

## General Information

Stream buffers, also known as riparian buffers, protect water quality and habitats in streams by protecting land adjacent to streams. The Town of Holly Springs enforces various stream buffer rules as it relates to development within the buffer. Stream buffers regulated by Holly Springs are:

- Neuse River Basin Buffer: 100' zoned buffers measured from the top of the bank of either side of perennial and intermittent streams.
- Cape Fear River Basin Buffer: 30' zoned buffers measured from the top of the bank of either side of perennial and intermittent streams.
- Bass Lake Buffer: 100' undisturbed buffer measured from the top of the bank of either side of perennial streams upstream of Bass Lake.

Visit <https://www.hollyspringsnc.gov/911/About-Stream-Buffers> for more information.

## Submittal Requirements

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

Submit the following items via the [Portal](#):

- Application
- Findings of Fact
- Site Plan or other Documentation\*
- USGS and Wake County Soil Survey stream information for the project location

\*A detailed site plan or other documentation should be provided with the petition to provide evidence regarding the justification for the requested waiver or modification. These plans should not be larger than 24" x 36"

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

For questions about your submittal, please reach out to [dsintake@hollyspringsnc.gov](mailto:dsintake@hollyspringsnc.gov)



# RIPARIAN BUFFER APPLICATION

DPM Appendix #A.11 Supplement 20 March 2023

<b>PETITION CONTACT INFORMATION</b> <i>(Attach additional sheets if needed)</i>	
Applicant and Financially Responsible Party will need to register for an account on the <a href="#">Portal</a> .	
<b>Project Applicant</b> Check One: <input type="checkbox"/> Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Design Professional <input type="checkbox"/> Developer <input type="checkbox"/> Other	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
<b>REQUIRED: Property Owner(s) if different from Applicant/Contact</b> <i>(Attach additional sheets if needed)</i>	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:

<b>PROJECT INFORMATION</b>	
Project Name	
Petition Type	<input type="checkbox"/> Waiver <input type="checkbox"/> Modification
Project Location <i>Use street address. If none, use closest intersection</i>	<input type="checkbox"/> Within Corporate Limits <input type="checkbox"/> Within Holly Springs ETJ <input type="checkbox"/> Pending Annexation
Proposed Use	
PIN(s)	
Real Estate ID(s)	
Total Tract Acreage	
Total Project Acreage	

<b>WAIVER REQUEST (please be specific)</b>
Neuse River Basin Riparian Buffer Protection (Zone NRB 3)
Cape Fear River Basin Riparian Buffer Protection (Zone CFB 1)
Cape Fear River Basin Riparian Protection (Zone CFB 2)
Specific Request <i>(Attach additional sheets if needed)</i> :



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**FINDINGS OF FACT | Respond to each finding.** *(Attach additional sheets if needed)*

A petition for Waiver of Riparian Buffer Regulations may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Town Council to make a written determination that:

1. The carrying out of the strict letter of the UDO will result in practical difficulties in the development of the property included in the Waiver Petition. Reason:

2. Approval will observe the spirit of the UDO. Reason:

3. Approval will secure public safety and welfare. Reason:

4. Approval will provide substantial justice. Reason:

5. a. There are exceptional conditions pertaining to the particular piece of property in question because of its shape, size or topography that are not applicable to other lands, buildings or structures in the same district, or  
b. There is a peculiar characteristic of a proposed use which makes the application of certain development standards of the UDO, as requested in the petition for waiver of Riparian Buffer Regulations, unrealistic. Reason:

6. Granting the Waiver requested will not confer any special privileges that are denied to other owners or residents of the district in which the property is located. Reason:



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7. A literal interpretation of the provisions of the UDO would deprive the applicant of rights commonly enjoyed by other owners and residents of the district in which the property is located. Reason:

8. The requested Waiver will be in harmony with the purpose and intent of the UDO and will not be injurious to neighbor or to the general welfare. Reason:

9. The special circumstances giving rise to the Waiver request are not as a result of actions of the applicant. Reason:

10. Waiver Requested is the minimum variance that will make possible the legal use of the land, building or structure. Reason:

## **CERTIFICATE OF COMPLETION**

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

Signature of Applicant:

Date: