

BOARD OF COMMISSIONERS

Tuesday July 22, 2025

Holly Springs Team

Paul Shriver

Representing the land owners

25+ Years in the industry

Over 10,000 home sites designed/purchased/developed

Relationships with most national builders

Holly Springs Team

R Joe Harris - Civil Engineer

Over 20 years in the industry

Site Planning and Civil Engineering Services

Experience in Gaston County

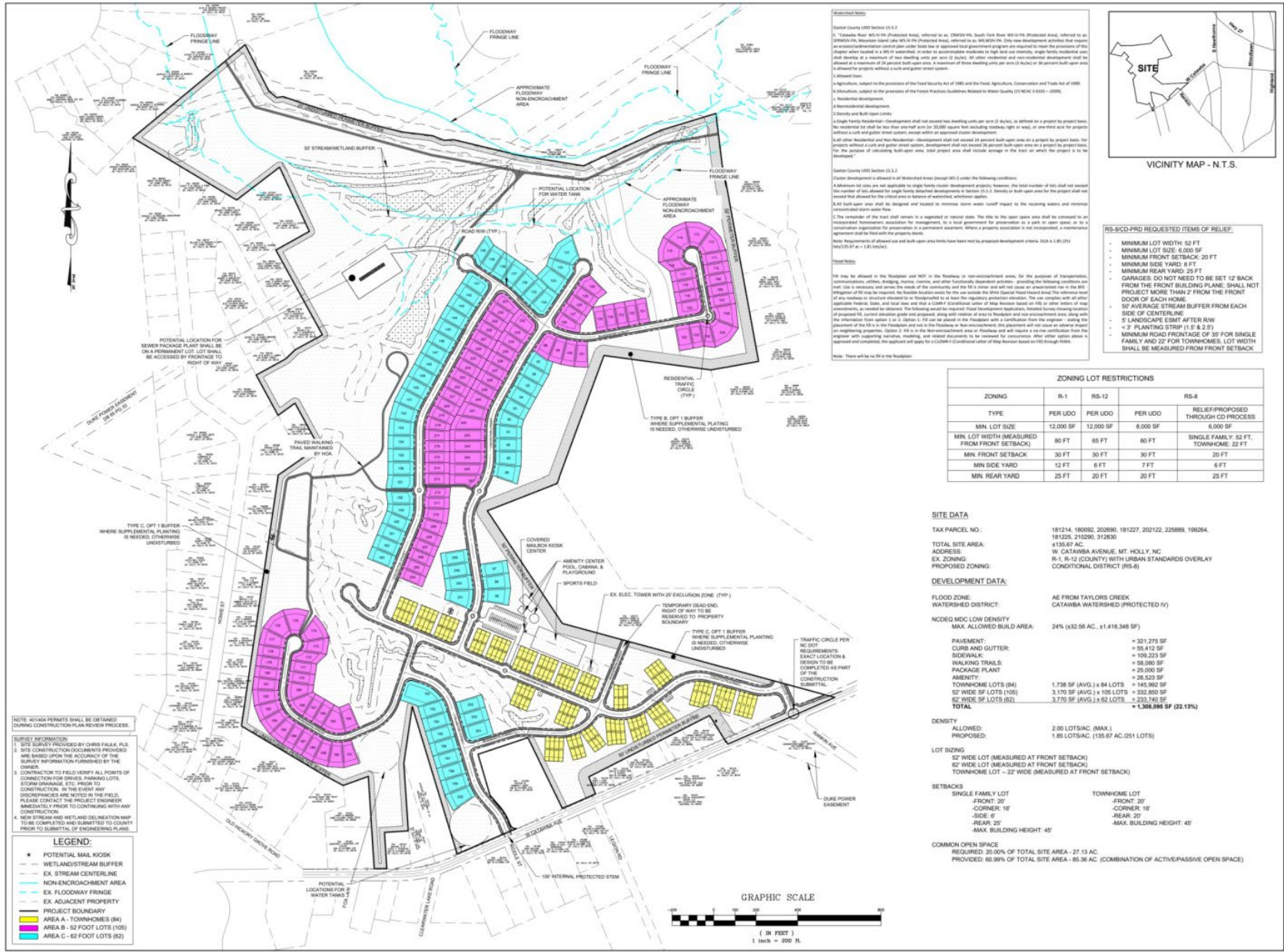
Relationships with most National Builders



R. Joe Harris & Associates, Inc.

Engineering • Planning • Management • Surveying

Site Plan



DATE: _____ ISSUED FOR: _____ REV: _____

Know what's below. Call before you dig.

Engineer:

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
www.rjoe-harris.com

REZONING ONLY NOT FOR CONSTRUCTION

Project Manager: C. Bridges
Department Manager: C. Bridges
Project Date: April 15, 2025
As-built Date: _____
Client: Tom Springs
400 W. CATAMBA AVE
MT. HOLLY, NORTH CAROLINA 28120
P: (704) 827-7791

Project: Holly Springs

Drawing Title: Rezoning Site Plan

Project No: 4710
Drawing No: RZ-1

PROJECT SPECIFICATIONS

Zoning Lot Restrictions				
Zoning	R-1	RS-12	RS-8	
Type	Per UDO	Per UDO	Per UDO	Relief/Proposed Through CD Process
Min. Lot Size	12,000 SF	12,000 SF	8,000 SF	6,000 SF
Min. Lot width (measured at front setback)	80 FT	65 FT	60 FT	Single Family: 52 FT Townhome: 22FT
Min. Front Setback	30 FT	30 FT	30 FT	20 FT
Min. Side Yard	12 FT	8 FT	7 FT	6 FT
Min. Rear Yard	25 FT	20 FT	20 FT	25 FT

Town Homes: 84
52 FT SFD: 105
62 FT SFD: 62
1.85/AC.

