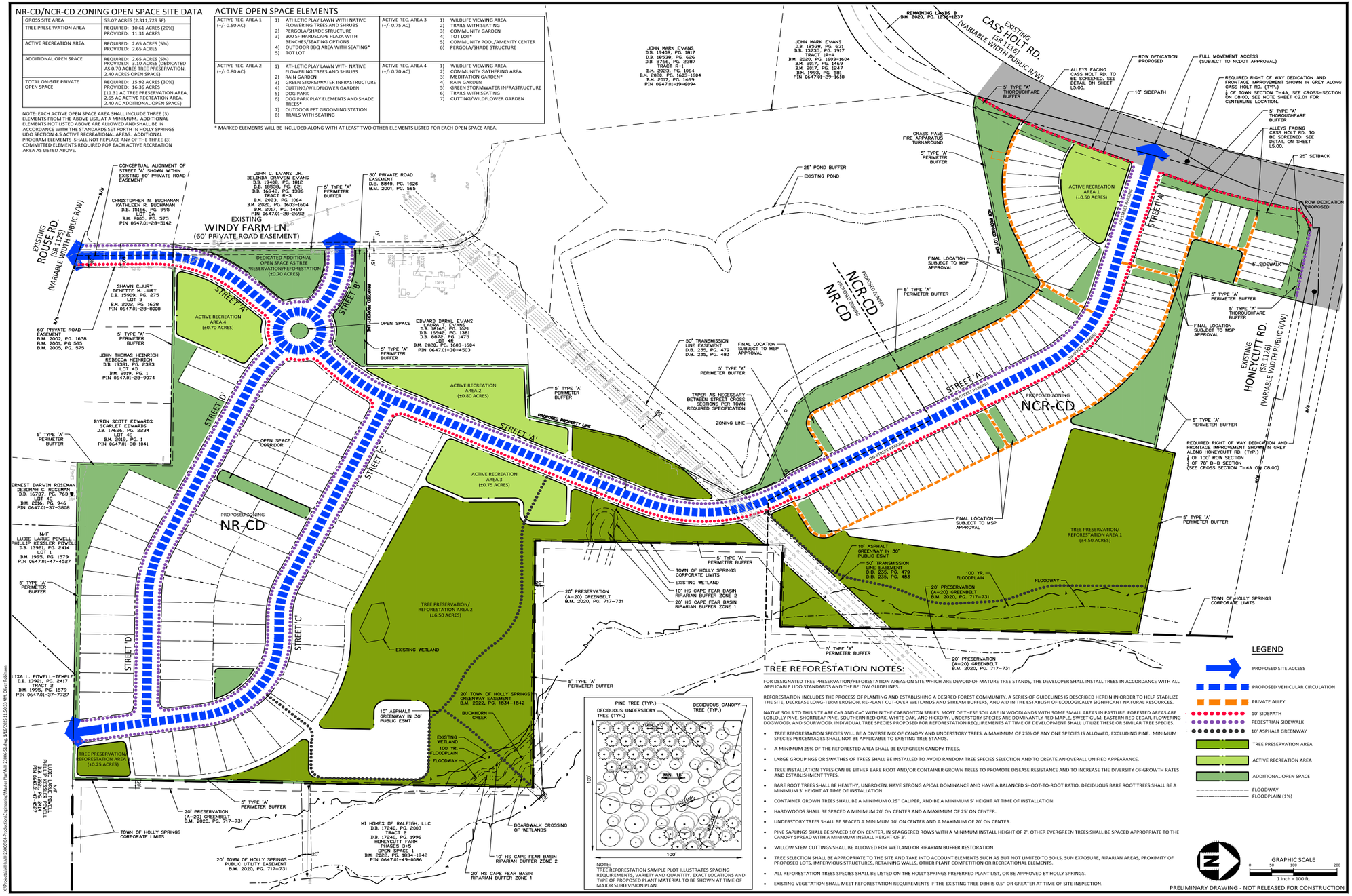
GROSS SITE AREA	53.07 ACRES (2,311,729 SF)
TREE PRESERVATION AREA	REQUIRED: 10.61 ACRES (20%) PROVIDED: 11.31 ACRES
ACTIVE RECREATION AREA	REQUIRED: 2.65 ACRES (5%) PROVIDED: 2.65 ACRES
ADDITIONAL OPEN SPACE	REQUIRED: 2.65 ACRES (5%) PROVIDED: 3.10 ACRES (DEDICATED AS 0.70 ACRES TREE PRESERVATION, 2.40 ACRES OPEN SPACE)
TOTAL ON-SITE PRIVATE OPEN SPACE	REQUIRED: 15.92 ACRES (30%) PROVIDED: 16.36 ACRES (11.31 AC TREE PRESERVATION AREA, 2.65 AC ACTIVE RECREATION AREA, 2.40 AC ADDITIONAL OPEN SPACE)

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.

ACTIVE OPEN SPACE ELEMENTS

ACTIVE REC. AREA 1 (+/- 0.50 AC)	1) ATHLETIC PLAY LAWN WITH NATIVE FLOWERING TREES AND SHRUBS 2) PERGOLA/SHADE STRUCTURE 3) 300 SF HARDSCAPE PLAZA WITH BENCHES/SEATING OPTIONS 4) OUTDOOR BBQ AREA WITH SEATING* 5) TOT LOT	ACTIVE REC. AREA 3 (+/- 0.75 AC)	1) WILDLIFE VIEWING AREA 2) TRAILS WITH SEATING 3) COMMUNITY GARDEN 4) TOT LOT* 5) COMMUNITY POOL/AMENITY CENTER 6) PERGOLA/SHADE STRUCTURE
ACTIVE REC. AREA 2 (+/- 0.80 AC)	1) ATHLETIC PLAY LAWN WITH NATIVE FLOWERING TREES AND SHRUBS 2) RAIN GARDEN 3) GREEN STORMWATER INFRASTRUCTURE 4) CUTTING/WILDFLOWER GARDEN 5) DOG PARK 6) DOG PARK PLAY ELEMENTS AND SHADE TREES* 7) OUTDOOR PET GROOMING STATION 8) TRAILS WITH SEATING	ACTIVE REC. AREA 4 (+/- 0.70 AC)	1) WILDLIFE VIEWING AREA 2) COMMUNITY GATHERING AREA 3) MEDITATION GARDEN* 4) RAIN GARDEN 5) GREEN STORMWATER INFRASTRUCTURE 6) TRAILS WITH SEATING 7) CUTTING/WILDFLOWER GARDEN

* MARKED ELEMENTS WILL BE INCLUDED ALONG WITH AT LEAST TWO OTHER ELEMENTS LISTED FOR EACH OPEN SPACE AREA.



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 ESTABISH 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.

LEGEND

- PROPOSED SITE ACCESS
- PROPOSED VEHICULAR CIRCULATION
- PRIVATE ALLEY
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK
- 10' ASPHALT GREENWAY
- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- ADDITIONAL OPEN SPACE
- FLOODWAY
- FLOODPLAIN (1%)

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\MIH\MIH23006\04-Production\Engineering\Master Plan\MIH23006-S1.dwg, 1/16/2025 11:50:33 AM, Oliver Robinson

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EVANS PROPERTY
MASTER PLAN
6200 WINDY FARM LANE
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 3813 BRIAN VANDERLIP

REVISIONS

NO.	DATE	
1	07. 12. 2024	REV PER TOWN COMMENTS
2	09. 13. 2024	REV PER TOWN COMMENTS
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PLAN INFORMATION

PROJECT NO.	MIH-23006
FILENAME	MIH23006-S1
CHECKED BY	TP
DRAWN BY	SMV
SCALE	1"=100'
DATE	05. 03. 2024

SHEET

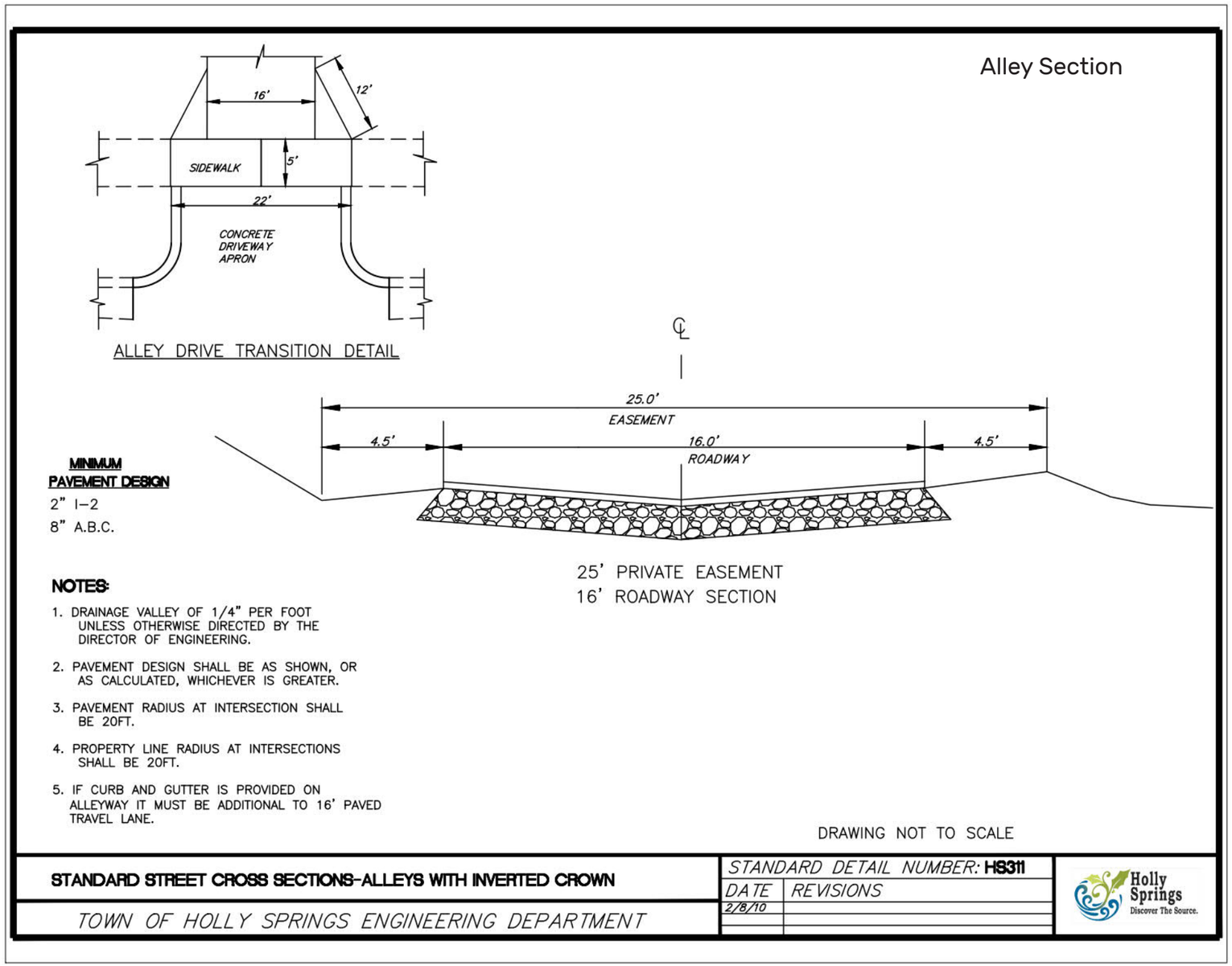
OPEN SPACE AND PRESERVATION PLAN

C2.02

6 Streetscape and Mobility Standards

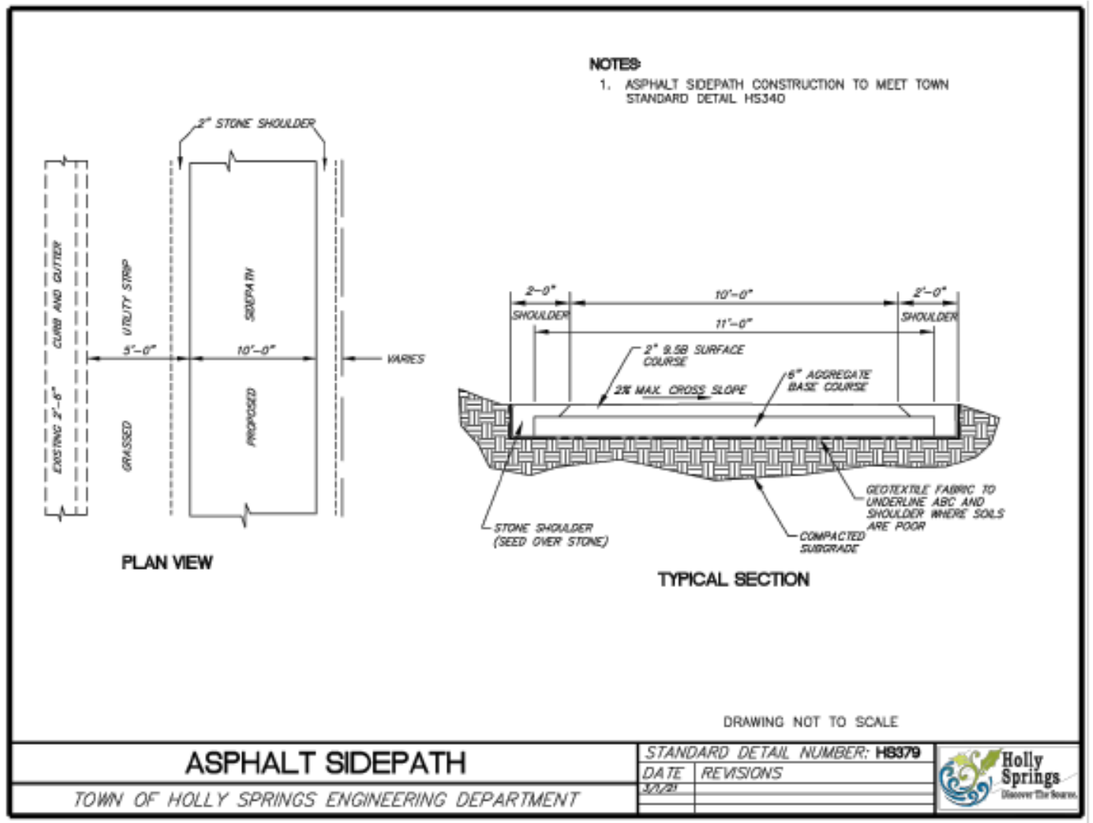
All internal streets (excluding alleys) shall comply with CTP cross-sections.

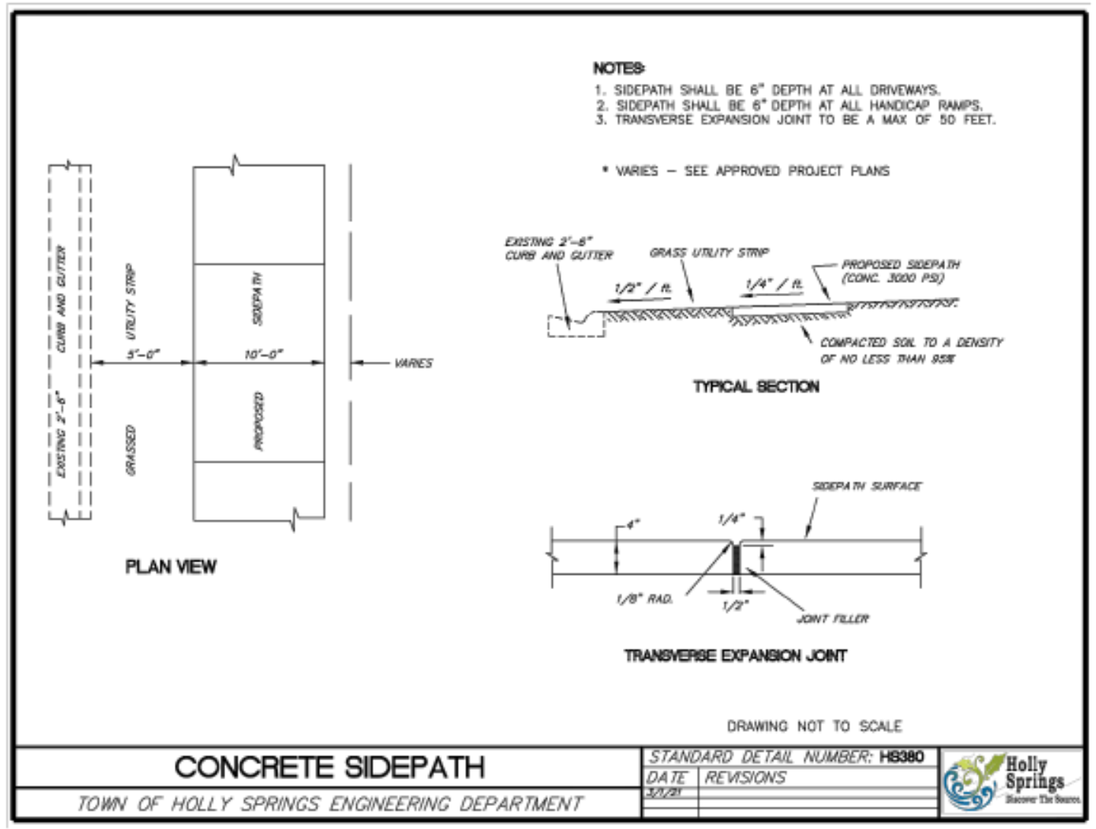
6 Streetscape and Mobility Standards



6 Streetscape and Mobility Standards

Pedestrian Sections





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 19.

Consent Agenda
Title: Voluntary Annexation A24-05 0 Friendship Road - Legislative Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sarah Sularz, Development Services

Action(s):

- Conduct legislative Public Hearing.
- Adopt Annexation Ordinance A24-05.

Explanation:

- The Town has received a petition for voluntary annexation of 1.54 acres.
- The property is located in the 4500 block of Friendship Road.
- The parcels are being annexed to Holly Springs town limits.
- This parcel is part of the Friendship Development Master Plan. This annexation will correct a small gap in the previously annexed portions of the Master Plan for consistency and contiguous connection into the town limits.

Background:

- The property is contiguous with town limits.
- The property meets all statutory requirements for annexation.
- Staff requested feedback from all departments and there were no issues reported with this annexation.
- The determination of sufficiency was made on February 18, 2025.

Funding Source(s):
N/A

Attachment(s):
1. A24-05 map
2. Resolution of Sufficiency A24-05
3. A24-05 - 0 Friendship Rd - Ordinance - Draft

Annexation Information

Annexation Number

A24-05

Total Acres

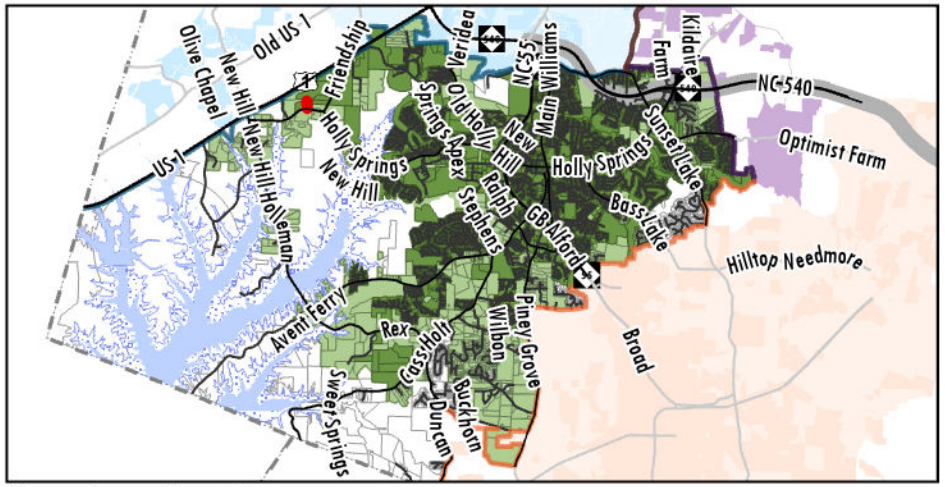
1.54 +/- | Deed Acres

Property Address

0 Friendship Rd

Contiguous to Town Limits

■ Yes ☐ No



Town Location Map

Property Location Map

Holly Springs
Town Limits
ETJ

Apex
Town Limits
ETJ

Fuquay-Varina
Town Limits
ETJ

Cary
Town Limits
ETJ

Subdivision

Apex/Cary Annexation Agreement

Apex/Holly Springs Annexation Agreement

Cary/Holly Springs Annexation Agreement

FV/Holly Springs Annexation Agreement

Shearon Harris

Future Lake Level

Parcels

Resolution No. 25-04
Date Adopted: February 18, 2025
Annexation No.: A24-05

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:

Wake County Pin 0629693214,
Commencing on NGS Monument H 218, having North Carolina State Plane Coordinates of N: 703,507.217', E: 2,029,609.580'; thence South 34°53'57" West, 5,689.53 feet to the **Point of Beginning,** being a Computed Point in the Center of Friendship Road (NCSR 1149), having North Carolina State Plane Coordinates of N: 698,840.90', E: 2,026,354.40'; thence along and with the proposed annexation line the following courses and distances: Thence along and with a curve to the left, having a radius of 2,204.00 feet, an arc length of 1,748.48 feet and a chord bearing and distance of North 88°40'01" West, 89.03 feet to a point; North 0°08'31" East, 770.70 feet to a Computed Point: North 75°03'09" East, 92.19 feet to a Computed Point; South 0°08'31" West, 796.55 feet to a Computed Point in the center of Friendship Road (NCSR 1149), said point being the **Point Of Beginning**, containing 67,054 square feet or 1.54 acres, more or less.

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, March 18, 2025.

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 18th day of February, 2025.

Sean Mayefskie, Mayor

ATTEST:

Linda C. McKinney, Town Clerk

Annexation Ordinance No.: **A24-05**

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 18th day of March, 2025.

BUCKHORN TOWNSHIP, HOLLY SPRINGS, NORTH CAROLINA
Commencing on NGS Monument H 218, having North Carolina State Plane Coordinates of N: 703,507.217', E: 2,029,609.580'; thence South 34°53'57" West, 5,689.53 feet to the **Point of Beginning,** being a Computed Point in the Center of Friendship Road (NCSR 1149), having North Carolina State Plane Coordinates of N: 698,840.90', E: 2,026,354.40';
thence along and with the proposed annexation line the following courses and distances: Thence along and with a curve to the left, having a radius of 2,204.00 feet, an arc length of 1,748.48 feet and a chord bearing and distance of North 88°40'01" West, 89.03 feet to a point; North 0°08'31" East, 770.70 feet to a Computed Point:
North 75°03'09" East, 92.19 feet to a Computed Point;
South 0°08'31" West, 796.55 feet to a Computed Point in the center of Friendship Road (NCSR 1149), said point being the **Point Of Beginning**, containing 67,054 square feet or 1.54 acres, more or less.

Adopted this, the 18th day of March, 2025.

ATTEST TO:

_____ _____

Linda C. McKinney, Town Clerk Sean Mayefskie, Mayor

I, Linda C. McKinney, 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 March 18, 2025, 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 18th day of March, 2025.

_____

Linda C. McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 20.

Public Hearings
Title: Semiannual UDO Text Amendments 25-UDO-01 - Legislative Public Hearing
Strategic Priority Area: Growth Management & Economic Vitality
Vibrant Community
Staff Resource: Cheryl Caines, Development Services

Action(s):

- Conduct Legislative Public Hearing for proposed Unified Development Ordinance amendments.
- Forward UDO Amendments to the Planning Board for Recommendation.

Explanation:

- The legislative public hearing process for Type 6 (Legislative Action) Reviews, including Unified Development Ordinance (UDO) Text Amendments, is prior to the Planning Board review and recommendation. Following the public hearing, the proposed amendments will be forwarded to the Planning Board for review and recommendation.
- This UDO text amendment package contains the Spring 2025 amendments for consideration as part of the Town's normal twice-yearly initiative to review and amend the Ordinance where appropriate.
- The proposed UDO text amendment package contains a series of amendments to various sections of the UDO identified by staff during implementation and administration of the ordinance. Amendments contained in the ordinance include relocating encroachment allowances into one table, modifications of definitions related to corner and interior sides and development restrictions within side yards, updates to reflect changes in the Parkland Dedication & Fee-in-Lieu policy, and various clarifications and technical corrections.
- Detailed language of the proposed amendment can be found in the attached draft ordinance 25-06.

Background:

- The Town Council adopted an amendment to the Unified Development Ordinance (UDO) in 2024 that updated the process for legislative cases such as rezonings and UDO Amendments.
- Included in this update was a change to the timing of the public hearing – changing the public hearing to occur prior to the Planning Board meeting instead of immediately prior to the Town Council decision.
- In accordance with the updated process, consideration of these amendments will take place on the following schedule:
    - Tuesday, March 18 – Town Council Public Hearing
    - Tuesday, March 25 – Planning Board review and recommendation
    - Tuesday, April 15 – Town Council consideration and decision

- Staff provided an overview of some of these amendments at the February 6, 2025 Mayor and Council Retreat.
- The Parkland Dedication Report and updated dedication and fee-in-lieu methodologies were presented and accepted at the November 12, 2024 Town Council Workshop with next steps to be incorporated into the UDO.
- In October 2021, the Town Council adopted the 2022 UDO with an effective date of March 1, 2022.
- As a living document, it is customary for the ordinance to need clarification or changes as town policies change, interpretations are made, or community expectations evolve.

Funding Source(s):

Attachment(s):

1. 25UDO01_Spring2025_StaffRpt_031825
2. 25UDO01_Supp5_FinalDraft_031825

Project Type: Unified Development Ordinance (UDO) Text Amendment

Applicant / Petitioner:
Town of Holly Springs

Amendment Overview

This UDO text amendment package contains the Spring 2025 amendments for consideration as part of the Towns twice-yearly initiative to update the Ordinance. Detailed language of the proposed amendment can be found in the attached draft ordinance.

In October 2021, the Town Council adopted the 2022 UDO with an effective date of March 1, 2022. Following adoption, staff has been working with residents, businesses, and the development community to implement the ordinance and has determined a list of amendments needed to make technical corrections and minor modifications. The proposed UDO text amendment package contains a series of edits to various UDO sections that have been identified by staff during implementation and administration of the ordinance. As a living document, it is customary for the ordinance to need clarifications or changes as town policies change, interpretations are made, or community expectations evolve. This amendment package also contains updates to Public Parkland dedication and fees-in-lieu, which implement updated methodologies accepted by the Town Council in November 2024.

Requested Action:

Legislative Decision: The Town Council must hold a Legislative public hearing to receive public comments regarding the proposal. The Amendments will be forwarded to the Planning Board for review and recommendation.

Table of Contents:

Unified Development Ordinance (UDO) Text Amendment Information Page 2
Decision-Making Information Page 4

Unified Development Ordinance (UDO) Text Amendment Information

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

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

List of Amendments		
Ordinance Part	Purpose of Amendment	Amendment Summary
1, 2, 3	Clarification or Correction	Update table notes to reflect section references based on proposed amendments.
4	Clarification or Correction	Moving the existing Standards for Outlots from the Setback Encroachment Allowances section as these standards relate to setback and perimeter buffer requirements for Outlot development and not encroachments; Updating the Encroachment Allowances table to address conflicts with other code sections and place all encroachments allowed in the code into one location; Updating figures to reflect proposed definition changes.
	Minor Change	
5	Clarification or Correction	Update Conditional District Ineligible Activities language regarding Public Parks to reflect proposed changes in Parkland Dedication and Fee-in-Lieu (Chapter 4).
6, 7	Clarification or Correction	Clarify that uses within Conditional Zoning Districts shall meet additional use standards.
8	Clarification or Correction	Specify the permitted locations of Drive in/Drive Through uses with additional standards based on the updated side and rear yard definitions.
9	Clarification or Correction	Clarify restrictions on locating fueling station canopies within easements, perimeter buffers, and setbacks based on the updated side and rear yard definitions.
10	Clarification or Correction	Specify and clarify the permitted locations of accessory structures based on the updated side and rear yard definitions.

11, 12, 13, 14	Clarification or Correction	Correct terminology to be consistent with use in other code sections and with defined terms. Specify and clarify the permitted locations of accessory structures based on the updated side and rear yard definitions.
15, 16	Clarification or Correction	Correct terminology to be consistent with use in other code sections.
17	Clarification or Correction	Correct section reference.
18	Clarification or Correction	Correct a defined term and Land Use & Character designation; clarify the open space requirements for sites within the Downtown Village District.
19	Clarification or Correction Minor Change	Update section reference for Public Park Land requirements; specify that open space requirements do not apply to Infrastructure Uses such as substations, waste treatment plants, pump stations, and telecommunications.
20	Clarification or Correction	Correct section reference and clarify components required for Open Space Calculation
21	Clarification or Correction	Grammatical correction.
22	Clarification or Correction	Remove duplicative text.
23	Clarification or Correction Legal Compliance	Update Public Park Land fee-in-lieu criteria to determine when it may be allowed in lieu of dedication; update methodologies for public park land dedication and fee-in-lieu calculation; update administration language of dedication and fees-in-lieu.
24	Clarification or Correction	Correct UDO chapter reference.
25	Clarification or Correction	Clarify standard; correct spelling error.
26	Clarification or Correction	Move Forecourt regulations into a more appropriate location (Building Placement and Orientation); delete encroachment language which is being relocated to a centralized Encroachment Allowances table in Chapter 2.
27, 28	Clarification or Correction	Update Public Park "Space" to "Land" to be consistent with Chapter 4 amendments.
29	Clarification or Correction Minor Change	Modify definitions to be consistent with and support administration of other proposed amendments.

Decision-Making Information

Comprehensive Plan Summary Table

Vision Holly Springs Comprehensive Plan	
Land Use & Character Plan (Section 1)	☒ Consistent ☐ Inconsistent
Comprehensive Transportation Plan (Section 2)	☒ Consistent ☐ Inconsistent
Parks, Recreation & Greenways Master Plan (Section 3)	☒ Consistent ☐ Inconsistent
Community Facilities Plan (Section 4)	☒ Consistent ☐ Inconsistent
Infrastructure & Utilities Plan (Section 5)	☒ Consistent ☐ Inconsistent
Natural Resources Plan (Section 6)	☒ Consistent ☐ Inconsistent

Unified Development Ordinance (UDO) Text Amendment Staff Analysis

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 UDO amendments further the implementation of the character-based land use approaches outlined in Section 1: Land Use & Character Plan1and Section 3: Parks, Recreation, and Greenways Master Plan, and provides the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan.

- Allows greater use of residential lots for accessory uses while protecting community character and minimizing impacts on adjacent properties.
- Ensures for the provision of public parks and recreation facilities.
- Corrects technical errors and makes clarifications to ensure consistent interpretation.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Staff provided an overview of some of these amendments at the February 6, 2025 Mayor and Council Retreat. The Parkland Dedication Report and updated dedication and fee-in-lieu methodologies were presented and accepted at the November 12, 2024 Town Council Workshop.

Legislative Public Hearing

The Town Council adopted an amendment to the Unified Development Ordinance (UDO) in 2024 that updated the Type 6 legislative process for cases such as rezonings and UDO amendments. This update changed the timing of the public hearing to occur prior to the Planning Board meeting instead of immediately prior to the Town Council decision. Following the public hearing, the proposed amendments will be forwarded to the Planning Board for review and recommendation.

Legislative Public Hearing

Prior to the Legislative Public Hearing:

- Published notice was made twice in the News & Observer.

Town Council Decision: Legislative Decision

Legislative Decision:

Legislative public hearings are held prior to a change in policy that may affect the entire community, including decisions on 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.

Action #1: Hold Public Hearing

Action #2: Unified Development Ordinance Amendments

Motion to forward the Unified Development Ordinance Amendments to the Planning Board for review and recommendation.

Next Steps

Planning Board Consideration & Recommendation

Advisory Decision

The Planning Board will review the proposed Unified Development Ordinance Amendments at the March 25, 2025 meeting and make a recommendation to the Town Council.

Anticipated Town Council Consideration and Decision: April 15, 2025

Ordinance No. 25-06
Date Submitted: March 18, 2025
Date Adopted:

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

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

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

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

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

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

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

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

Part 1: Chapter 2 Development Standards; District Standards, Development Standards for Residential Use Districts, Table 2.2.1-A Notes.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to maintain section reference consistency throughout the UDO, as follows:

Table 2.2.1-A Notes	
N9	The Building Placement standards shall apply to all buildings and structures, unless specifically permitted otherwise. Refer to Section 2.3.~~5~~**6** Setback Encroachment Allowances.
N10	Residential Dwellings in established neighborhoods may be eligible for a Front Setback reduction based on the Building placement on adjacent Lots. See Section 2.3.~~5~~**4** for allowances.

Part 2: Amending Chapter 2 Districts, District Standards, Development Standards for Commercial & Mixed-Use Districts; Table 2.2.2-A Notes.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to maintain section reference consistency throughout the UDO, as follows:

Table 2.2.2-A - Notes	
N8	The Building Placement standards shall apply to all buildings and structures, unless specifically permitted otherwise. Refer to Section 2.3.~~5~~**6** Setback Encroachment Allowances.

Part 3: Amending Chapter 2 Districts, District Standards, Development Standards for Employment/Campus Use Districts; Table 2.2.3-A Notes.

Modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to maintain section reference consistency throughout the UDO, as follows:

Table 2.2.3-A - Notes	
N6	The Building Placement standards shall apply to all buildings and structures, unless specifically permitted otherwise. Refer to Section 2.3.~~5~~**6** Setback Encroachment Allowances.

Part 4: Amending Chapter 2 Districts; Application and Interpretation of Development Standards, Section 2.3.5 Setback Encroachment Allowances.

Add or modify text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to move the outlot setback standards from the encroachment allowances and create a separate subsection allowing outlot standards to be found more easily by applicants, modify Setback and Right-of-way Encroachments, and figures, as follows:

2.3.5 ~~Setback Encroachment Allowances~~ **Standards for Outlots**

A. Outlots or multi-tenant Buildings within an Integrated Center may provide a Minimum Setback of 0 feet along all Lot Lines in common with other Outlots or in common with the main portion of the Integrated Center.

B. If any portion of an Outlot abuts the perimeter of the Project, that portion of the Outlot shall comply with the applicable Thoroughfare, Front, Side or Rear Setback requirements established in this Chapter.

C. The main portion of the Integrated Center is not required to provide a Minimum Setback along the Lot Line in common with an Outlot.

D. If an Outlot is for an individual tenant space within a multitenant Building, there shall be no minimum setbacks required.

E. A Type A Perimeter Buffer is required for Outlots along all Lot lines in common with other Outlots or the main portion of the Integrated Center. Vehicle parking areas, loading areas, interior drives, or Interior Access Drives may be within Perimeter Buffers between Outlots if the landscape material that would have been required to be installed is provided elsewhere on each of the affected Outlots as either additional Foundation Landscaping are or additional interior Parking Area landscaping.

2.3.6 Setback and Right-of-Way Encroachment Allowances

A. Encroachment Allowances. Certain Structures and Building elements are permitted to encroach within the minimum required Setbacks~~,~~ **or Rights-of-Way** ~~or easements~~ if permitted **by the Right-of-Way Owner** as specified below **in Table 2.3.6-A.** ~~Further encroachments related to Building elements are described in Chapter 8.~~ **Additional standards may apply to the type of Structures or Building elements listed in the table.**

~~B. Minimum Setbacks for Outlots. Outlots or multi-tenant Buildings within an Integrated Center may provide a Minimum Setback of 0 feet along all Lot lines in common with other Outlots or in common with the main portion of the Integrated Center. If any portion of an Outlot abuts the perimeter of the Project, that portion of the Outlot shall comply with the applicable Thoroughfare, Front, Side, or Rear Setback requirements established in this Chapter. The main portion of the Integrated Center is not required to provide a Minimum Setback along the Lot line in common with an Outlot. If an Outlot is for an individual tenant space within a multi-tenant Building, there shall be no Minimum Side Setback required. The Minimum Setback for Outlots along all Lot lines in common with other Outlots may be used for Vehicle Parking Areas, loading areas, interior drives or interior Access Drives provided that the area of each Minimum Setback that would have been devoted to landscaping and the amount of landscape material that would have been required to be installed in that Setback are provided elsewhere on each of the affected Outlots as either additional Foundation Landscaping area or additional interior parking area landscaping.~~

Table 2.3.~~5~~6-A – Permitted Setback and Right-of-Way Encroachments		
Type of Encroachment	Standards	**Additional Standards (N1)**
Accessory ground-mounted solar energy system	**No closer than 1/2 of the Setback that would otherwise apply from the Front, Side, or Rear Lot Line.**	**Section 3.3.9.A.2.**
ADA ramps and Fire Escapes	3 ft Setback from any Side/ Rear ~~property~~ **Lot** Line.	
Awnings, Canopies, and Marquees (without signage) (N2) (N3)	**Up to a maximum of 8 ft from the Building into the Right-of-Way up to the back of the curb. Awnings may be made of fabric, but high gloss and plasticized fabrics are prohibited.**	
Balconies (N2) (N3)	**3 ft encroachment into Front Setback or Right-of-Way. May have roofs but cannot be screened or glassed.**	
Bollards (N2)	**Within the Right-of-Way but must be painted either black or match the color scheme of the Building.**	
Building Stairs	5 ft into any Setback, or more in a Front Setback if needed to meet Building code requirements. **May not encroach into the Right-of-Way.**	
Colonnades/Arcades (N2) (N3)	**Into the Right-of-Way. Support Structures must be at least 8 ft from the Building to allow for pedestrian Sidewalk clearance.**	
Fences & Walls **in Residential Use Districts**	Up to ~~property~~ **Lot** Line**, unless restricted by additional standards**. ~~Fences along Side Corner Lot Lines shall not be placed closer to the front of the Lot than ½ the depth of the Building footprint.~~	**Section 3.4.2.H**
Fences & Walls in Commercial & Mixed-Use Districts and Employment/Campus Use Districts	**Up to Lot line, unless restricted by additional standards.**	**Section 3.4.3.C.**

Table 2.3.~~5~~6-A – Permitted Setback and Right-of-Way Encroachments		
Type of Encroachment	Standards	**Additional Standards (N1)**
Grade Level Improvements (e.g. walkways, driveways, uncovered patios and stoops) in Residential Use Districts	**Up to the Lot line, unless restricted by additional standards.**	**Section 3.4.2.J.**
Laterally-supported extensions (e.g., eaves, cornices, bay windows, roof overhangs)	**Up to 3 ft into any required Setback.**	
Mechanical Equipment (e.g., utility boxes, HVAC equipment, swimming pool filtration)	5 ft Setback from any Side/ Rear ~~property~~ **Lot** Line.	
Outdoor Light Fixtures	**Within a required Front, Side, or Rear Setback, or required Perimeter Buffer, provided that the outdoor light fixture is located adjacent to the interior edge of such Setback or Perimeter Buffer.**	**Section 8.4.E.2.**
Swimming Pools in Residential Use Districts	**5 ft Setback from any Side - Interior or Rear Lot Line. 5 ft Setback from any Side - Corner Lot Line between the Rear Building Line and Rear Lot Line.**	**Section 3.4.2.Q.**
Porches ~~and Stoops~~	~~May be constructed within~~ **Within** the Minimum ~~required~~ Front Setback but shall not extend into the Right-of-Way.	
Temporary Outdoor Storage of Personal Property (short-term)	**See additional standards.**	**Table 3.5-A.**
Uncovered Residential Decks (maximum 5' in height above finished grade measured to top of rail) ~~and Pools~~	5 ft Setback from any ~~side/~~ **Side or** Rear ~~property~~ **Lot** Line.	
Note**s**:~~ Additional Standards for these encroachments found in Section 3.4.2.~~ **N1: Additional standards are found in the referenced section.** **N2: Encroachment into the Right-of-Way requires an encroachment agreement with the jurisdiction.** **N3: Minimum Vertical Clearances**		

Table 2.3.~~5~~6-A – Permitted Setback and Right-of-Way Encroachments		
Type of Encroachment	Standards	**Additional Standards (N1)**
		a. Minimum 10 feet of vertical clearance must be maintained from Sidewalk Grade. **b. Minimum of 15 feet of vertical clearance must be provided over a Driveway, interior Access Drive, or alley.**

~~2.3.6~~ **2.3.7** Building/Structure Height Measurement.

A. Measurement Method. Building/Structure height shall be measured from the average elevation of the proposed finished Grade at the front of the Building or Structure to the uppermost Eave Line.

B. Height Exemptions. Appurtenances/features such as parapet walls, chimneys, spires, cupolas, steeples, Antenna attached to a Building or Structure shall not be included in the calculation of Building Height and compliance with the limitations of the Base District.

Figure 2.A. Building Placement and Setbacks

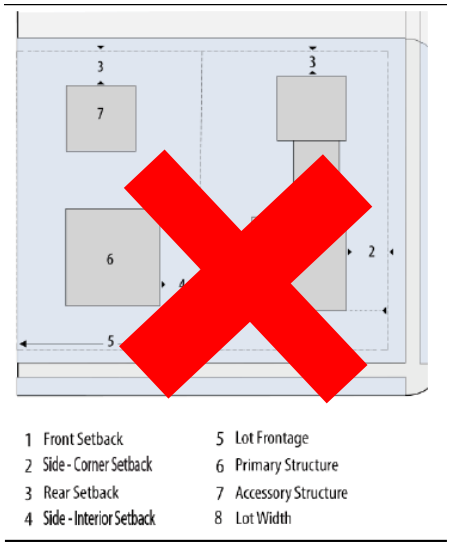
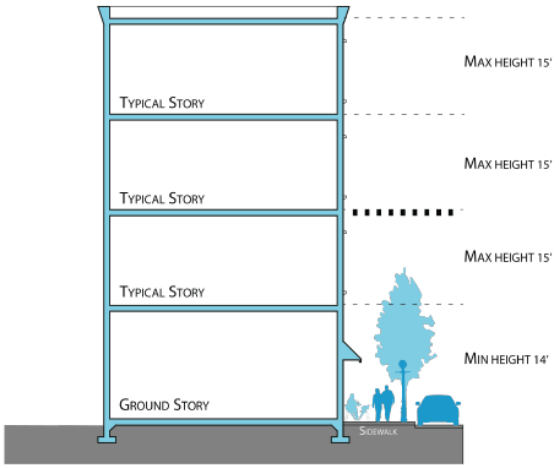


Figure 2.B. Building/Structure Height



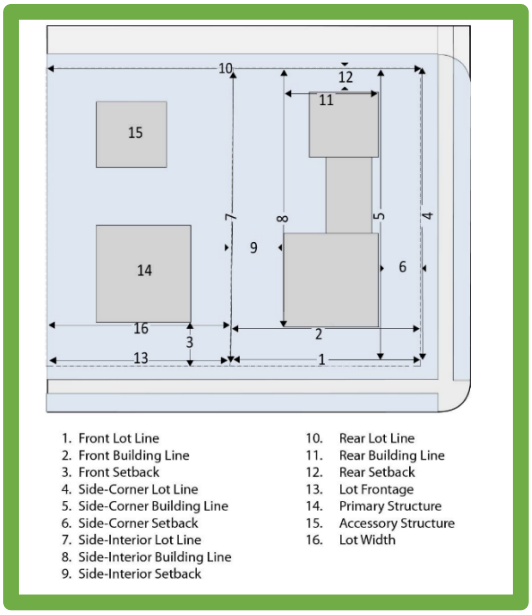


Figure 2.B. Building/Structure Height Cont'd

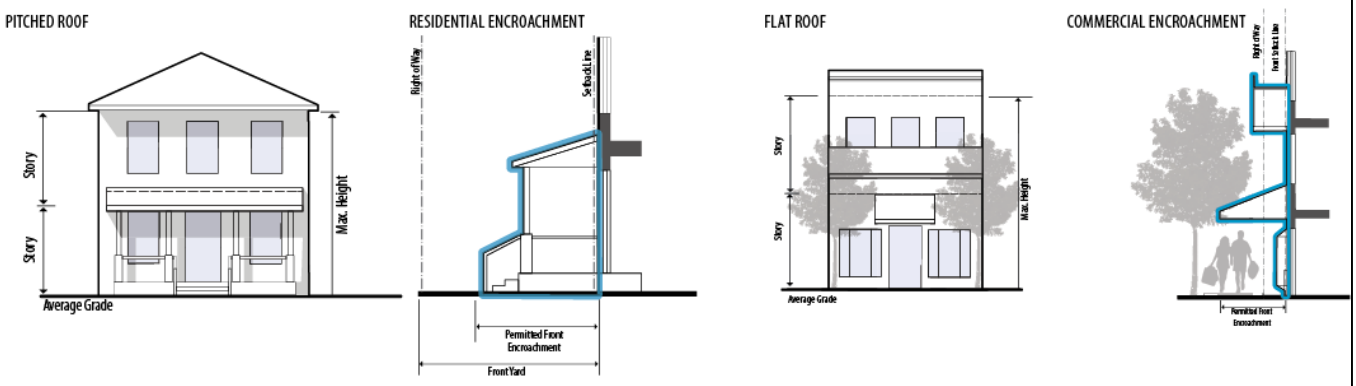


Figure 2.C. Infill Lot Setbacks

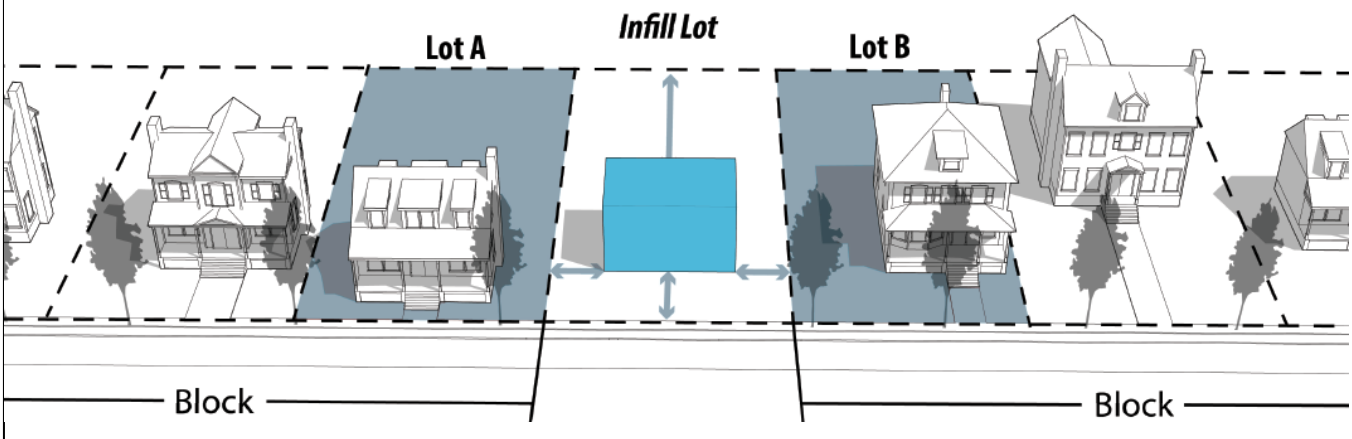


Figure 2.D. Encroachment Colonnade/Arcade	FIGURE 2.E. Encroachment Balconies Into the Right-Of-Way

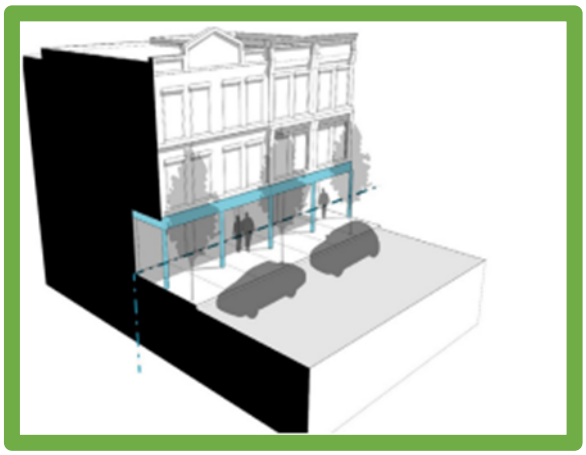
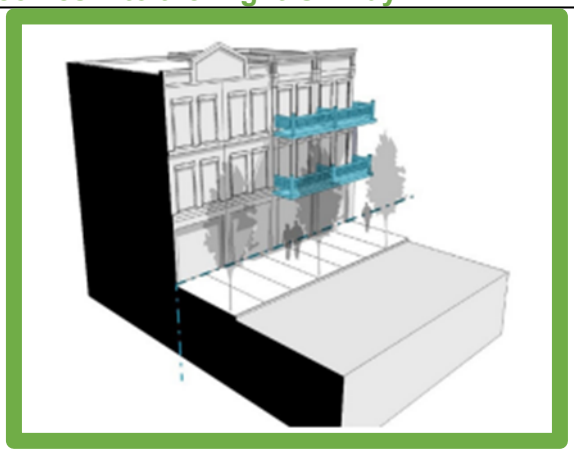

	

Figure 2.F. Encroachment – Awnings	

Part 5: Chapter 2 Districts, Conditional Zoning Districts, Section 2.4.2.C. Conditional Zoning District (CD) Procedure, Ineligible Activities.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to update Public Park Space to Land for consistency with Chapter 4 amendments, as follows:

C. Ineligible Activities. The following activities are ineligible for CDs.

1. Prohibited Land Use Establishment: Uses which are not expressly allowed in the underlying base district are prohibited in the CD District.

2. Public Park ~~Space~~ **Land**, Conservation Areas and Environmental Reductions: A reduction in the amount of required On-Site Private Open Space, Public Park ~~Space~~ **Land**, or Conservation Areas pursuant to Chapter 4 shall not be permitted.

Part 6: Chapter 3 Uses, Purpose and Applicability, Section 3.1.1 Applicability of Use Standards.

Add text as indicated in **bold** to clarify additional use standards shall also apply to Conditional Zoning Districts, as follows:

3.1.1 Applicability of Use Standards

The Use Table (3.2-A) assigns 1 of 5 permissions to each use in each District as follows:

A. Permitted Use (P). The Use is permitted by right with no additional requirements and is subject only to the other general standards throughout this Ordinance.

B. Permitted Use with Additional Standards (PS). The use is permitted by right, provided that the additional Use standards set forth in this chapter are met. The specified standards are intended to ensure that these Uses are compatible with other development permitted within the Districts.

C. Accessory Use (A). The Use is permitted only as an accessory to another permitted Use in that district.

D. Special Use Permit (SUP). The Use is permitted only when a Special Use Permit has been approved in accordance with Section 11.12.

1. Special Use Permits are required for Uses which are generally compatible with other Uses permitted in a District but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the Town as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.

2. All applications for Special Use Permits shall, at a minimum, meet the standards for the District in which they are located and the additional standards set forth in this chapter for that Use.

E. Conditional Zoning District (CD). The Use is permitted only subject to a Conditional Zoning District (CD) rezoning or is otherwise permitted in a previous**ly** rezoned Conditional Zoning District (CD). **The Use shall meet the additional standards set forth in this Chapter for that Use.**

F. Prohibited Uses (—). The Use is prohibited in the specified District.

Part 7: Chapter 3 Uses, Section 3.3 Additional Use Provisions and Special Use Permit Standards.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify additional use standards shall also apply to Conditional Zoning Districts, as follows:

3.3 Additional Use Provisions ~~and Special Use Permit Standards~~

3.3.1 General Purpose and Applicability Provisions

A. Purpose and Intent.

1. The purpose of this Section is to establish Additional Use and design standards to ensure Compatibility amongst adjacent properties, protect and strengthen neighborhood character, and to achieve quality urban design within the Town.

2. The provisions of this Section are intended to support a mixed-use character throughout the town by allowing land Use variety yet limiting development intensities at certain locations.

3. The provisions of this Section are also intended to guide the ~~approving authority~~ **decision-making body**'s decisions and Project review so that land Use/development proposals are compatible to the scale, character, and urban design of the neighborhood in which they are located. These provisions will support the Town's decision to approve, approve with conditions, or deny a particular proposal.

B. Applicability.

1. Specific Uses. The provisions of this Section are applicable to those Uses listed as "PS – Permitted Uses with Additional Standards," ~~and/or~~ "SUP – Special Use Permit," **and/or "CD – Conditional Zoning District"** pursuant to Table 3.2-A.

2. New Uses and Expansions of Existing **Uses**. These provisions are applicable to new Uses and expansions of existing Uses. Where an existing Use exists, these provisions shall only apply to the new Building elements. Where the existing portions of the Use do not comply with the provisions of this Section, the nonconforming provisions/allowances of Chapter 10 shall apply.

3.Conflict. Where there are potential regulatory conflicts between the District (or Zone) standards of Chapter 2, the Building, Site & Subdivision Lot Design Standards of Chapter 8, and the provisions of this Section, the provisions herein shall apply.

4. Additional Conditions of Approval. The ~~approving authority~~ **decision-making body** may impose additional conditions of approval for Special Use Permits~~, Conditional Zoning District (CD) applications, and Projects subject to Development Plan review~~ which may be in addition to the provisions of this Section. In doing so, the conditions of approval may further limit development scale, size, and intensity to ensure compatibility with neighboring properties.

Part 8: Chapter 3 Use Provisions, Section 3.3.5. D. Retail, Dining, and Entertainment Uses – Additional Uses Provisions; Drive in/Drive Through.

Add text as indicated in **bold** to clarify the permitted locations of accessory structures consistent with defined terms, as follows:

3.3.5.D. Drive in/Drive Through.

1. Applicability. The provisions of this subsection apply to facilities where food or other products/services may be purchased or services may be obtained by motorists without leaving their vehicles and by maneuvering around the site in a dedicated lane. The provisions of this section are not applicable to public voting establishments, medical testing/treatment enters, and/or charity/food bank distribution.

2. Locational Limitations. Drive Through windows shall be located on the side or rear Building façades – the service windows shall not be located on the front, Street-facing façade.

3. Service speakers. Service speakers shall be oriented away from adjacent Residential Use Districts and their audible impact shall be mitigated through volume control, deflective screens or similar features.

4. Drive Through Circulation Lanes.

a. Except in the CB District, no circulation lane is permitted between the Building and the Street. All such circulation must occur in the Side **– Interior** or Rear **Yard** of the site.

b. Where permitted in the CB District, circulation in the Front **Yard** of the Building is permitted provided that screening is provided a minimum 4 feet in height. The screening must be comprised of a wall that matches the materials of the principal Structure with foundation plantings to Buffer the wall from the Sidewalk.

c. At least 6 stacking spaces must be provided per Drive Through lane, beginning behind the first point at which the vehicle must stop (which may be the order board, a pre-order board or payment/pick-up window).

d. Door openings for Drive Through Uses that include an overhead door for cars (such as car washes) must not face the Street.

Part 9: Chapter 3 Use Provisions, Section 3.3.5. F. Retail, Dining, and Entertainment Uses – Additional Uses Provisions; Fueling Stations, Canopies.

Add text as indicated in **bold** to clarify the permitted locations of accessory structures consistent with defined terms, as follows:

2. Canopies.

a. Canopies are considered an Accessory Structure to the Fueling Station and shall not be located in the Front **or Side – Corner Yard** ~~as defined in this UDO~~.

b. All fueling pumps shall be covered with a Canopy or roof Structure.

c. Canopies and related elements, including fuel dispensers, support columns, planters, etc., shall be constructed of the same Building materials, colors, and textures as the primary Structure.

d. Canopies/roof Structures shall be Setback a minimum of 15 feet from the Right-of-Way and shall be outside of all required Setbacks. Canopies shall be designed to only cover the pump islands and drive up lanes for fueling.

e. Interest shall be added to the Canopy through the use of: roof line variations; separation of roof pitches; varying the direction of roof pitches; use of mansard roofs, hip roofs, gambrel roofs; inclusion of dormers; or,other variation in roof design.

Part 10: Chapter 3 Use Provisions, Accessory Structures and Uses, General Applicability, Section 3.4 Accessory Structures and Uses.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify terminology and specify the permitted locations of accessory structures, as follows:

3.4 Accessory ~~Structures and~~ Uses, **Buildings, or Structures**

3.4.1 General Applicability

A. Accessory Uses, Buildings or Structures are those which are clearly incidental and subordinate to a primary Use or Structure located on the same Lot.

B. Accessory Uses, Buildings or Structures are permitted in all Districts, provided that the primary Use is a Permitted Use within the zoning District.

C. Accessory Uses, Buildings or Structures are not permitted on a Lot without a primary Building.

D. ~~Excluded Locations~~ **Location Restrictions.**

a. Easements. Accessory Uses, Buildings or Structures shall not encroach upon any **platted or recorded easements unless specifically authorized by the terms of the** easement or by written consent of the agency in whose favor the easement is granted, and in the case of a Town Easement or an access easement, authorized by the Administrator.

b. Septic Areas. Accessory Buildings or Structures (including fences, Patios, Decks, etc.) shall not be located above a septic system or septic repair area.

c. Sight Distance Triangles. Accessory Uses, Buildings or Structures shall not encroach upon any sight distance triangles, as specified in the Town's Engineering Design & Construction Standards.

d. Perimeter Buffers. Accessory Uses, Buildings or Structures shall not encroach upon a Perimeter Buffer unless otherwise permitted.

e. Setbacks. Accessory Uses, Buildings or Structures shall comply with the required Setbacks of Section 2.2. unless otherwise modified by this Section. Encroachments are allowed as permitted in Table 2.3.6-A.

Part 11: Chapter 3 Uses, 3.4 Accessory Structures and Uses, 3.4.2 Residential Use Districts and Residential Uses in All Other Districts.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to maintain section reference consistency throughout the UDO, as follows:

B. Accessory Building Limitations

1. Area. The total square foot area of all detached Accessory Buildings on a Lot shall not exceed 50% of the Finished Floor Area of the primary Dwelling. For Lots greater than 2 acres in the RR District, the total square foot area of all detached Accessory Buildings on a Lot shall not exceed 100% of the Finished Floor Area of the primary Dwelling.

