



Agenda

Call to Order

Roll Call

Pledge of Allegiance

Invocation

Agenda Adjustment

Approval of Minutes

1. May 26, 2026 Regular Meeting Minutes

Town Council Meeting Representative

Public Comment Notes on the Comment Period -Each speaker may speak up to 3 minutes, and the total comment period will be 15 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.

-Each speaker may speak up to 3 minutes, and the total comment period will be 15 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.

Zone Map Change Petitions

2. Rezoning 22-REZ-02 Meridian at Sunset Commons
3. Rezoning 25-REZ-09 New School Montessori

Other Business

4. Town Council Official Action Overview
5. Committee Reports
6. Development Services Report
7. Other Business

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.us 919-557-3900



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 1.

New Business

Title: May 26, 2026 Regular Meeting Minutes

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Mackenzie Fretz, Development Services

Action(s):

- Adopt May 26, 2026 meeting minutes

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. May26_2026_PB_Minutes-DRAFT

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday May 26, 2026 at 7:00pm.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on **May 26, 2026**. At 7:00 p.m. after determining whether a quorum was present, Chairman Rick Madoni called the meeting to order.

Staff Members Present:

Sean Ryan, Planning Division Manager
Cheryl Caines, Senior Planner
Jay Osborne, Asst. Town Attorney
Mackenzie Fretz, Board Clerk

The Board completed roll call.

Planning Board Members Present:

Rick Madoni, *Chair*
Thomas Urquhart, *Vice-Chair*
Tanner Davis, *ETJ*
Sara Kempin
Craig Kessler
Kathy Stamper
Joanna Holder
Van Crandall

Members Absent: Josh Prizer

The Board recited the Pledge of Allegiance, and the meeting opened with an invocation by Thomas Urquhart.

Agenda Item #5: Agenda Adjustment

None.

Agenda Item #6: Approval of Minutes

a. *April 28, 2026, Minutes*

Motion:

Motion to approve April 28, 2026 Minutes with Town Council June date adjustment.

Motion by: Thomas Urquhart

Second by: Kathy Stamper

abstained: Joanna Holder and Van Crandall

Action: The Planning Board vote in favor of the motion (6-0)

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday May 26, 2026 at 7:00pm.

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
 - June 2 – Craig Kessler
 - June 16 – Josh Prizer
 - July 21 – Van Crandall

Agenda Item #8: Public Comment

None.

Agenda Item #9: UDO Text Amendments

Semiannual UDO Text Amendments 26-UDO-01

Ms. Caines presents the staff report providing an overview of the semiannual UDO text amendments.

Ms. Stamper asks why are public notices published in the News & Observer (N&O), and are there any alternatives? Many residents don't read the N&O anymore; could that be why there was no testimony at the public hearing?

Ms. Caines answers that we are required to post in newspaper for legislative amendments but that staff additionally post on the TOHS website, specifically within the Town Council's public hearing page.

Ms. Stamper asks on part 19, page 39, why was the wording changed from "postmarked" to "deposited in the mail"? How will the town verify the date it was deposited for transparency, given the 10–25 day time window?

Ms. Caines answers that the change was made to match state law language, which uses "deposited in the mail" for required public notices, including neighborhood meetings. To avoid confusion, the town aligned the neighborhood meeting language with the state statute.

Ms. Caines continues that for verification, the letter is dated with the date it is mailed. Applicants must submit a copy of the letter and a list of recipients as part of the application. Additionally, applicants must sign the neighborhood meeting report, so there is a documentation and trust element involved.

Ms. Stamper then points out the definition for "residential care facilities" on page 40; the language uses "aged and disabled persons." Given ADA preferences for people-first language, can this be revised to "persons with disabilities"? Additionally, "aged" can be problematic because age itself is not necessarily a disability, and people in these facilities may be young but disabled. I would suggest removing "aged," focusing on "persons with disabilities," and making "infirmities" plural ("physical or mental infirmities").

Staff receives this feedback and will note when making draft adjustments.

Ms. Kempin points out that in the table starting on page 21, tasting rooms and car washes are shown as PS, not CD. Why not make them conditional district uses to allow more public comment?

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday May 26, 2026 at 7:00pm.

Ms. Caines answers that carwashes are designated PS mainly to match existing treatment of drive-through uses. They are being called out specifically because new special standards are proposed for car washes, but the intent is to keep them aligned with other drive-through uses. The proposed change for bars and tasting rooms concerns only the neighborhood mixed-use zone. The intent is to go from conditional district to permitted with special standards in that zone.

Ms. Kempin follows up by asking if the standards include noise.

Ms. Caines states it does not include noise due to the separate noise ordinance that governs noise impact.