OPEN SPACE REQUIRED: 27.13 AC. (20% OF SITE AREA)
OPEN SPACE PROVIDED: 85.36 AC. (62.9% OF SITE AREA)

MIXTURE OF MATERIALS: THE FRONT OF ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, STONE, STUCCO, AND/OR HARDIE BOARD. ALUMINUM OR VINYL SIDING SHALL BE PROHIBITED EXCEPT AS TRIM, WINDOWS/DOORS OR OVERHANGS. THERE MAY BE A MIX OF MATERIALS. ENHANCED SIDE ELEVATION TREATMENTS, SUCH AS A MIXTURE OF MATERIALS, WINDOWS, AND ENHANCED TRIM, SHALL BE PROVIDED FOR CORNER LOTS ALONG PUBLIC ROADS.

VARIETY IN ELEVATION: THERE SHALL BE A MINIMUM OF SIX DIFFERENT BUILDING ELEVATION TYPES. GARAGE DOOR AESTHETICS: GARAGE DOORS SHALL PROVIDE WINDOWS, PANELING, CARRIAGE STYLE DESIGN, AND OTHER TREATMENTS, SUCH AS BEING PAINTED A COMPLIMENTARY COLOR TO EACH HOME.

GARAGES: DO NOT NEED TO BE SET 12' BACK FROM THE FRONT BUILDING PLANE; SHALL NOT PROJECT MORE THAN 2' FROM THE FRONT DOOR OF EACH HOME.

Two days of community meetings, approximately 40 people there, only ONE person had an issue with the proposed community.

Tom’s nephew thinks he will inherit the property.

HOLLY SPRINGS HOME PRICING

Pricing Dilemma

- Comprehensive Plan calls for affordable housing
- Budget calls for higher priced homes

Our plan provides a compromise

- Multiple product offerings with reduced lot sizes
- TH's – \$300's, 52' Lot – \$400's, 62' Lot – \$500's

Cost of Housing:

\$2,600/linear foot of street (\$135,000 for a 52 FT wide Lot)

\$110/SF for construction (\$220,000 for 2,000 SF house)

\$6,000 for amenities/landscaping/entry monumentations

\$361,000 in cost for a new home

\$433,000 sales price

Goals of 2035 Plan

Transportation

- Reserving row for future extension of Rankin Road
- Walking trails for future expansion of the Carolina Thread Trail

Quality of life

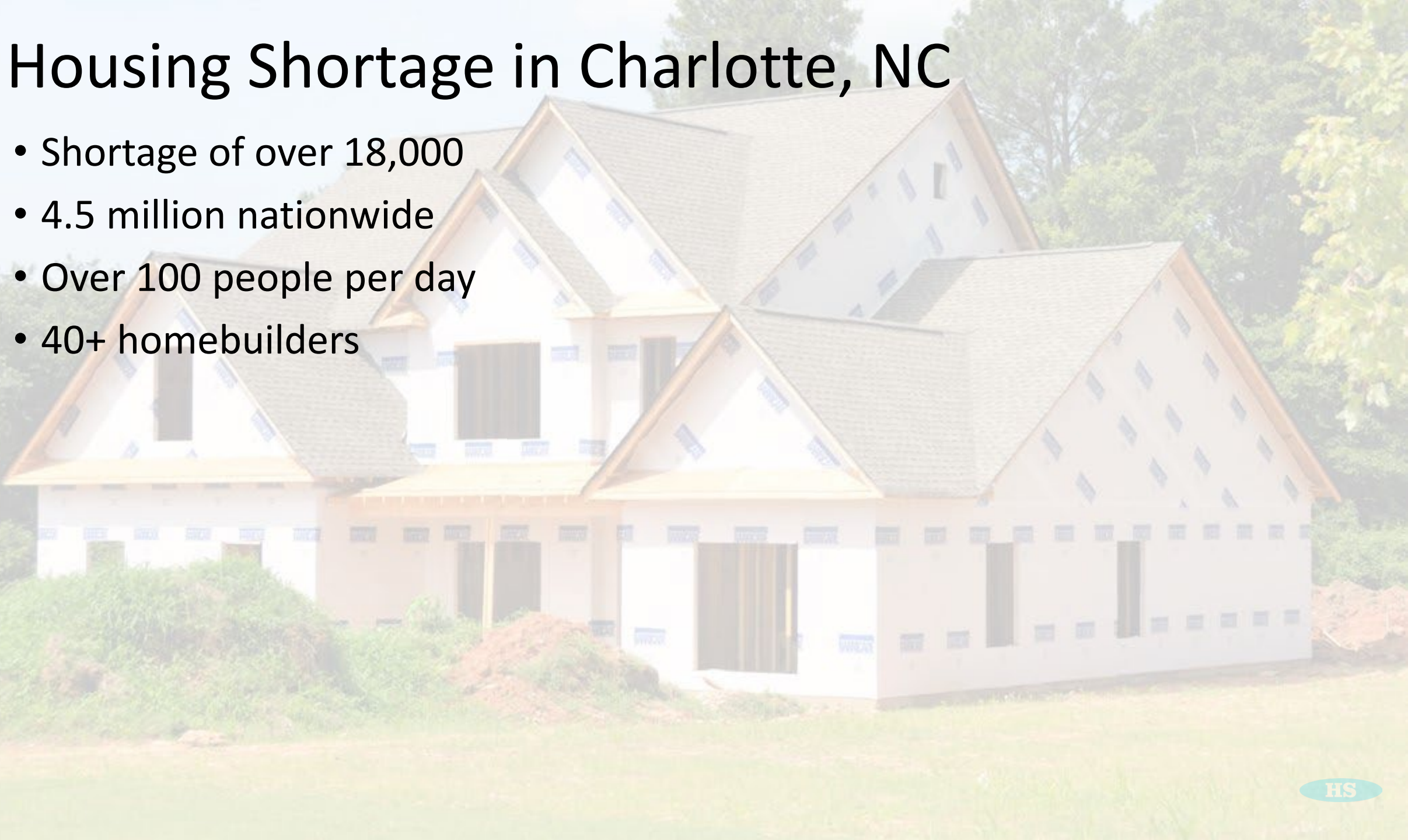
- Added homesites will significantly help the growth of commercial areas
- Publix has been looking for an opportunity but needs rooftops with higher median incomes

Natural Resources

- Reduced lot size allows for increased open space, increased tree save
- Site plan avoids multiple creek crossings, protecting water ways

Housing Shortage in Charlotte, NC

- Shortage of over 18,000
- 4.5 million nationwide
- Over 100 people per day
- 40+ homebuilders



16 of Top 20 Builders in Charlotte

D·R·HORTON

America's Builder

LENNAR®

Pulte™
Homes

NVR

Meritage
Homes®

Setting the standard
for energy-efficient homes®

KBHOME

taylor
morrison

Homes Inspired by You



Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

CENTURY
COMMUNITIES®



ASHTON WOODS™



M/I HOMES



DREAM FINDERS HOMES

LGI
HOMES®

David Weekley
Homes

tri pointe®
HOMES

mattamyHOMES

HS

Housing Shortage in Charlotte, NC

- Shortage of over 18,000
- 4.5 million nationwide
- Over 100 people per day
- 40+ homebuilders
- 16 of the top 20 builders nationally
- All need Lots
- Lack of utilities



- 2015 Valkyrie/Livewell
- 2016 Meritage Homes
- 2019 Eastwood Homes
- 2021 Smith Douglas Homes
- 2022 Springs/Walls/James
- Constant Changes to architecture, site plan
- Goal posts constantly moved
- Denial may be personal
- Jim Hope former Council Member

Holly Springs Team

Kimley Horn – Traffic Engineer

Clients across the country

Traffic Engineer for Mt. Holly and Belmont

Will design offsite improvements



TRAFFIC STUDY RESULTS

Performed by Kimley-Horn:

- Scope coordinated with County and NCDOT staff throughout the process
- Followed national, state, and county standards
- Approved by both County and NCDOT staff

TIA is conservative in nature:

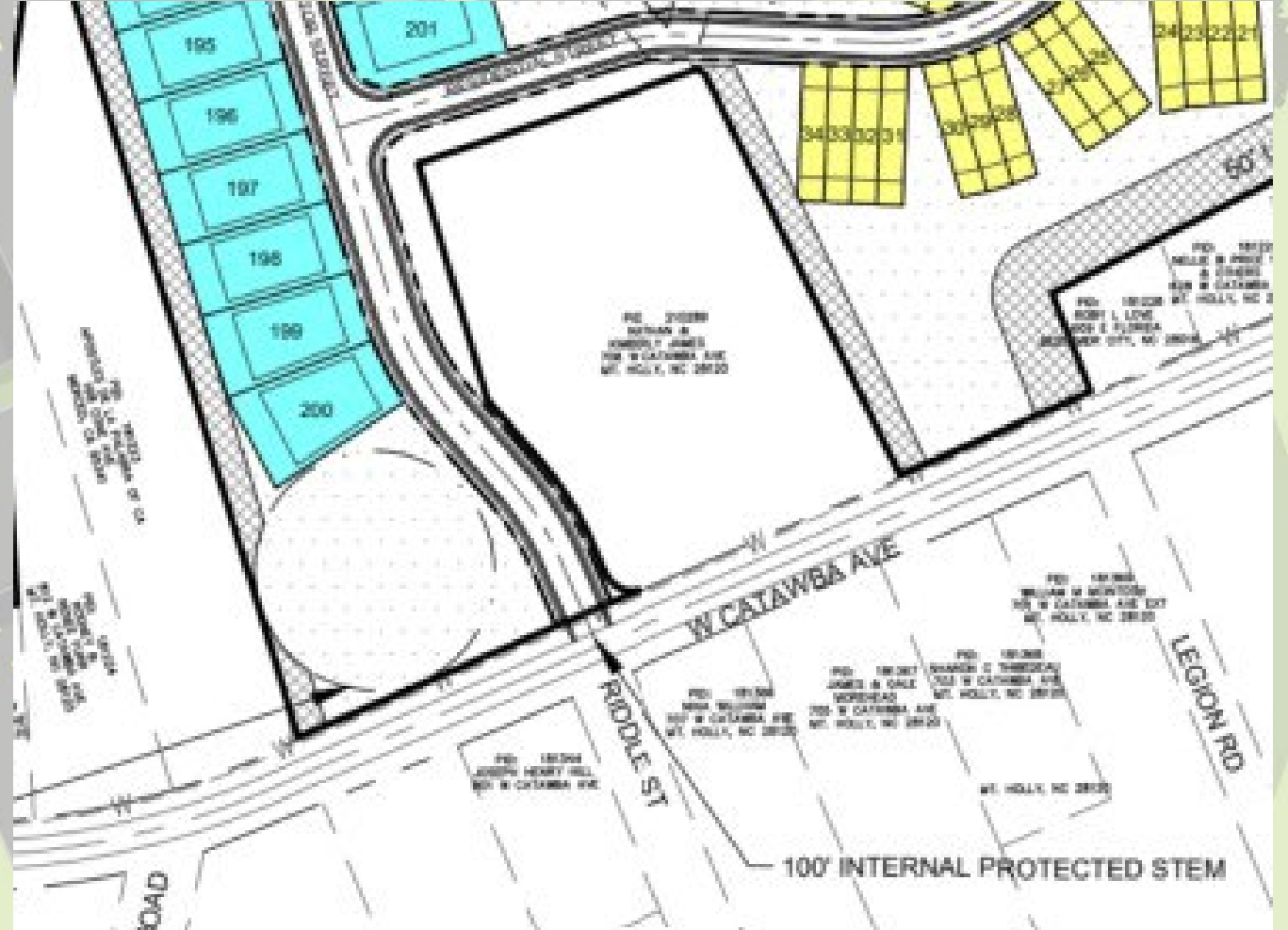
- Studied original layout with 372 homes
- Only 251 being proposed, <70%