2. Maximum Number. The maximum number of detached Accessory Buildings on a Lot shall not exceed the following:

a. In the RR District: Not applicable

b. In all other Residential Use Districts: 2

3. Location. Detached Accessory Buildings ~~shall not be located in the Front Yard~~ **are permitted in Rear and Side - Interior Yards only**.

Part 12: Chapter 3 Uses, 3.4 Accessory Structures and Uses, 3.4.2 Residential Use Districts and Residential Uses in All Other Districts.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify allowances based on permitted encroachments table and to maintain section reference consistency throughout the UDO, as follows:

F. ~~Covered~~ Porches~~, Gazebos,~~ **and** Decks ~~and Stairs~~

~~Covered~~ Porches~~,~~ **and** Decks ~~and gazebos~~ shall comply with ~~Setback encroachment~~ all Setback requirements that apply to the primary Structure**, except for permitted** encroachments ~~allowances~~ in Section 2.3.~~5~~**6**,~~ and Maximum Building Height regulations of the applicable Zoning District for primary Buildings unless permitted in Table 2.3.5-A.~~

G. Family Child Care Home.

1. Play Areas. All play equipment shall be located in a fenced area away from any parking, loading, or service areas. Front yards shall not be used as play areas.
2. Resident Operator Required. A Family Child Care Home is permitted in a private

residence occupied by the authorized operator only.

3. Buffering. A Type B buffer shall be provided along any rear or side property line adjoining Residential Use Districts.

H. Fences and Walls.

1. Applicability. These provisions are applicable to all fences and walls.

2. Maximum Heights (as measured above grade)

a. Front Yard: 4 feet

b. Side-Corner Yard: ~~6~~ 4 feet**, except fences in Side - Corner Yards located behind ½ of the depth of the Building footprint shall not exceed 6 feet**

c. **Side – Interior** and Rear Yards: 6 feet

d. Perimeter Street Frontage of a Subdivision: 6 feet

3. Finished Side to Face Outward. The finished side of the fence shall face outward from the Lot upon which the fence is placed.

4. Permitted Materials.

a. Front Yard, Side-Corner Yard, or Perimeter Street Frontage of a Subdivision: Wood or vinyl picket, brick wall or ornamental only.

b. Side or Rear Yard: Wood, vinyl, ornamental, brick wall, or chain link.

5. Control of Access Fencing. All new or replacement of control of access fencing along the Right-of-Way shall be black Ornamental.

I. Game Courts. Game courts shall not be located in any primary Structure Front Yard or primary Minimum Side or Rear Setback provided, however, a basketball goal may be located in a Driveway in any Residential Use District.

J. Grade Level Improvements

1. Front **and Side-Corner** Yard**s**. Permitted improvements include:

a. Stoops;

b. Walkways with a maximum width of up to 6 feet; and,

c. Driveways and Parking Areas, provided that Driveways and Parking Areas shall meet the following standards:

i. Lots 60 feet or wider, the width of the Driveway or Parking Area shall not exceed 20 feet or 50% of the Lot Width, whichever is greater, but not to exceed 45 feet; and

ii. On Lots narrower than 60 feet, the width of Driveways or Parking Areas constructed after the date of adoption of this UDO shall not exceed 12 feet; and

iii. The maximum width at the Right-of-Way is in accordance with the Engineering Design & Construction Standards; and

iv. Only 1 Driveway shall be permitted on an individual Lot or sublot.

2. Side-**Interior** Yard**s**. Permitted improvements include:

a. General ~~ground~~-**Grade** level improvements, and

b. Interior Access Drives, provided, however that an interior Access Drive may only be located in 1 Side Yard and shall not exceed 12 feet wide and that the remainder of said Side Yard and any other Side Yard shall otherwise be maintained as Open Space free from Buildings or Structures.

3. Rear Yard**s**. Permitted improvements include:

a. General ~~ground~~-**Grade** level improvements, and

b. Driveways and Parking Areas, provided that Driveways and Parking Areas shall meet the following standards:

i. The width of the Driveway or Parking Area shall not exceed 20 feet or 50% of the Lot Width, whichever is greater, but not to exceed 45 feet; and

ii. The maximum width at the property line is in accordance with the Town's Engineering Design & Construction Standards; and

iii. Only 1 Driveway shall be permitted on an individual Lot or sublot.

c. Interior Access Drives, where necessary to provide access to an abutting rear alley with a maximum width of up to 20 feet.

Part 13: Chapter 3 Uses, 3.4 Accessory Structures and Uses, 3.4.2 Residential Use Districts and Residential Uses in All Other Districts.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify allowances based on permitted encroachments table and to maintain section reference consistency throughout the UDO, as follows:

O. Satellite Dish Antennas.

1. Intent and Purpose. These regulations are intended to allow satellite Dish Antennas to be located in a manner that does not unreasonably delay or prevent the installation, maintenance or use of the Antenna; does not unreasonably increase the cost of installation, maintenance or use of the Antenna; or preclude reception of an acceptable quality signal. The following regulations are intended to meet the above objectives without unnecessarily burdening the Federal interests in ensuring the availability of satellite services and in promoting fair and effective competition among competing communication service providers.

2. General Provisions. In any Residential Use District, satellite Dish Antennas shall be no greater than 1 meter (39.37") in diameter shall be permitted as either ground mounted or roof mounted, provided that:

a. If ground mounted, satellite Dish Antennas shall:

i. Not be located in any Front~~,~~ **or** Side~~, or Rear~~ Yard, or ~~between the established front building line and the front lot line~~ **within the minimum primary Rear Setback**; and,

ii. Not exceed the Maximum Building Height allowed for an Accessory Structure.

Part 14: Chapter 3 Uses, 3.4 Accessory Structures and Uses, 3.4.2 Residential Use Districts and Residential Uses in All Other Districts.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify allowances based on permitted encroachments table and to maintain section reference consistency throughout the UDO, as follows:

Q. Swimming Pools

1. A Swimming Pool shall not be located in any Front Yard or in any ~~primary~~ Side **– Corner** Yard**, except for permitted encroachments in Section 2.3.6** ~~or Rear Setback~~.

2. Abandoned or unused Swimming Pools, situated on a premises which are not occupied for periods of 30 days or more, shall be drained or equipped with a cover adequate to prevent persons, children or animals from danger or harm.

Part 15: Chapter 4 Open Space and Conservation.

Modify text as indicated in **bold** and ~~strikethrough~~ to term "Tree Protection Area" throughout the Chapter to be consistent with terminology and defined terms, as follows:

Replace all instances of "~~Tree Protection Area~~" with "**Tree Preservation Area**."

Part 16: Chapter 4 Open Space and Conservation.

Modify text as indicated in **bold** and ~~strikethrough~~ to term "Public Park Space" throughout the Chapter to be consistent with terminology and defined terms, as follows:

Replace all instances of "~~Public Park Space~~" with "**Public Park Land**."

Part 17: Chapter 4 Open Space and Conservation, Purpose and Intent, Applicability, 4.1.2.A. General.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct section reference, as follows:

All Subdivisions and development Projects (i.e., new construction, Building additions, Parking Area expansions, etc.) shall conform to the requirements of this Chapter subject to the exceptions ~~below.~~ **in this subsection.**

Part 18: Chapter 4 Open Space and Conservation, Purpose and Intent, Applicability, 4.1.2.C. Exemptions.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct defined terms and Land Use and Character designation name, and clarify Open Space requirements in the Downtown Village District as follows:

2. Minor Residential Subdivisions and individual Buildings not a part of a larger Project or Subdivision (e.g., infill Project on previously subdivided Lot) with 4 or fewer units (i.e., ~~quadplex~~ **Quadruplex**/small multifamily Building) are exempt from all on-site Private Open Space requirements but remain subject to Public Park Space and Conservation Area standards.
3. Downtown Village District – Land Use & Character Plan Exemption. Subdivisions and/or development Projects located within the Downtown Village **District** Future Land Use category (from the Comprehensive Plan) are ~~not~~ subject to the following **modified** standards:

a. **Residential Use Districts: Exempt from the** On-Site Private Open Space requirements **of this Chapter** ~~in the SR, NR, NCR and MXR Districts~~ **except for Tree Preservation Area requirements as modified by 4.1.2.C.b.**

b. **Non-Residential Use Districts: Subject to all On-Site Private Open Space requirements of this Chapter,** ~~On-Site Private Open Space - Tree Preservation Area requirements of this Chapter~~ ~~provided, however~~ **but subject to the following modified Tree Preservation Area requirements**:

i. The removal of any tree 20 inches or greater diameter at breast height (DBH) must be approved through a Type 1 review procedure or through a Development Plan. The proposed tree removal activities shall not be in conflict with any condition of approval that may have been imposed on the site/development.

ii. Existing tree canopies shall be prioritized in meeting the minimum On-Site Private Open Space requirements (e.g. required Active Recreation Areas and/or Urban Civic Spaces).

Part 19: Chapter 4 Open Space and Conservation, Consolidated Open Space and Conservation Requirements, Table 4.2-A Minimum Open Space Requirements by Zoning District Table.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to update Public Park Land Requirement and exempt Infrastructure Uses from active recreation area requirments, as follows:

TABLE 4.2-A – MINIMUM OPEN SPACE REQUIREMENTS BY ZONING DISTRICT TABLE													
	RESIDENTIAL USE DISTRICTS					COMMERCIAL & MIXED-USE DISTRICTS				EMPLOYMENT/CAMPUS USE DISTRICTS			
	RR	SR	NR	NCR	MXR	NMX	DMX	RMX	CB	SP	IVMX	BRT	HI
ON-SITE PRIVATE OPEN SPACE													
Method 1: Standard Projects (N1, N2 & N3)													
Total Minimum Required (% of total Project site)	30%	30%	30%	15%	15%	12%	1%	15%	15%	10%	1%	3%	3%
The *Total Minimum Required* Open Space may include a combination of 3 components: Tree Preservation, Active Recreation, and/or Urban Civic Space in addition to minimums listed below, as applicable.													
Component 1. Tree Preservation Area (minimum) (N5)	25%	20%	20%	10%	10%	10%	0%	0%	10%	0%	0%	0%	0%
Component 2. Active Recreation Area (minimum) (N5)	0%	5%	5%	5%	5%	0%	0%	2%	2%	0%	0%	2%	2%
Component 3. Urban Civic Space (minimum)	n/a	n/a	n/a	n/a	n/a	200 sf/0.5% (N4)	200 sf/0.5% (N4)	200 sf/0.5% (N4)	200 sf/0.5% (N4)	200 sf/0.5% (N4)	200 sf/0.5% (N4)	n/a	n/a
Flexible Space	5%	5%	5%	0%	0%	1.5%	0.5%	12.5%	2.5%	9.5%	0.5%	1%	1%

Method 2: Conservation Subdivision													
Total Minimum Required (% of total Project site)	50%	40%	40%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
PUBLIC PARK ~~SPACE~~ **LAND** REQUIREMENT (RESIDENTIAL DWELLING UNITS) (N6)													
Public Park ~~Space~~ **Land** (required in addition to On-Site Private Open Space minimum)	**Refer to Section 4.7 Public Park Land** ~~1/20 acre X total number of Dwelling Units~~												
CONSERVATION AREA REQUIREMENT (WHERE PRESENT)													
Minimum Conservation Area	Conservation areas and their associated buffers shall be provided where natural features (such as riparian corridors and designated greenways) exist on the subject site pursuant to subsection 4.8 of this Chapter. Required Conservation Areas may be used to meet portions of On-Site Private Open Space requirements.												

Notes:
N1. Non-residential Uses located in a Residential Use District shall follow the requirements listed for the NMX District.
N2. On-site Private Open Space is required for all Major Subdivisions - Residential where the resulting plat/Subdivision action results in 5 or more Lots and Development Plans that include Attached or Apartment Dwellings
N3. The total minimum required On-site Private Open Space is inclusive of other requirements including tree preservation/conservation areas, floodplains, Perimeter Buffers, landscaping etc.
N4. Where two standards are listed in the table for a specific zone and Open Space type, the greater standard shall apply. Infrastructure Uses shall not be required to provide Urban Civic Space.
N5. For Projects that could be considered in multiple Open Space categories, the most stringent requirements shall apply. **Infrastructure Uses shall not be required to provide Active Recreation Area.**
N6. Applicant may pay the Town a payment in lieu of providing Public Park Space pursuant to the limits of outlined in this table and the standards outlined in Section 4.7.2.

Part 20: Chapter 4 Open Space and Conservation, On-Site Private Open Space Standards, General Standards and Methodology, Calculation Methodology, Section 4.3.1.C.2 Method 1 – Standard Projects.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct terminology and section reference, as follows:

2. Each development/Subdivision Project shall provide the "Total Minimum Required" pursuant to Method 1 in Table 4.2-A. For some **Use** Districts, a proportion of the minimum On-Site Private Open Space shall be provided as a combination of the following components**:**

a. Tree Preservation Area,

b. Active Recreation Area, and/or

c. Urban ~~Open~~ **Civic** Space**.** ~~pursuant to the minimum percentages listed in Table 4.2-A.~~

d. **The minimum percentages for each On-Site Private Open Space component shall be provided pursuant to UDO Table 4.2-A.**

Part 21: Chapter 4 Open Space and Conversation, On-Site Private Open Space Standards, Table 4.3-A Types of Permitted Open Space Configurations Table

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct section grammar, as follows:

Table 4.3-A – Types of Permitted Open Space Configurations Table				
Open Space Type	Illustration	Recommended Size	Description & Key Features	Typical Facilities & Requirements
Mini-Park		Min: 2,000 sq. ft. Max: None	Mini-Parks are small spaces typically designed for small-scale passive **recreation** (e.g., courtyard seating) and active **recreation** (e.g., playgrounds). ~~recreation.~~	Playgrounds may be fenced and shall be equipped with playground equipment and/or fountain/splash pad, seating, and an open shelter or other shading Structure. Courtyards are spaces with more than 50% of its perimeter defined by Building edges that is available for informal activities and seating. Courtyards are usually paved.
Close		Min: 2,500 sq. ft. Max: None	Closes are alternatives to a paved cul-de-Sac that are available for informal activities near the fronting residences.	Passive recreation, formal landscaping, **and** seating.
Plaza		Min: 2,000 sq. ft. Max: 2 acres	A Plaza shall be located adjacent to or as a part of a civic Building or common	It shall maintain all surface areas at a slope of less than 3% and

Table 4.3-A – Types of Permitted Open Space Configurations Table				
Open Space Type	Illustration	Recommended Size	Description & Key Features	Typical Facilities & Requirements
			area facility developed as a Project amenity and shall be spatially defined by Building frontages. a Plaza shall not exceed in horizontal length or width more than 3 times **the** height of adjacent Buildings.	may include passive recreation, accessory Structure, drinking fountains, paths and trails, seating, primary surfaces with brick or other paver materials. Surface areas may be stepped, in a manner approved as being appropriate and necessary to accommodate natural topography.
Square		Min: 2,000 sq. ft. Max: 2 acres	A Square is a defined space available for civic purposes, unstructured, and limited amounts of Structured recreation. Squares are generally spatially defined by Building frontages and located at the intersection of important Streets.	Passive and active unstructured or Structured recreation, accessory Structure, drinking fountains, community facility <5,000 gross square feet, paths and trails, seating. It may be surfaced in any combination of grass, crushed gravel, brick pavers, or other suitable ground cover.
Green		Min: 2,000 sq. ft. Max: 5 acres	Greens are informal spaces typically sited to preserve key natural features and may include passive and limited active recreational amenities.	Passive and active unstructured or Structured recreation, accessory Structure, drinking fountains, community facility <5,000 gross square feet, paths and trails, seating. The surface is predominately grass or other natural ground cover and tree stand areas.

Table 4.3-A – Types of Permitted Open Space Configurations Table				
Open Space Type	Illustration	Recommended Size	Description & Key Features	Typical Facilities & Requirements
Park		Min: 1 acre Max: None	Parks are available for unstructured recreation and a limited amount of Structured recreation including some athletic fields.	Facilities may include, but not be limited to, such passive recreational Use amenities as benches, picnic tables, paths and trails, drinking fountains, gazebos, playground, stages or band stands as well as active recreational Uses such as athletic fields and their related facilities.
Parkway		Min: 1 acre Max: None	Parkways are areas that share more than 25% of their perimeter along a Street with a minimum depth of 50 feet from the back of curb / edge of pavement. Parkways shall retain, to the greatest extent possible, natural or pre-existing contours, topography, water courses and vegetation.	Parkways often contain trails. If the Parkway is sparsely vegetated, it shall be provided with supplemental interior landscaping of an informal design.
Greenbelt		Min: 20 feet in width	greenbelts are generally conservation areas that shall retain, to the greatest extent possible, natural or pre-existing contours, topography, water courses and vegetation.	Passive and active recreation, greenways, trails, **and** seating.

Part 22: Chapter 4 Open Space and Conservation, Tree Preservation Areas, Tree Preservation Priorities, Section 4.4.1.C Significant Natural Resource Areas.

Remove text as indicated in ~~strikethrough~~ to remove duplicative text, as follows:

The applicant shall also prioritize designated Tree Protection Areas around existing significant natural resource areas that may exist on the site. To qualify as a significant natural resource area, the Project Area must have an observed presence of species of special concern, threatened or endangered species as determined by the North Carolina Wildlife Resources Commission (NCWRC) and North Carolina Plant Conservation Program (NCPCP), or other important ecological or geologic features. Significant Natural Resource Areas may or may not include trees. ~~Significant natural resource areas may or may not include trees.~~ The following qualifications apply to specific natural resource features:

Part 23: Chapter 4 Open Space and Conservation, Public Park Land (Space), Section 4.7 Public Park Land (Space)

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to update Public Park Land (Space) Requirement Fee Determination, as follows:

4.7 Public Park ~~Space~~ **Land**

4.7.1 General Standards **& Criteria**

A. Requirement. Development Projects and Subdivision activities that would result in additional residential Dwelling Units shall provide Public Park ~~Space~~ **Land** pursuant to Table 4.**7.2**~~2~~-A **and a fee-in-lieu of Improvement Cost pursuant to Table 4.7-C** ~~and~~ based on the resulting residential **Dwelling** Units. The applicant may provide its required Public Park ~~Space~~ **Land** pursuant to 1 or more of the following options.

1. The applicant may dedicate a portion of the ~~subject~~ **Project** site for Public Park ~~Space~~ **Land**;

2. The applicant may dedicate other lands (separate from the ~~subject~~ **Project** site) for Public Park ~~Space~~ **Land**; and/or

3. The applicant may provide a ~~payment in lieu~~ **fee-in-lieu** of dedicating physical land to the Town **pursuant to Table 4.7-B**.

~~B. Dedication Timing. Where the applicant provides physical land to meet the Public Park Space requirements, said land shall be dedicated or a payment in lieu shall be remitted to the Town pursuant to the following Project milestones:~~

~~1. For Detached and Attached Dwellings, payment shall be made on or before the submittal date for approval of the Final Plat mylar for signatures to be recorded with the Wake County Register of Deeds, in the amount per Dwelling Unit as specified in the current Town Schedule.~~

~~2. For Apartment Dwellings, payment shall be made prior to the issuance of a Building permit, in the amount per Dwelling Unit specified in the current Town Schedule.~~

~~C~~ **B**. Criteria for **Land** Dedication. All land dedicated to the Town for ~~recreation and Park development~~ **Public Park Land** shall substantially meet the following criteria:

1. Unit. The dedicated land shall form a single parcel of land except where the decision-making body determines that multiple parcels would be in the public interest.

2. Shape. The shape of the dedicated land shall be sufficiently square or configured to be usable for recreational activities.

3. Location. Location should support the Uses specified in the Park Search Area recommendations of the Comprehensive Plan.

4. Access. Public access to the dedicated land shall be provided either by direct Street Frontage or public easement at least 30 feet in width.

5. Topography. Generally, dedicated land reserved for ~~recreational purposes~~ **Public Park Land** shall not exceed a 5% slope for the majority of the land area. The decision-making body may allow for larger slopes where the **decision-making** body determines the land has recreational value and would meet existing deficiencies in the adopted level of service in the immediate vicinity.

6. Usableness. The dedicated land shall be usable for recreation. Lakes and wetlands ~~may~~ **should** not be included in computed dedicated land area. ~~Where the decision-making body determines that recreational needs are being adequately met, either by other dedicated parcels of land or existing recreational facilities, then land that is not usable for recreation may be dedicated as Public Park Space.~~

7. Plans. Town and County plans shall be taken into consideration when evaluating proposals for the dedication of land for Public Park ~~Space~~ **Land** purposes.

C. Criteria for Fee-in-Lieu. Applicants may provide a fee-in-lieu to the Town for all or portions of the required Public Park Land pursuant to Table 4.7-B. The fee-in-lieu option may be allowed in the following situations:

1. The site topography is not suitable for parkland Use which may include excessive slopes of 5% or greater, devoid of mature tree canopies, specimen trees, and/or solely contains riparian areas and wetlands.

2. The site has topographic features that make publicly accessible parkland impractical.

3. The fee-in-lieu option would provide a greater public benefit in the general site vicinity that could be achieved on the subject site.

4. The immediate vicinity is currently well-served by Public Park Lands and the area exceeds the Town's adopted level of service for Parks and recreation.

5. The proposed development/Subdivision involves fewer than 35 Lots or Dwelling Units.

D. Criteria for Choice Between **Land** Dedication and Fee-in-Lieu.

1. Whether the Town Council accepts the dedication of land or elects to require payment of a fee-in-lieu thereof, or a combination of both, shall be determined by but not limited to the following:

a. An adopted plan of the Town;

b. The recommendations of the Planning Board;

c. Topography, geology, access and location of land available for dedication; and,

d. Size and shape of the land available for dedication.

2. The determination of the Town Council as to whether land shall be dedicated or whether a fee-in-lieu should be charged, or a combination of both, shall be final and conclusive. In development/Subdivision Projects involving fewer than 35 Lots or Dwelling Units, only the payment of fees-in-lieu shall be required.

4.7.2 ~~Payment in lieu of Public Park Spaces~~ **Public Park Land Dedication or Fee-in-Lieu Calculation.**

A. ~~Applicability and Allowances.~~ **Calculation Method.**

1. **Public Park Land Dedication. Where it is determined that Public Park Land dedication is appropriate to satisfy the requirements of this UDO, the amount of the Public Park Land to be dedicated shall be calculated as follows:**

Table 4.7-A - Public Park Land Dedication Calculation

Number of Dwelling Units (by Residential Use)	X	Required Acres/Unit	=	Total Public Park Land Dedication Required (acres)

Residential Uses	Required Acres/Unit
Detached Dwelling (except Detached Dwelling – Cottage) Attached Dwelling - Townhome	0.0363

Detached Dwelling – Cottage Attached Dwelling (except Attached Dwelling – Townhome) Apartment Dwelling	0.0163

~~Payment in Lieu Option. Applicants may provide a payment in lieu to the Town for all or portions of the required Public Park Space(s) pursuant to Table 4.2-A. The payment in lieu option may be allowed in the following situations:~~

~~a. The site is devoid of mature tree canopies, Specimen Trees, and/or environmental features (e.g., riparian areas and wetlands).~~

~~b. The site has topographic features that make publicly accessible Open Space impractical.~~

~~c. The payment in lieu option would provide a greater public benefit in the general site vicinity that could be achieved on the subject site.~~

~~d. The immediate vicinity is currently well-served by Public Park Spaces and the area exceeds the Town's adopted level of service for Parks and recreation.~~

~~e. The proposed development/Subdivision involves fewer than 35 Lots or Dwelling Units.~~

2. Fee-in-Lieu. Where it is determined that a fee-in-lieu is appropriate to satisfy the requirements of this UDO, the amount of the Public Park fee-in-lieu shall be calculated as follows:

Table 4.7-B - Fee-in-Lieu of Public Park Land Dedication Calculation				
Total Public Park Land Dedication Required (acres) (N1)	X	Land Value per acre (N2)	=	Total Fee-in-Lieu of Public Park Land Dedication
Notes: N1: Refer to Table 4.7-A N2: Applicant shall provide the pre-development appraised land value of the land prior to development Project/Subdivision activity or site construction pursuant to the most current property records from the Wake County Assessor.				

3. Improvement Cost. In addition to the Public Park Land dedication and/or fee-in-lieu requirement, a fee-in-lieu of improvement cost shall be required and shall be calculated as follows:

Table 4.7-C – Improvement Cost Calculation				
Total Public Park Land Dedication Required (acres) (N1)	X	$41,394	=	Total Improvement Cost
Notes: N1: Refer to Table 4.7-A				

B. ~~Fee Determination and Disbursement.~~ **Disagreements.**

~~Payment in lieu of dedication shall be the product of the pre-development appraised value of the land to be developed (per gross acre) multiplied by the number of acres to be dedicated. The following formula shall be used to determine the fee:~~

~~Fee Determination Calculation~~				
~~Pre Development Appraised Value of Entire Development (per gross acre)~~	~~X~~	~~Required Park Space Dedication (acres)~~	=	~~Payment in Lieu of Dedication Fee~~

1. ~~Determination of Pre-Development Appraised Value.~~ **Public Park Land Dedication.**

~~The applicant shall provide the Pre-Development Appraised Value of the land prior to Subdivision activity or site construction pursuant to the most current property records from the Wake County Assessor.~~

a. In the event that the Town and the applicant or Subdivider of land cannot agree upon the location, terrain, size or shape of the land necessary to be dedicated for Public Park Land, or cannot agree upon the details of provisions for an equitable amount of land in another location or where there is disagreement between the Town and the applicant or Subdivider, such disagreement shall be determined by a special committee.

b. Such special committee shall consist of 3 members appointed as follows: 1 member shall be a professional land appraiser appointed by the Town Council; 1 member shall be a professional land

appraiser appointed by the Subdivider; and, 1 member shall be a professional land appraiser appointed by the 2 appointed members. The special committee shall view the land and hear the contentions of both the Town and the Subdivider. The findings of the special committee shall be by majority vote and shall be certified to the Town Council within 45 days of the time of appointment of the third member of the special committee. The costs of the professional land appraiser appointed by the Subdivider and 1/2 the cost of the professional land appraiser appointed by the appraisers shall be borne by the Subdivider. The costs of the professional land appraiser appointed by the Town Council and 1/2 the cost of the professional land appraiser appointed by the appraisers shall be borne by the Town Council.

2. ~~Disagreements Regarding Payments In Lieu.~~ **Fee-in-Lieu.**

a. Any disagreement in the amount of required ~~payment~~ **fee-in-lieu** shall be resolved by conducting a professional appraisal of the fair market value of the property. The professional appraiser shall be mutually agreed upon by the ~~developer~~ **applicant** and the Town. An appraiser shall be appointed by the Town, at the ~~developer~~ **applicant**'s expense, should an agreement not be reached.

C. ~~**Use of Land by Town; Use of Funds Received in Lieu of Dedication**~~**. Timing.**

~~1. The land received by the Town under this Section shall be Used only for the purpose of providing Public Park Space and Park and recreational areas, but shall not be so restricted should the Town decide to sell such land as provided by the following paragraph.~~

~~2. The Town shall have the right to sell any land dedicated to the Town for Public Park Space or Parks and recreation purposes on finding by the Town Council and the Administrator that a particular piece of property is not feasible or compatible with adopted plans of the Town.~~

~~Fees collected in lieu of dedications and any proceeds from such transactions or sales shall be held in a special fund by the Town, and the funds shall be Used by the Town for the purpose of acquiring and developing Park spaces as shown on the Comprehensive Plan and for no other purpose. The depository for such funds may be the same as permitted for other funds of the Town and, pending their expenditure in accordance with the terms of this Section, such funds may be invested as other funds of the Town. The Town may, at its discretion, add additional monies to the fund for the purpose of purchasing public recreational land to be Used for public recreational purposes. On all matters not specifically provided for in this Section, the Local Government Budget and Fiscal Control Act shall be controlling.~~

Land shall be dedicated or a fee-in-lieu shall be remitted to the Town pursuant to the following Project milestones:

1. For Detached and Attached Dwellings, land shall be dedicated or a fee-in-lieu shall be made on or before the submittal date for approval of the Final Plat mylar for signatures to be recorded with the Wake County Register of Deeds, in the amount per Dwelling Unit as required pursuant to Section 4.7.2.

2. For Apartment Dwellings, land shall be dedicated or a fee-in-lieu shall be made prior to the issuance of a Building permit, in the amount per Dwelling Unit as required pursuant to Section 4.7.2.