Ms. Holder addresses concerns that SUP verses CD have a difference economically. Will approving a conditional district for one use unintentionally allow other uses to “slip in” under that conditional district?

Ms. Caines states that during review, staff ensures that the proposed use matches the specific use requested.

Mr. Davis asks for hot topic issues, can a public hearing be held at the beginning as well as the end of the process?

Ms. Caines explains the legislative process; and reminds the Board that the Town Council can also continue a public hearing if they feel that more time is needed for public comment. To change this would be a legislative change.

Mr. Osborne answers that staff and legal are open to looking into ways to handle particularly sensitive cases, but we must stay within the statutory framework.

Mr. Madoni asks if the 20–50 spaces are counted as staff spaces or total spaces?

Ms. Caines answers that under the current code, the threshold is 20–50 spaces across the entire project, not just staff.

Mr. Madoni shares concerns of reduction of Board of Adjustment cases in shifting SUPs to CDs.

Ms. Caines shares staff reviewed the actual number of SUPs and there was one recent SUP, but before that, several years passed between SUP cases. Most of the Board of Adjustment’s caseload consists of variance requests, not SUPs and believes that this change will not significantly diminish their workload.

No further discussions from the Board.

The Planning Board moves to motion.

Plan Consistency Statement:

The proposed Unified Development Ordinance (UDO) provides the Town of Holly Springs the necessary tools, policies, and development standards to implement Vision Holly Springs. Specifically, by allowing additional uses within neighborhood centers near residential development to serve daily needs, changing the review process to allow for more meaningful resident engagement for uses that could have community impacts; and making other minor changes to improve clarity for users. The proposed amendments to the Unified Development Ordinance respond to changes in policy or community needs, implement the Town’s vision established in the Comprehensive Plan, and provide clear and predictable development standards for Town staff, the general public, and the development community. The requested UDO amendments are reasonable and in the public interest.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday May 26, 2026 at 7:00pm.

Motion:

Staff Recommended Plan Consistency Statement

The proposed Unified Development Ordinance (UDO) provides the Town of Holly Springs the necessary tools, policies, and development standards to implement Vision Holly Springs. Specifically, by allowing additional uses within neighborhood centers near residential development to serve daily needs, changing the review process to allow for more meaningful resident engagement for uses that could have community impacts; and making other minor changes to improve clarity for users. The proposed amendments to the Unified Development Ordinance respond to changes in policy or community needs, implement the Town's vision established in the Comprehensive Plan, and provide clear and predictable development standards for Town staff, the general public, and the development community. The requested UDO amendments are reasonable and in the public interest.

Motion by: Thomas Urquhart

Second by: Joanna Holder

Action: The Planning Board voted in favor of the motion (8-0).

Motion:

Motion to recommend that the Town Council approve Unified Development Ordinance (UDO) Text Amendment 26-UDO-01 to modify the Unified Development Ordinance as submitted by the Town of Holly Springs, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Motion by: Craig Kessler

Second by: Thomas Urquhart

Action: The Planning Board voted in favor of the motion (8-0)

Agenda Item #10a: Committee Reports

LUAC (Van Crandall / Sara Kempin)

Last meeting: April 7

Next Meeting: July 7

Tree Advisory Committee (Joanna Holder / Craig Kessler)

- Last meeting: April 13, 2026

- Next meeting: July 13, 2026

Wild about nature was a success and this year we doubled the amount of birdhouses for kids and ran out.

Agenda Item #10b: Town Council Official Action Overview

25-REZ-02 Powell Place deferred to July 21, 2026

Agenda Item #10c: Development Services

Staff provided an update of the Solicitation for Development Partner Proposals (SDP) for North Main Athletic Complex and Downtown.

Agenda Item #10d: Other Business

Mr. Crandall asks about a contact at the DOT for discussion on roundabouts.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday May 26, 2026 at 7:00pm.

Agenda Item #11: Adjournment

Motion:

Motion to adjourn.

Motion by: Thomas Urquhart

Second by: Craig Kessler

Action: The Planning Board voted in favor of the Motion (8-0)

Time: 7:53pm

Mackenzie Fretz
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 2.

Development Services

Title: Rezoning 22-REZ-02 Meridian at Sunset Commons

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Cheryl Caines, Development Services, Elliot Blonshine, Development Services

Action(s):

- Adopt Consistency Statement
- Recommend to Town Council to approve/deny 22-REZ-02 Meridian at Sunset Commons Rezoning from NMX - Neighborhood Mixed Use to CB-CD Community Business Conditional Zoning District, and to forward the Planning Board Action Report with the recommendation to the Town Council.