TIA Conclusions:

1. W Catawba Avenue & Riddle Street/Access #1

- Single southbound egress and single ingress lane with stop sign on Access #1
- 100-foot internal protected stem (IPS) along Access #1

RIDDLE ROAD



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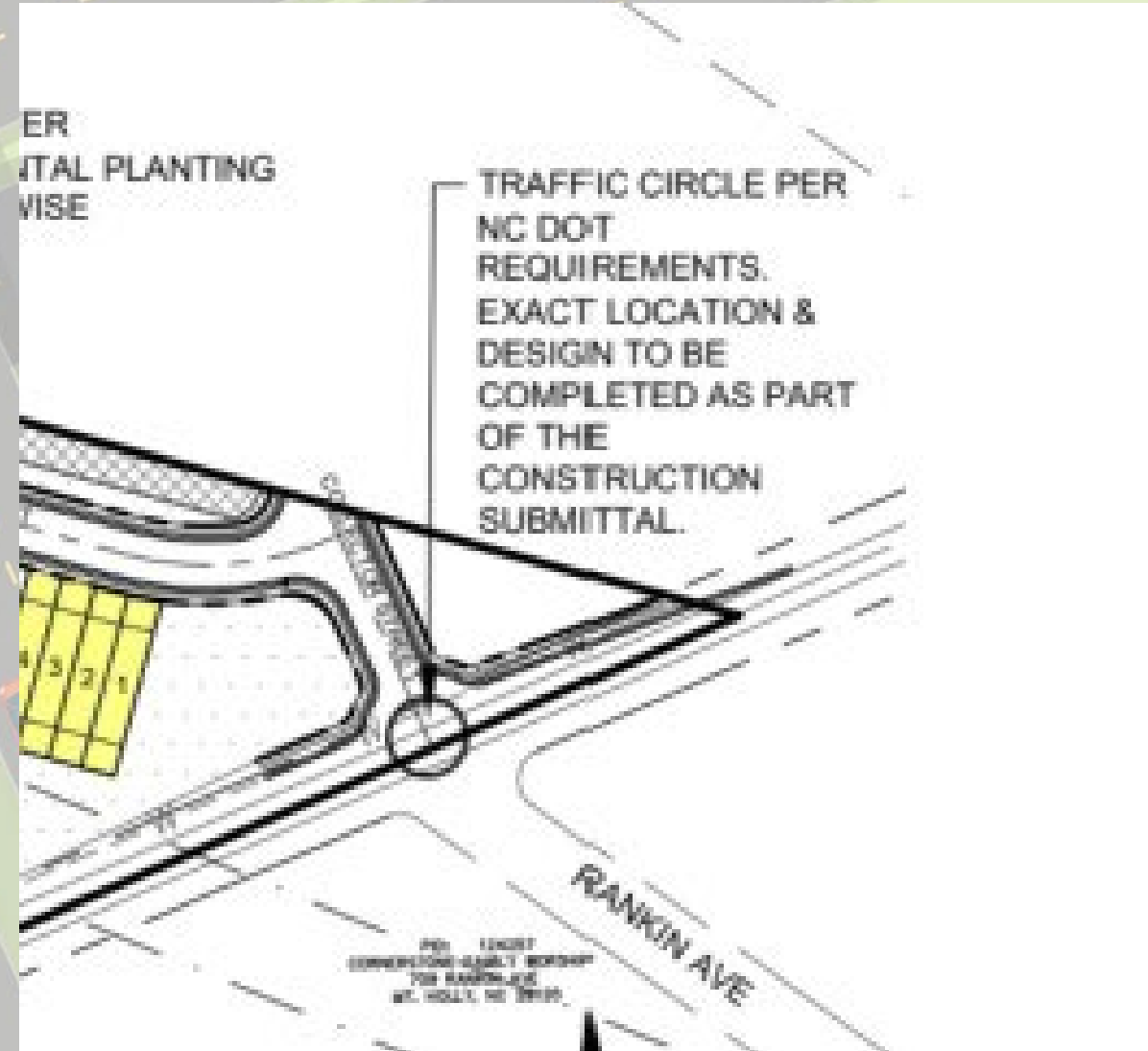
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- Single southbound egress and single ingress lane with stop sign on Access #1
- 100-foot internal protected stem (IPS) along Access #1