~~D. Special Committee to Settle Disagreements Between Town and Subdivider.~~

~~1. In the event that the Town and the developer or Subdivider of land cannot agree upon the location, terrain, size or shape of the land necessary to be dedicated for a Public Park Space, or cannot agree upon the details of provisions for an equitable amount of land in another location or where there is disagreement between the Town and the developer or Subdivider, such disagreement shall be determined by a special committee.~~

~~2. Such special committee shall consist of 3 members appointed as follows: 1 member shall be a professional land appraiser appointed by the Town Council; 1 member shall be a professional land appraiser appointed by the Subdivider; and, 1 member shall be a professional land appraiser appointed by the 2 appointed members. The special committee shall view the land and hear the contentions of both the Town and the Subdivider. The findings of the special committee shall be by majority vote and shall be certified to the Town Council within 45 days of the time of appointment of the third member of the special committee. The costs of the professional land appraiser appointed by the Subdivider and 1/2 the cost of the professional land appraiser appointed by the appraisers shall be borne by the Subdivider. The costs of the professional land appraiser appointed by the Town Council and 1/2 the cost of the professional land appraiser appointed by the appraisers shall be borne by the Town Council.~~

4.7.3 Use of Land by Town; Use of Fees Received in-Lieu of Dedication.

A. The land received by the Town under this Section shall be Used only for the purpose of providing Public Park Land and Park and recreational areas, but shall not be so restricted should the Town decide to sell such land as provided by the following:

1. The Town shall have the right to sell any land dedicated to the Town for Public Park Land or Parks and recreation purposes on finding by the Town Council and the Administrator that a particular piece of property is not feasible or compatible with adopted plans of the Town.

2. Fees collected in-lieu of dedications and any proceeds from such transactions or sales shall be held in a special fund by the Town, and the funds shall be Used by the Town for the purpose of acquiring and developing Public Park Land as shown on the Comprehensive Plan and for no other purpose. The depository for such funds may be the same as

permitted for other funds of the Town and, pending their expenditure in accordance with the terms of this Section, such funds may be invested as other funds of the Town. The Town may, at its discretion, add additional monies to the fund for the purpose of purchasing Public Park Land to be Used for public recreational purposes. On all matters not specifically provided for in this Section, the Local Government Budget and Fiscal Control Act shall be controlling.

B. Service Zones.

1. West Zone. When Public Park Land is dedicated and/or fees-in-lieu are collected for Development Projects and Subdivision activities west of NC 55, such land and or fees shall be used for the purpose of providing Public Park Land and Park and recreational areas west of NC 55.

2. East Zone. When Public Park Land is dedicated and/or fees-in-lieu are collected for Development Projects and Subdivision activities east of NC 55, such land and or fees shall be used for the purpose of providing Public Park Land and Park and recreational areas east of NC 55.

3. When Public Park Land is dedicated and/or fees-in-lieu are collected for Development Projects and Subdivision activities in close proximity to NC 55, the Town shall have the discretion to determine if acquiring land across the service areas would better align with the established park search areas, and other projects that the Town plans to construct in the future, as outlined in the Vision Holly Springs Comprehensive Plan.

Part 24: Chapter 4 Open Space, Conservation Buffer Areas, Maintenance of Conservation Buffer Areas, Employment / Campus Use Districts, Section 4.8.2.C.2.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to correct UDO reference, as follows:

1. No accessory Building or Accessory Structure of any kind, other than a Freestanding Sign authorized by ~~Section~~ **Chapter** 9 of this UDO, shall be permitted in the required Conservation Buffer Area.

Part 25: Chapter 4 Open Space, Conservation Buffer Areas, Table 4.8-C – Table of Approved Uses

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to clarify standards and correct spelling errors, as follows:

Table 4.8-C – Table of Approved Uses				
	Neuse River Basin Subject to 15A NCAC 02B	Cape Fear River Basin		
	Zone NRB1 & NRB2*	Zone NRB3	Zone CFB1	Zone CFB2
Greenway/hiking trails ~~located~~	Allowable	Allowable	Exempt	Exempt

*Temporary roads used for bridge construction or replacement provided that restoration activities, such as soil stabilization and re-~~vegitating~~ **vegetating**, are conducted immediately after construction*	Allowable	Allowable	Allowable	Allowable

Part 26: Chapter 8 Building, Site & Subdivision Lot Design Standards, Section 8.4.2 Building Design Standards.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to move Forecourt regulations into a more appropriate location, as follows:

8.4.2 Building Design Standards

E. Building Placement and Orientation

1.The placement of Buildings should reinforce the Street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.

2. Building façades should be parallel to the Lot Line unless an alternative is approved during development review.

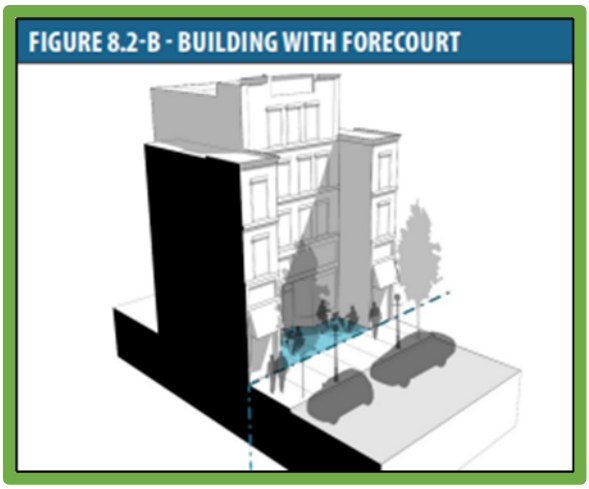
3. The area between the Building and the Front Lot Line shall include amenities such as landscaping, tables, and seating.

4.When a Commercial/Mixed-Use Building is located less than 50 feet from a Street, the Building shall be oriented so that at least 1 principal entrance faces the Public Street rather than the interior of the site. In the case of a Corner Lot, the principal entrance shall face the Front Lot Line.

5. Principal entrances to Buildings should be located to provide easy access to public transit stops where applicable.

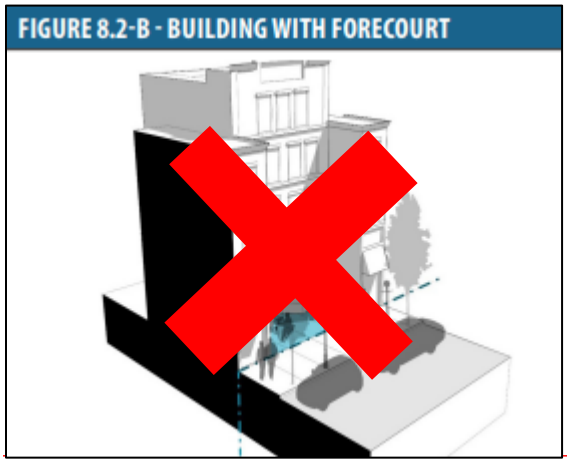
6. Buildings shall not significantly overshadow private Open Spaces or the common/ public area windows of adjacent Buildings to prevent the significant loss of amenity to adjacent Buildings and private Open Spaces.

7. Forecourts may be used to provide entry yards or for outdoor dining, display merchandise, and/or entries to individual tenants or units.



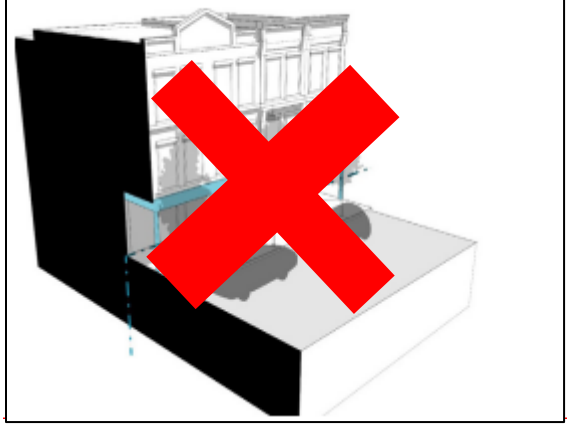
~~F. Encroachments. In addition to the encroachment allowances in Section 2.3.5**6**, the following Building element encroachments may be allowed:~~

~~1. Forecourts. Forecourts may be used to provide entry yards or for outdoor dining, display of merchandise, and/or entries to individual tenants or units. Building Stairs.~~



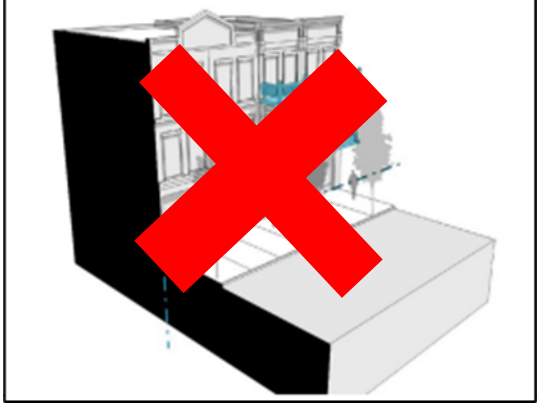
~~2. Colonnades/Arcades. Where provided, colonnades/arcades may encroach over the public Sidewalk with a Right-of-Way encroachment agreement but must maintain a minimum horizontal Sidewalk clearance of 8 feet for pedestrian circulation. A minimum of 10 feet of vertical clearance must be maintained from the Sidewalk grade.~~

FIGURE 8.2-C - BUILDING WITH COLONNADE/ARCADE



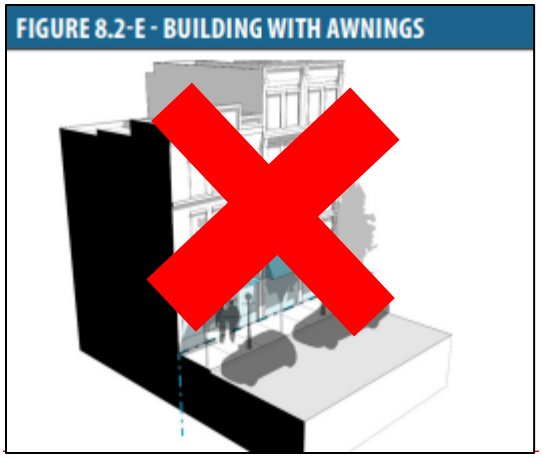
~~3.Balconies. Upper level balconies may encroach into the required Setback or Rightof-Way, with an encroachment agreement, by up to 3 feet. A minimum of 10 feet of vertical clearance must be maintained from the Sidewalk grade. Balconies may have roofs but cannot be screened or glassed.~~

8.2-D - BUILDING WITH BALCONIES ENCROACHING INTO THE RIGHT-OF-WAY



~~4. Laterally-Supported Extensions (eaves, cornices, bay windows, roof overhangs). Extensions may encroach up to 3 feet into any required Setback.~~

~~5. Awnings, Canopies, and Marquees. Where provided, Awnings (without signage), Canopies, and Marquees may extend into the Right-of-Way up to the back of the curb, subject to an encroachment agreement, up to a maximum of 8 feet from the Building. A minimum of 8 feet of vertical clearance must be maintained from a Walkway. A minimum of 15 feet of vertical clearance must be provided over a Driveway, interior Access Drive, or alley. Awnings may be made of fabric, but high-gloss and plasticized fabrics are prohibited.~~



~~6. Building stairs may encroach up to 5 feet into any Setback, or more if needed to meet Building code requirements, but may not encroach into the Right-of-Way.~~

~~7. Bollards. Traffic bollards may encroach into the Right-of-Way, but must be painted either black or to match the color scheme of the building.~~

Part 27: Chapter 11 Administration & Decision-Making Bodies, Development Plans, Section 11.10.E., Review Criteria.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to update Public Park Space to Land for consistency with Chapter 4 amendments, as follows:

E. 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 Development Plan. 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**s** ~~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.

Part 28: Chapter 11 Administration & Decision-Making Bodies, Development Plans, Section 11.11.D., Review Criteria.

Add text as indicated in **bold** and remove text as indicated in ~~strikethrough~~ to update Public Park Space to Land for consistency with Chapter 4 amendments, as follows:

E. 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.

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**s** ~~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.

Part 29: Chapter 13 Definitions

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

Building Line, Rear. A line parallel to any Rear Lot Line which passes through the nearest point of any Building or Structure and terminates at the point of contact with any Side ~~Lot~~ **Building** Line.

Building Line, Side**-Interior**. A line parallel to any Side**-Interior** Lot Line which passes through the nearest point of any Building or Structure and terminates at the point of contact with any Front ~~Lot~~ **Building** Line or Rear Lot Line.

Building Line, Side-Corner. A line parallel to any Side-Corner Lot Line which passes through the nearest point of any Building or Structure and terminates at the point of contact with any Front or Rear Lot Line.

~~Lot, Interior. A Lot which is not a Corner Lot or a Double Frontage Lot.~~

Lot Line, Front. The Lot Line separating a Lot from any abutting Street. **In the case of a Corner Lot, the Administrator shall determine the Front Lot Line based on the highest abutting Street classification. If both Streets are the same classification, then the Front Lot Line is the shortest of the 2 Lot Lines.**

Lot Line, Side - Corner. The Lot Line separating a Lot from any abutting Street that is not a Front Lot Line.

Lot Line, Side **- Interior**. Any Lot Line not designated as a Front Lot Line, **Side-Corner Lot Line,** or Rear Lot Line.

~~Lot, Interior. A Lot which is not a Corner Lot or a Double Frontage Lot.~~

Lot Width. ~~The full width of a Lot measured from the midpoint of the Front Lot Line to the midpoint of the Minimum Front Yard and Minimum Building Front Setback Line required by this UDO.~~ **The horizontal distance from one Side (-Corner or -Interior) Lot Line to the parallel or opposite Side (-Corner or -Interior) Lot Line measured along the Front Setback line.**

Public Park Land. Land dedicated to the Town of Holly Springs for the purpose of developing public recreation, park, or Open Space sites.

Setback, Minimum Front. The minimum distance required by this UDO from ~~a~~ **the** Front Lot Line to the closest point of the Building, Structure, Sign Structure, Parking Area, Loading Area, storage area, or any other permanent improvement. Said distance shall be measured perpendicularly from the Front Lot Line.

Setback, **Minimum** Side-Corner. ~~The Side Setback applied to that side of a Lot that has a Side Yard facing a Private or Public Street or Access corridor that serves more than 1 lot. Front door or address shall not be located on the side-corner facing Street.~~ **The minimum distance required by this UDO from a Side-Corner Lot Line to the closest point of the Building, Structure, Sign Structure, Parking Area, Loading Area, storage area, or any other permanent improvement. Said distance shall be measured perpendicularly from the Side-Corner Lot Line.**

Setback, Minimum Side**-Interior**. The minimum distance required by this UDO from a Side**-Interior** Lot Line to the closest point of the Building, Structure, Sign Structure, Parking Area, Loading Area, storage area, or any other permanent improvement. Said distance shall be measured perpendicularly from the Side**-Interior** Lot Line.