Explanation:

- The Town has received a Conditional District Rezoning request to rezone 30.57 acres at 4950 Optimist Farm Rd. from NMX-Neighborhood Mixed-Use to MXR-CD Mixed-Use Residential Conditional Zoning District for an apartment development at 15 units/acre (\pm 458 units).
- The 30.57 acres to be rezoned is part of a larger 34.31 acre parcel.
- The site is located within the NE Gateway Master Plan area and a designated Mixed-Use Center on the Future Land Use Map of the Comprehensive Plan. The proposed apartments bring a new housing choice to the area with multi-modal connections to adjacent commercial areas.
- The Rezoning application was submitted prior to the effective date of the current 2022 Unified Development Ordinance (UDO), which allows the applicant Permit Choice under NC General Statutes. While the applicant has modified the request to be more consistent with the current UDO and Conditional Zoning District (CD) process, they retain the allowances outlined in the Conditional Use (CU) zoning process and standards in place at the time of application.
- This Rezoning case follows the legislative review process in place prior to the 2022 Unified Development Ordinance amendment that changed the timing of the public hearing to be prior to the Planning Board review and recommendation. The public hearing will be held following the Planning Board meeting at the May 19, 2026 Town Council meeting to consider the rezoning request and associated Development Agreement.

Staff Recommendation: Approval

Background:

- This application was made prior to the effective date of the current 2022 Unified

Planning Board Meeting
June 23, 2026

Development Ordinance (UDO). While the applicant has requested a Conditional Use Rezoning (CU) process under the previous UDO, the 2022 UDO does not contain provisions for CU applications. This type of zoning was changed in the 2022 UDO to the current Conditional Zoning District (CD) process. The applicant has modified the proposal materials to be more consistent with the CD process, such as providing a concept plan and Design Manual, while retaining the allowances outlined in the CU zoning process in place at the time of application.

- The site is located within the Northeast Gateway Master Plan area, which defines land uses, densities, road connections, design standards, and improvements needed to create a unique gateway center around the NC-540 interchange.

Funding Source(s):

n/a

Attachment(s):

1. 22REZ02_MeridianSunsetCommons_PBStffRpt_062326
2. 22REZ02_MeridianSunsetCommons_Petition
3. 25REZ02_Meridian Sunset Commons_Plans
4. 25REZ02_MeridianSunsetCommons_DesignManual
5. 22REZ02_MeridianSunsetCommons_WCPSSLtr

Project Type: Zoning Map Amendment (Rezoning)

Concurrent Applications:

Waiver / SUP/ VAR/ CPA

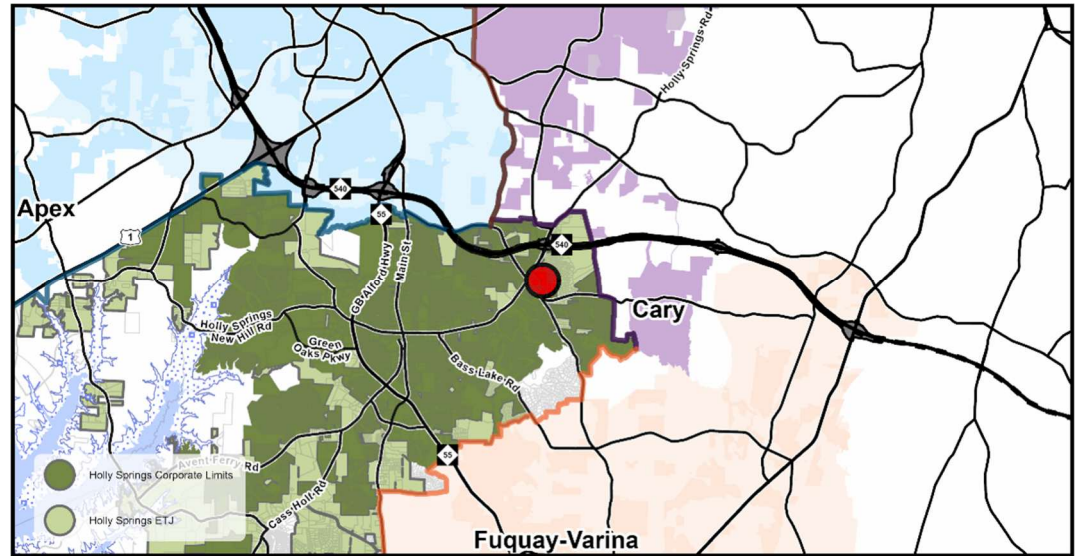
Applicant / Petitioner:

Jason Barron, Morningstar Law Group on behalf of Northview Partners

Property Address: 4950 Optimist Farm Rd.

Property Area: 30.57 ac. *

*portion of a 34.31-acre parcel



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

Project Summary:

A rezoning of 30.57 acres located at 4950 Optimist Farm Rd. from NMX – Neighborhood Mixed-Use to MXR-CD – Mixed-Use Residential – Conditional Zoning District for an apartment development at 15 units/acre (± 450 units) and the completion of the Lassiter Road connection between Sunset Lake Road and Holly Springs Road.