2. W Catawba Avenue & Rankin Avenue/Access #2

- Construction of single lane roundabout
- Single southbound egress and single ingress lane on Access #2
- Maximize the IPS along Access #2
- Improves traffic conditions and safety over signal or stop signs
- Will be designed to meet NCDOT standards

RANKIN ROAD



TRAFFIC STUDY RESULTS

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2. W Catawba Avenue & Rankin Avenue/Access #2

- Construction of single lane roundabout
- Single southbound egress and single ingress lane on Access #2
- Maximize the IPS along Access #2
- Projected to improve traffic conditions
- Will be designed to meet NCDOT standards

The study shows minimal traffic impact caused by the project throughout the identified study area.

Holly Springs Team

Waste Management Pros of the South East

Independent of builder and developer

Over 30 years experience

Succession plan is registered with NC and SC already

Over 100 projects in process in NC and SC

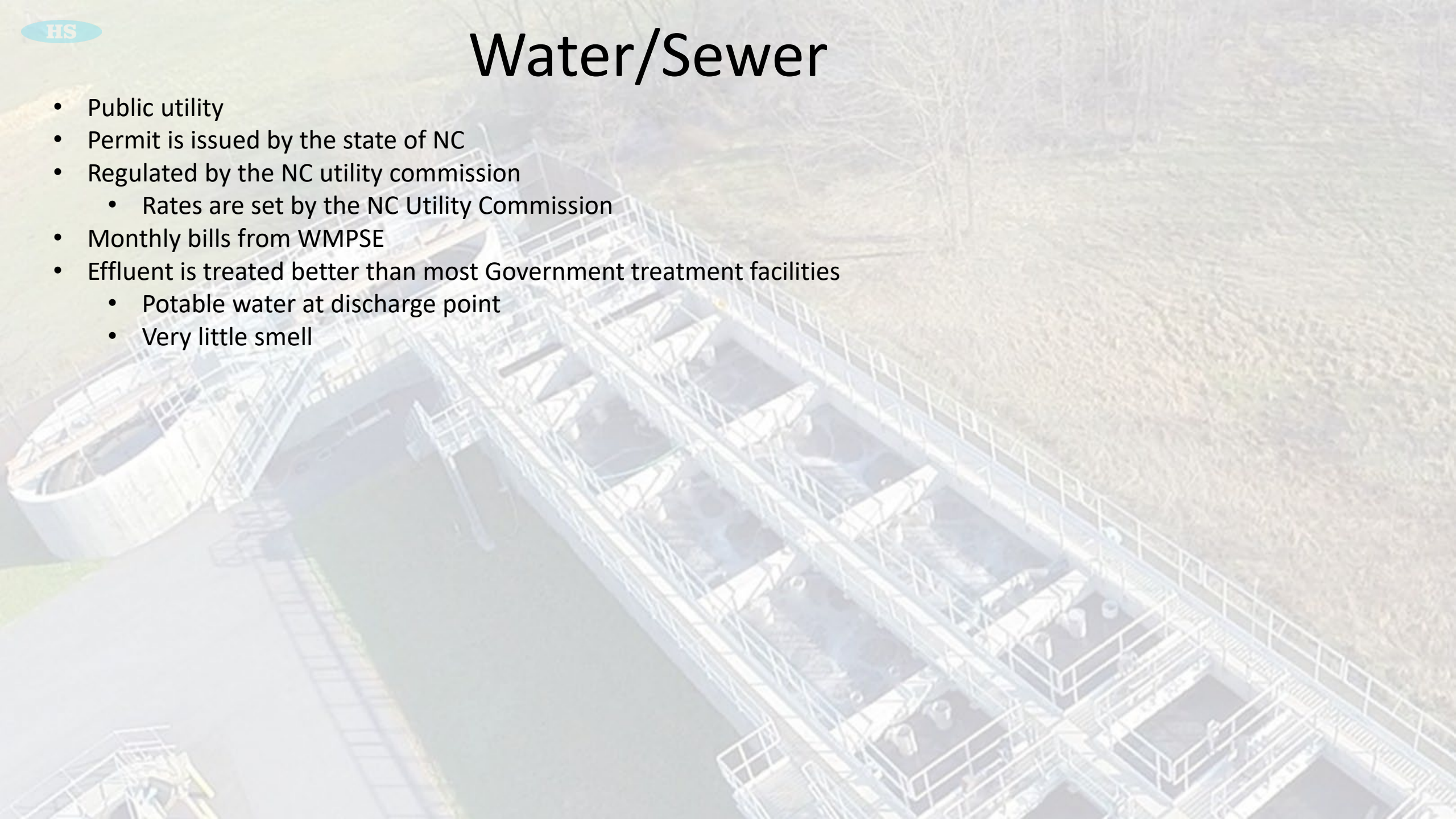


WMPSE

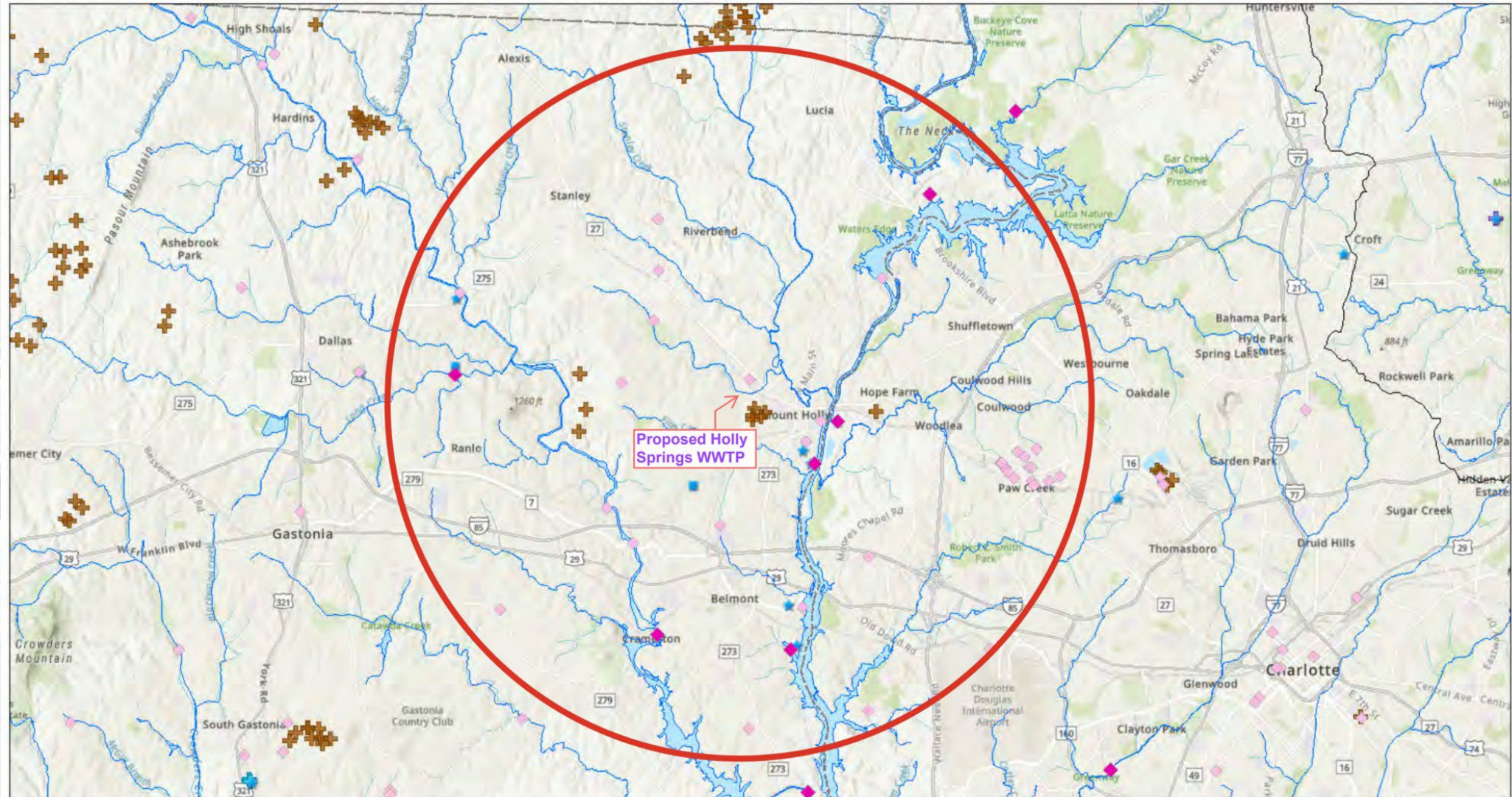
WASTE MANAGEMENT PROS OF THE SOUTHEAST

Water/Sewer

- Public utility
- Permit is issued by the state of NC
- Regulated by the NC utility commission
 - Rates are set by the NC Utility Commission
- Monthly bills from WMPSE
- Effluent is treated better than most Government treatment facilities
 - Potable water at discharge point
 - Very little smell



ArcGIS Web Map



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NPDES Wastewater Discharge Permits

Major

Minor

Non-Discharge Permits

Major

Minor

Non Discharge Land Application Field Permits

Wastewater Irrigation

Reclaimed Water

Land Application of Residuals (503)

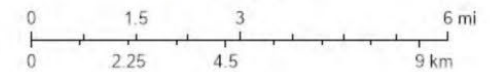
Surface Water Classifications

NC Counties

Major River Basins

5-Mile Radius

1:144,448



Esri, NASA, NGA, USGS, County of Gaston, mecknc, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