~~Setback, Side - Interior. A Side Setback on that portion of a Lot that is not adjacent to a Private or Public Street. It extends from the rear line of the required Front Yard, or the front property line of the site where no Front Yard is required, to the front line of the required Rear Yard, or the rear property line of the site where no Rear Yard is required, the width of which is the horizontal distance between the side property line and a line parallel thereto on the site, except that the side-corner Yard shall extend to the Rear Lot Line~~

Yard. An Open Space, unobstructed to the sky, extending fully across the Lot while situated between the Front Lot Line, Side-**Corner or -Interior** Lot Line, or Rear Lot Line and the established Front Building Line, Side-**Corner or -Interior** Building Line, or Rear Building Line.

Yard, Front. An Open Space unobstructed to the sky, extending fully across the Lot while situated between the Front Lot Line and the established Front Building Line. ~~In the case of a corner or double frontage lot, the front shall be the side where the front door of the building faces.~~

Yard, Rear. An Open Space, unobstructed to the sky, extending fully across the Lot while situated between the Rear Lot Line and the established Rear Building Line.

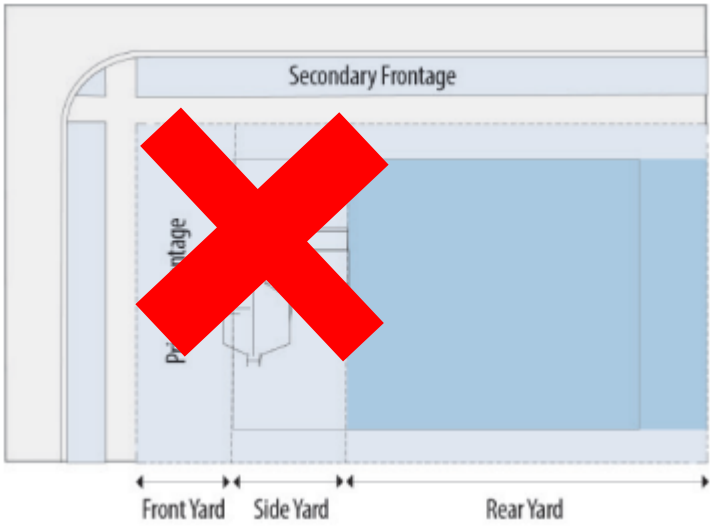
~~Yard, Side. An Open Space, unobstructed to the sky, extending fully across the Lot while situated between a Side Lot Line and the established Side Building Line.~~

Yard, ~~Corner~~ Side - Corner. An Open Space, unobstructed to the sky, situated between the Side-Corner Lot Line and the established Side-Corner Building line. Any area of a Side-Corner Yard that intersects with a Front Yard shall be considered part of the Front Yard.

Yard, Side - Interior. An Open Space, unobstructed to the sky, situated between the Side-Interior Lot Line and the established Side-Interior Building line.

~~Yard, Interior. An Open Space, unobstructed to the sky, extending out from the wall of a Attached multifamily Dwelling.~~

~~Figure 13.1~~



Part 30: **REPEAL OF CONFLICTING ORDINANCES**

All ordinances or parts of the UDO of the Town of Holly Springs conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Part 31: **SEVERABILITY**

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

Part 32: **INCLUSION IN CODE**

It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word “Ordinance” may be changed to “Section, or “Article” or other word.

Part 33: **EFFECTIVE DATE**

The provisions of this ordinance shall become effective April 15, 2025 in accordance with the laws of the State of North Carolina.

Adopted this, the ____ day of _____ 2025.

Town of Holly Springs by

_____
Sean Mayefskie, Mayor

ATTEST:

_____
Linda McKinney, Town Clerk

Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 21.

Unfinished Business
Title: Ethics Policy Updates
Strategic Priority Area: Organizational Excellence
Staff Resource: John Schifano, Town Attorney

Action(s):
Update to the Town's Ethics policy to clarify who is covered under the Policy

Explanation:

- The Town has a long-standing ethics policy governing all town employees, elected officials, and members of volunteer boards.
- During a review to look at compliance with federal grants, the prior definition of who was covered was reviewed. The following language changed: the definition of "public servant (or immediate family member)" was changed to "(or spouse, immediate family member, partners, and current or soon to be employer)". This was at the request of a grant reviewer.
- Other clean-up items were made as well, including changing "campaign" to "political activities" (as what is prohibited on town facilities) and changing "Town Council" to "Governing Board," the latter term being made clear to be inclusive of the Mayor.

Background:

- The Town's ethics policy was first initiated in 2006, was last updated in 2015 and sets forth the understanding of ethical conduct and communication among Town Officials (broadly defined as employees, elected officials, appointed officials, and candidates for office.

Funding Source(s):
N/A

Attachment(s):
1. Code of Ethics Policy Updated March 2025_Town Council Edition

Holly Springs, N.C. **Policy & Procedure Statements** of the Holly Springs Town Council	**P-021.~~43~~** **Code of Ethics and Conduct for Town Officials**	
	Prepared By:	John Schifano
	Department:	Town Attorney
	Date Approved by Council:	March 18, 2025
	Effective Date:	
	Supersedes Old #:	P-021.02
	Old Effective Date:	October 7, 2015

SECTION I: Purpose

To establish guidelines for ethical standards of conduct for all Town Officials so as to be compatible with the following philosophies:

1. The proper operation of democratic government requires that ~~Public Officials and employees~~ Town Officials be independent, impartial and responsible to the people;
2. Government decisions and policy must be made in proper channels of the government structure;
3. Public o~~O~~ffice or employment must not be used for personal gain; and,
4. The public must have confidence in the integrity of its government.

SECTION II: Scope and Coverage

This Policy Statement~~, upon approval by the Town Council,~~ shall be applicable to all Town Officials, including Town Administrators and Town Policy Makers, as hereinafter defined. To this end, all Town Officials shall be subject to and abide by these standards of conduct adopted by and which may be amended from time to time by action of the ~~Holly Springs~~ Town Council.

SECTION III: Definitions

Ethics: Positive principles of conduct that promote the ideals of honest, open, respectful and impartial governance of the people and responsible use of ~~the people's~~ public property.

Interest (as in ~~A~~acquiring an Interest)**:** Any p~~P~~ersonal b~~B~~enefit, other than salary or work-related compensation, accruing to a public servant (or spouse, ~~,~~ immediate family member, partners, and current or soon to be employer), regardless of the name or title in which the interest is held, which is or which is likely to become the subject of an Official Action with the Town. For purposes of determining the ownership interest of a public servant in a business entity (corporation, partnership, trust, or other association), any legal or equitable interest exceeding 10% in the business entity shall require disclosure and abstention of participation in any Town action dealing with the business entity.

Official Action: Any decision on, or proposal, consideration, enactment, defeat, or making of any rule, regulation, rate-making proceeding or policy action or nonaction by Town Officials, in such Official's official capacity.

Private Benefit or Personal Gain: Any benefit, whether real or apparent, offered or received, for the purpose of influencing the performance or non-performance of any Official Action of a ~~public servant~~Town Official in favor of some interest other than the Public Interest. Personal Gain does not include salaries or stipends paid by the Town, reimbursements for actual expenses paid, admission to events in which public servants are invited to attend in their official capacity, lawful campaign contributions, any personal gift with a value less than $100 which is not proffered in conjunction with any Official Action, or meals provided by the Town for the convenience of the Town.

Personal Interest or Private Interest: Any direct or indirect interest having a value peculiar to a particular individual or group, whether the value is pecuniary or non-pecuniary, ~~which~~ where such interest is not shared commonly for the good of the Town.

Personal Gifts: Anything of a value exceeding $100 received from someone other than a direct family member.

Political Activity: means actions or speech by a person or group to support a particular political candidate, party affiliation, or political position.

Public Interest: The general welfare, well-being, rights, health, or finances of the public at large.

Town Administrator: Anyone charged with or in the act of the administration of the policies of the Town of Holly Springs, as set forth by the Town Council. Examples include the Town Manager, Assistant Town Manager, and Department Heads.

Town Official: Includes Mayor; members of the Town ~~Council~~ Governing Board (Mayor and Town Council); appointees to Town Boards, Commissions, and Committees; Citizen Volunteers for the Town; the Town Manager, Town Assistant Manager, Department Heads, the Town Attorney and all other full-time and part-time Town employees. Candidates for elective office are considered Town Officials during the period of their candidacy and are subject to this policy.

Town Policy Makers: A group officially charges with determining the laws, policies and procedures of the Town of Holly Springs, such as the Town Council of Holly Springs, or subservient Boards for matters in which they are charged with determining policy.

SECTION IV: Policy Statement

Trust: The purpose of Town government is to serve the public. Town Officials treat their position as a public trust. They respect Town facilities, property, equipment and personnel as part of that public trust.

A. No Town Administrator, Town Policy Maker, or Town Official will have or hereafter acquire an interest in any contract or agreement with the Town if they will privately benefit or profit from the contracting or undertaking.
B. No Town Official will use their official position to use Town facilities or resources (including logos, insignia, or seal) for private or political gain. Candidates for public office shall not use the Town's seal, insignia, or logo ~~in any campaign activity~~for any Political Activity, and unless currently holding an office, shall not hold themselves out to the public as a current member of ~~Town Council~~ the Governing Board.

C. No Town Official will use or disclose confidential information gained in the course of their duties or by reason of their official position for purposes of advancing ~~financial or~~their Personal Interest.
D. No Town Official will engage in, or accept private employment or render service for Private Interest when such employment or service in incompatible with the proper discharge of the Town Official's public duties or would tend to impair their independence of judgment or action in the performance of official duties, unless otherwise permitted by law. Notwithstanding this provision, a Town Official in a decision-making position may, subject to compliance with applicable law, ~~be involved in any~~have a Private Interest in a contract, project or service subject to an official act of the Town only when ~~if~~ they ~~excuse~~ recuse themselves from all discussions, deliberations and votes on the matter, and state~~s~~ with specificity at the time of recusal the reason(s) for the recusal. Subsequent to the Official Action, the Town Official shall not attempt to use their position as Town Official to influence any Town Administrator or staff member in the execution of the staff member's duties.
E. The Town's powers and resources are used for the benefit of the public rather than any Town Official's personal or political benefit.
F. Town Officials promote public respect by avoiding the appearance of impropriety.
G. Town Policy Makers place long-term benefit to the public at large ~~as a whole~~ above all other considerations, including the concerns of individuals and special interests. The Public Interest includes protecting the rights of under-represented minority communities.
H. Town Administrators implement policies in good faith, as equitably and economically as possible, regardless of their personal views.
I. Whistle-blowing is appropriate on unlawful or improper action; however, Public Officials bear the responsibility of avoiding accusations of wrong-doing without substantiated and validated facts.
J. Citizens have a fair and equal opportunity to express their views to Town Officials.
K. Town Officials ~~do not give~~shall avoid the appearance of impropriety or personal gain by accepting personal gifts.
L. Town Officials ~~do not give~~shall avoid the appearance of impropriety or political gain by using Town resources to give personal gifts, perform favors or provide services that would not be otherwise available to all members of the public.
M. Town Officials devote Town resources, including paid time, working supplies and capital assets, to benefit the public.
N. Political ~~or referenda campaigns~~Activity shall not be conducted on Town time or property.
O. No Town Official shall request or permit the use of Town-owned vehicles, equipment, materials or property, or enlist Town personnel for convenience or favor or profit or political purposes, except when such services are available to the public generally.
P. Town Policy Makers owe to each other a duty of candor, full disclosure, and good faith with respect to any information regarding any official action of the Town and shall not withhold or falsify information that, if available to other members, would assist in their decision-making, nor shall they improperly promote such information to a third party without the opportunity for a full and frank discussion among the Policy Makers.

Objectivity: Town Official's decision are based on merits of the issues. Judgment is independent and objective.

A. Town Officials' avoid financial conflict of interest and do not accept a Personal Benefit from people requesting them to affect decisions.
B. If an individual Town Official's financial or Personal Interests will be specifically affected by a decision, the Town Official is to withdraw from participating in the decision.
C. Town Officials avoid bias or favoritism and respect cultural differences as part of decision-making.
D. Intervention on behalf of constituents or friends is shall be limited to assuring fairness of procedures, clarifying policies or improving service for citizens.

Accountability: Open government allows citizens to make informed judgments and to hold Town Officials accountable.

A. Town Officials exercise their authority with open meetings and public records.
B. Town Officials who delegate responsibilities make sure the work is carried out efficiently and ethically.
C. Campaigns for election allow the voters to make an informed choice on appropriate criteria.
D. Town government systems should be self-monitoring, with procedures in place to promote appropriate actions.

Leadership: Town Officials lead by example.

A. Town Officials obey all laws and regulations.
B. Town Officials do not exploit loopholes.
C. Leadership Town Officials shall facilitates, rather than blocks, open discussion on issues relating to an Official Action.
D. Town Officials avoid discreditable personal conduct, are personally honest, and refrain from personal attacks.
E. Town Officials share information with all pertinent parties.
F. All Town Boards, Committees, Departments and work teams are encouraged to develop individual detailed ethical standards, training, and enforcement.

SECTION V: Disclosure Required

A. Within 30 days of taking the oath of office and annually by January 15, each Town CouncilGoverning Board member shall file a written disclosure on a form approved by the Town Clerk, stating at a minimum the following: (1) The address of all real property located in the Town's corporate limits or extraterritorial jurisdiction and owned by the Council member and spouse (or domestic partner); and (2) The name of any business entity or nonprofit organization in which the Council member is an officer, director, owner, manager (in the event of an L.L.C.), or owns more than a ten (10%) interest in a company, private or public.

SECTION VI: Violations of this Policy Statement

A. A Town Administrator or Town Policy Maker may file a written and signed ethics complaint for an alleged violation under this Policy by transmitting a letter outlining all the facts known to the complainant to the Town Attorney. In the event that the complaint alleges wrongdoing against the Town Attorney, the Town Manager shall receive the complaint. At the discretion of the Town Council, upon recommendation of the Town Manager or Town Attorney and upon majority vote, Council may employe outside legal counsel to investigate the matter.

B. The Town Attorney, or in the event, outside counsel, shall thoroughly investigate the allegations of the complainant and draft a legal memorandum outlining findings of fact and conclusions of law relating to the events complained of in the written complaint and transmit such memorandum to the Town Council for its discussion.
C. The Town Council may take any action allowed by law against the alleged~~s~~ violator, including referral to the District Attorney. ~~I~~in the event of a criminal violation, the Town Council may direct the Town Attorney to institute legal proceedings for an injunction or civil damages, if appropriate, or pass a resolution censuring the individual.

End of Policy Statement No. P-xx

Adopted by the Holly Springs Town Council on ____, 202x as certified by:

_____
Linda C. McKinney, NCCMC
Town Clerk