



# Holly Springs Town Council

## Town Council Meeting Agenda Cover Sheet

---

### Agenda Item#: 5.

#### Public Hearings

**Title:** Green Oaks Tech Center PUD 21-PUD-01 -Joint Public Hearing

**Strategic Priority Area:** Responsible & Balanced Growth  
Economic Prosperity & Diversity

**Staff Resource:** Sean Ryan, Development Services

---

#### Action(s):

1. Hold a Joint Public Hearing of Town Council and Planning Board on Planned Unit Development #21-PUD-01 for Green Oaks Tech Center as submitted by Crescent Communities.
2. Forward Planned Unit Development #21-PUD-01 for Green Oaks Tech Center to the Holly Springs Planning Board for review and recommendation at their regularly scheduled meeting on September 28, 2021.

#### Explanation:

- The project consists of multiple parcels totalling approximately 120 acres and is located at the southeast corner of Green Oaks Parkway and Holly Springs New Hill Road. It is also located generally north of Thomas Mills Road.
- The applicant is requesting to rezone the property to Planned Unit Development (PUD) and has submitted an associated PUD Master Plan for approval. The PUD would allow a mix of industrial and commercial uses in various districts across the property.

#### Background:

- The Development Procedures Manual (DPM) requires a Joint Public Hearing for the PUD Master Plan to allow for both the Planning Board and Town Council to hear public concerns and support for the proposed zoning before considering the request.
- Once this hearing is held, the petition will be forwarded to the Planning Board to review, discuss and make a recommendation on the Rezoning and PUD Master Plan that will be forwarded to the Town Council for final determination.
- It is anticipated that there will also be a developer agreement for this project that will come to the Town Council for determination at a subsequent meeting. The anticipated components will include fee-in-lieu of future transportation improvements as well as terms related to a partnership with the developer for design and construction of the realignment of the Old Holly Springs Apex Road and New Hill Holly Springs Road intersection.
- This PUD may help achieve some of the Town Council's strategic initiatives, specifically:
  - Economic Prosperity & Diversity Initiative 1.1: Concentrate business recruitment

efforts in the target industries of Wake County Economic Development, specifically Life Sciences, Advanced Manufacturing, IT & Technology, and Clean Tech & Smart Grid; and

- Responsible & Balanced Growth Initiative 2.1: Pursue a residential/non-residential tax base ratio of 70%/30%.

**Funding Source(s):**

N/A

**Attachment(s):**

1. StaffReport\_21PUD01\_GreenOaksTech
2. PUDDocuments\_21PUD01\_GreenOaksTech