Water/Sewer

- Public utility
- Permit is issued by the state of NC
- Regulated by the NC utility commission
 - Rates are set by the NC Utility Commission
- Monthly bills from WMPSE
- Effluent is treated better than most Government treatment facilities
 - Potable water at discharge point
 - Very little smell
- Multiple existing discharges
- DEQ will determine locations for water wells
 - Locations will not impact the site plan
- Permits in hand
- Monitoring
 - Quarterly 500' up and downstream
 - Monthly 250' up and downstream
 - Weekly at discharge
- May have to dirty up the water to protect marine life
- OST can be expanded for future growth

Highly Engineered On Site Treatment Facilities (OST's)

www.aquapoint.com

AquaCELL is a moving bed biofilm reactor (MBBR) process in which millions of submerged polyethylene (HDPE) biofilm carriers operate in motion within an aerated or mechanically mixed basin. Each carrier element incorporates multiple cells of protected surface area to sustain a dense community of attached growth fixed-film microorganisms (heterotrophic and autotrophic bacteria). As the neutrally buoyant carriers move throughout the water column, oxygen and organic/inorganic material are available to the biofilm which absorbs, oxidizes and reduces these pollutants thus providing treatment. The dense population of bacteria provides high-rate productivity, enhanced nitrification/denitrification, process stability, small footprint and ease of operation.



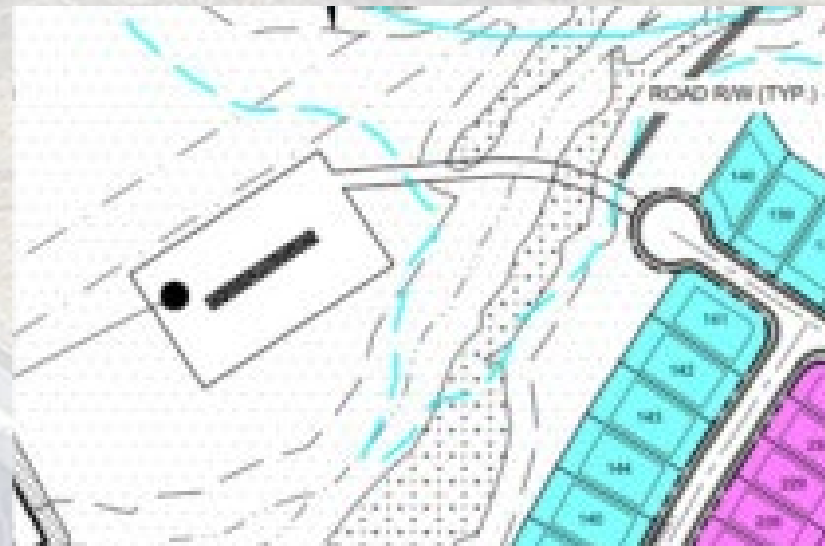
Above Ground



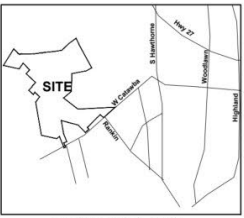
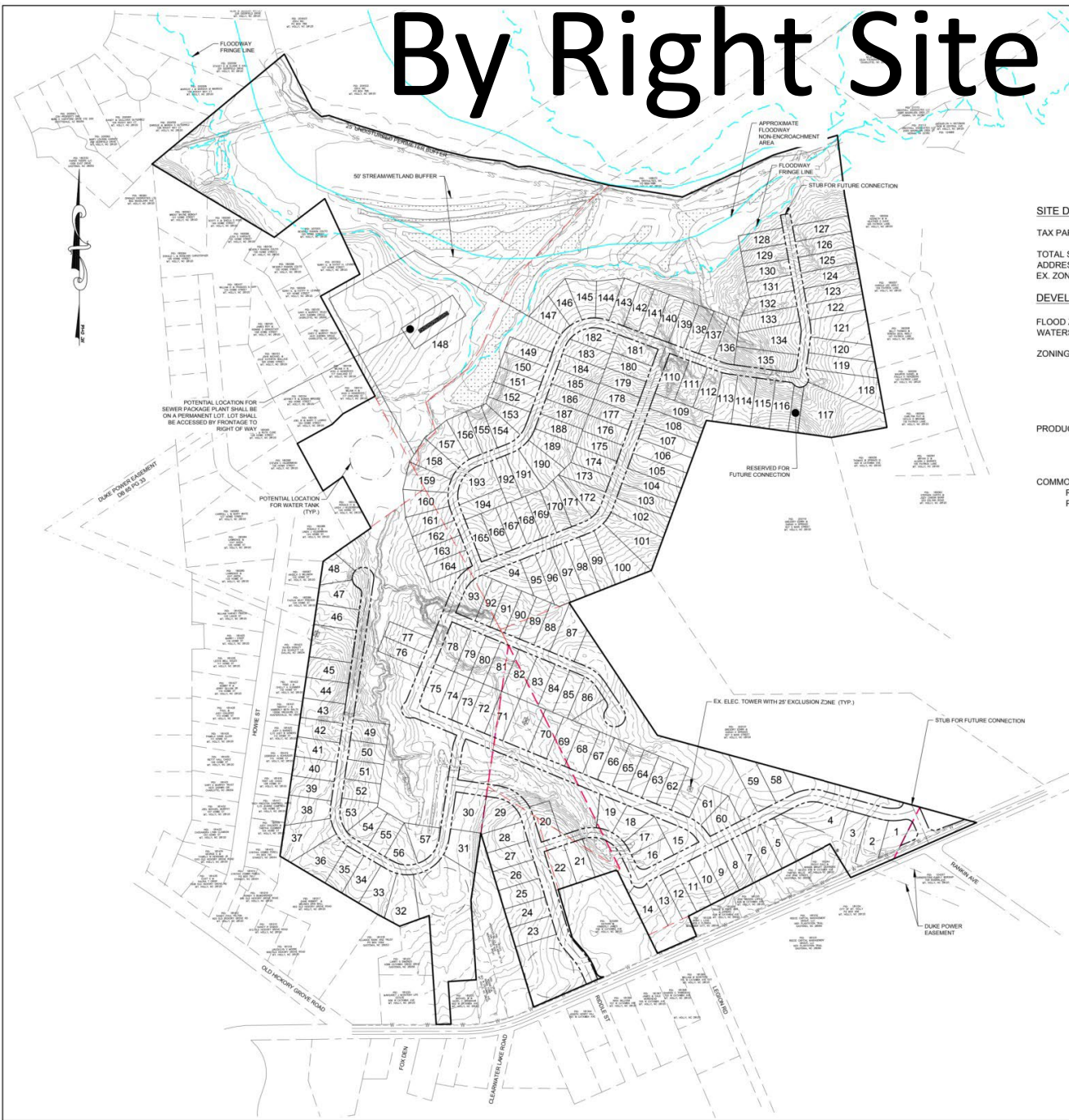


