



# The Town of Holly Springs

DEPARTMENT OF PLANNING & ZONING

June 23, 2021

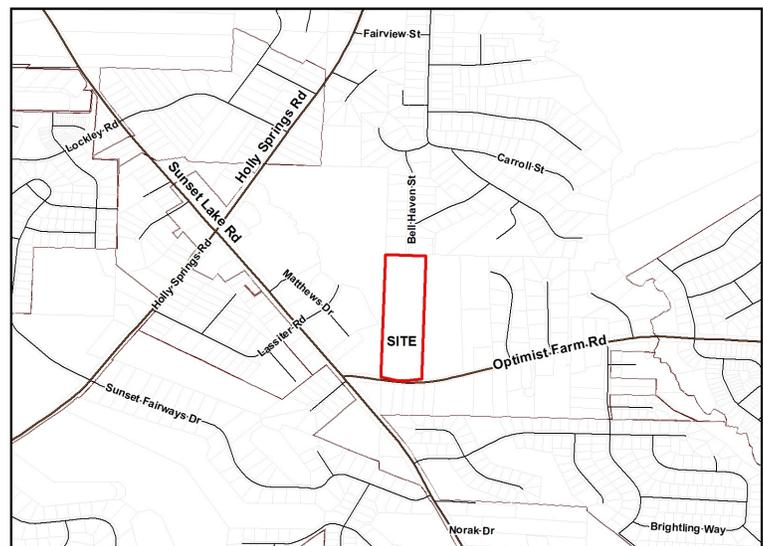
## Public Hearing—Tuesday, July 20, 2021

RE: 20-REZ-05 4900 Optimist Farm Road

Dear Adjacent Property Owner,

The Department of Planning & Zoning invites you to attend a Public Hearing to receive comment on the following:

**#21-REZ-05** A request by Underfoot Engineering to change the zoning of approximately 13.17 acres from R-30: Residential to LB CU: Local Business Conditional Use and RMF-8 CU: Multifamily Residential Conditional Use. The property is located at 4900 Optimist Farm Road and is further described with the following Wake County PIN: 0669167505.



The proposed zone map change would change the current zoning classification and allowable uses, building setbacks, landscaping, and appearance regulations on the above referenced property. The purpose of the public hearing is to determine whether or not the land uses, densities, and development standards allowed in the proposed zoning district are appropriate for the site. Specific site plans are not addressed during the review of this request. This request is subject to change due to the discussion, debate, and possible objections at the public hearing.

All information related to this petition is available by request by contacting the project planner listed below. Additional information regarding this request can be found by visiting our webpage at: [www.hollyspringsnc.us/publichearings](http://www.hollyspringsnc.us/publichearings).

## Public Hearing

Holly Springs Town Council

Date: Tuesday, March 16, 2021

Time: 7:00 p.m. or as soon thereafter as possible

Location: Town Hall Council Chambers

128 S. Main Street

Holly Springs, North Carolina 27540

### For more information, Contact:

Project Planner

Melissa Sigmund, Current Planning Manager

(919) 557-3905

[melissa.sigmund@hollyspringsnc.gov](mailto:melissa.sigmund@hollyspringsnc.gov)

# Quick Guide to Public Hearings

## What is a Public Hearing?

Public hearings are often required by federal, state or local law. These hearings allow the Town Council to receive and consider public views before deciding important issues. This process is an opportunity for members of the public to share their thoughts before decisions are made.

## **Legislative Public Hearing (Comprehensive Plan Amendment or Rezoning)**

Legislative public hearings are held prior to a change in policy that may affect the entire community. This includes decisions on land use, such as comprehensive plan map designations and changes in zoning districts. 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.

## How to prepare for a Public Hearing

### **If you do not have comments or concerns:**

- If you do not have any comments or concerns on the proposal, plan on attending the public hearing to learn more information about the proposal. If you decide you have comments or concerns based upon the discussion of the proposal, you will be allowed to share your thoughts with the Town Council.

### **If you have comments or concerns:**

- If you have comments or concerns on the proposal, plan on attending the public hearing to share your thoughts with the Town Council. Sometimes, things such as photos, appraisals, or other documentation are helpful. Anything you present to the Town Council will be collected by the Clerk for permanent record.

### **If you are in support of the proposal:**

- If you are in support of the proposal, plan on attending the public hearing to share your support with the Town Council.

## What to expect at the Public Hearing

When you arrive in the Holly Springs Council Chambers on the second floor of Town Hall (128 S. Main Street), look for the public hearing sign-up sheet located on the table inside the doorway. Place your name on the appropriate sign-up sheet if you would like to speak during the public hearing. Please find a seat in the council chambers and wait for the public hearing to begin.

For all public hearings, the Mayor or Chair will call on a staff member to present details about the proposal. The Mayor or Chair will then open the public hearing for individuals who want to speak. If you signed up to speak, your name will be called to come to the podium. Follow these tips when speaking:

- Before making your comments, please state your full name and address.
- Be concise with your remarks; it may help to write your comments before the meeting to ensure you capture your important points.
- Limit comments to three minutes or less. The Mayor or Chair will politely interrupt you to remind you that your time has expired and will call the next speaker to the podium.
- Avoid repetition; if other speakers before you have already made a certain point, then please don't repeat those comments.
- Designate a spokesperson for groups; this is the most effective way to relay the points of groups to avoid repetition. The spokesperson may recognize the group by asking them to stand.

## If you cannot attend the Public Hearing

If you cannot attend the public hearing but you would like to share your thoughts on the proposal with the Town Council, please contact Joni Powell, Town Clerk, at [joni.powell@hollyspringsnc.us](mailto:joni.powell@hollyspringsnc.us) or 919-557-3900.