Below Ground





By Right Site Plan



SITE DATA
TAX PARCEL NO.: 181214, 180092, 202690, 181227, 202122, 225889, 199264, 181225, 210290, 312830
TOTAL SITE AREA: ±135.67 AC.
ADDRESS: W. CATAWBA AVENUE, MT. HOLLY, NC
EX. ZONING: R-1, RS-12 (COUNTY) WITH URBAN STANDARDS OVERLAY

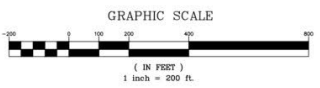
DEVELOPMENT DATA:
FLOOD ZONE: AE FROM TAYLORS CREEK
WATERSHED DISTRICT: CATAWBA WATERSHED (PROTECTED IV)
ZONING: R-1
LOTS: 19-29, 68-72, 81-83 (19 TOTAL LOTS)
NOTE: TWO UTILITIES WILL BE PROVIDED FOR ALL LOTS
R-12
LOTS: 1-19, 30-67, 73-80, 84-194 (175 TOTAL LOTS)

PRODUCT:
80' WIDE LOT - 19 UNITS
65' WIDE LOT - 174 UNITS
TOTAL: 194 UNITS + 1 SEWER PLANT
NOTE: SEWER PLANT WILL BE PROVIDED WITH ITS OWN LOT

COMMON OPEN SPACE
REQUIRED: 20.00% OF TOTAL SITE AREA - 27.13 AC.
PROVIDED: 20.00% OF TOTAL SITE AREA - 27.13 AC. (COMBINATION OF ACTIVE/PASSIVE OPEN SPACE)

LOT STANDARDS		
ZONING	R-1	RS-12
FRONT SETBACK	30'	30'
SIDE SETBACK	15'	8'
REAR SETBACK	25'	20'
MIN. LOT SIZE	12,000 SF	12,000 SF
MAX. BUILDING HEIGHT	45'	-
MIN. LOT WIDTH*	80'	65'

*MINIMUM LOT WIDTH IS MEASURED AT THE FRONT SETBACK



DATE	ISSUED FOR	REV



Know what's below.
Call before you dig.

Engineer:



R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management
1100 Newberry Blvd., Suite 200, Charlotte, NC 28208
P: (803) 952-1700
www.rjoe-harris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

**REZONING
ONLY
NOT FOR
CONSTRUCTION**

Project Manager C. Bridges	Drawn R. Young
Department Manager C. Bridges	Checked C. Bridges
Print/Plot Date July 21, 2025	Asbuilt Date -
Client Tom Springs 400 W. CATAWBA AVE MT. HOLLY, NORTH CAROLINA 28120 P: (704) 827-7791	

Project:
Holly Springs

Drawing Title:
By-Right Sketch Plan

Project No. 4710	Drawing No. RZ-1
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Drawn By Name:
4710 - Reopening Site Plan
(By Right)

COMPARISON

251 Homesites vs 194 Homesites

Lose architectural guidelines

Lose walking trails/amenity center

Less tree save area

Less common open space

Lose donation to the school system

Probably lower home prices

Still built with On Site Treatment Facility and wells

County loses roughly \$440,000 per year in property taxes

		Rezoning	
	Number	Average Price	Taxes
TH's	84	\$330,000.00	\$288,288.00
52'	105	\$460,000.00	\$502,320.00
62'	62	\$560,000.00	\$361,088.00
		Total	\$1,151,696.00

		By Right Plan	
	Number	Average Price	Taxes
80'	194	\$350,000.00	\$706,160.00
		Total	\$706,160.00

The background of the image is a solid light pink color. It is populated with numerous 3D question marks of varying sizes and orientations. These question marks are rendered in a light pink color with a subtle gradient and a soft shadow, giving them a three-dimensional appearance as if they are floating or scattered across the surface.

Questions?