Requested Action:

Advisory Decision: The Planning Board will review the petition and make a recommendation to the Town Council to approve or deny the requested Zoning Map Amendment petition.

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Case Summary

Current Zoning:

NMX Neighborhood Mixed-Use
 Conditional Zoning District

Proposed Zoning:

MXR Mixed-Use Residential
 Conditional Zoning District



Aerial Photograph

Growth Strategy Map:

Places to Transform

Small Area Plan Designation:

Northeast Gateway Master Plan

Future Land Use Plan Designation:

Mixed-Use Center

Staff Analysis:

The Zoning Map Amendment is: Consistent with Adopted Plans/Ordinances Inconsistent with Adopted Plans/Ordinances

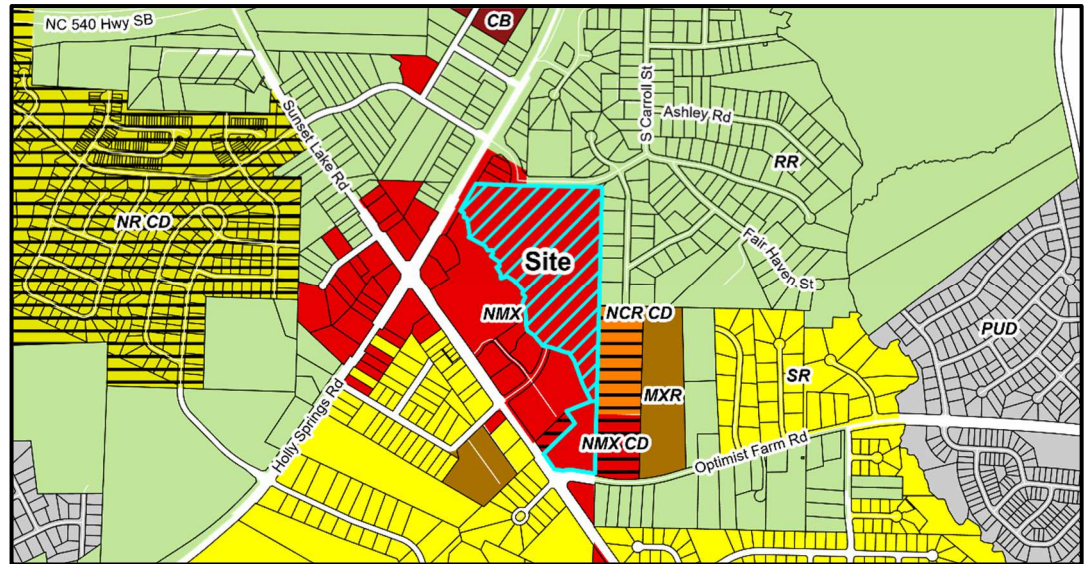
The NE Gateway Master Plan (Plan) was adopted in 2022 to identify the mix and intensity of uses, infrastructure improvements, and community character elements needed to transform the area around NC 540 into a regional center and unique Holly Springs gateway. Due to the anticipated densities of the area, the Plan emphasizes the importance of multi-modal travel networks, development that is complementary to existing uses, various housing choices for existing and future residents, transitions between differing uses, public spaces that encourage social interaction, and buildings that create a unique identity. The proposed Conditional Zoning District begins the implementation of the Plan. It introduces a different housing choice into the NE Gateway within walking distance of existing retail and services and proposes standards to create the transition between apartments and existing single-family to the east. The extension of the greenway and Lassiter Road through the site builds upon the existing transportation networks to provide multiple ways of getting around the area. A potential public amenity (or Parks fee-in-lieu) will create outdoor gathering space for those in the community. The proposed design standards related to building/parking placement, architectural interest, and potential Lassiter on-street parking will create a pedestrian friendly environment along the streetscape.

Staff Recommendation: Approve Deny

Current Zoning Information

Parcel #	Zoning	Area
0669170766	NMX	34.31 ac.
Total Area		34.31 ac.*

*Only 30.57 acres to be rezoned (hatched area)



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	NMX	Vacant
North	NMX, RR	Vacant, Mobile Home Park
South	NMX	Vacant
East	NMX, NCR-CD, RR	Vacant, Mobile Home Park
West	NMX	Commercial (Sunset Lake Commons)

Parcel Rezoning History

Rezoning Number: 96-R-14
 Original Zoning: I-1
 Approved Zoning: C-1
 Approval Date: 1/21/1997

Rezoning Number: 22-REZ-01 (Zoning Reassignment)
 Original Zoning: LB
 Approved Zoning: NMX
 Approval Date: 3/1/2022

Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Transform

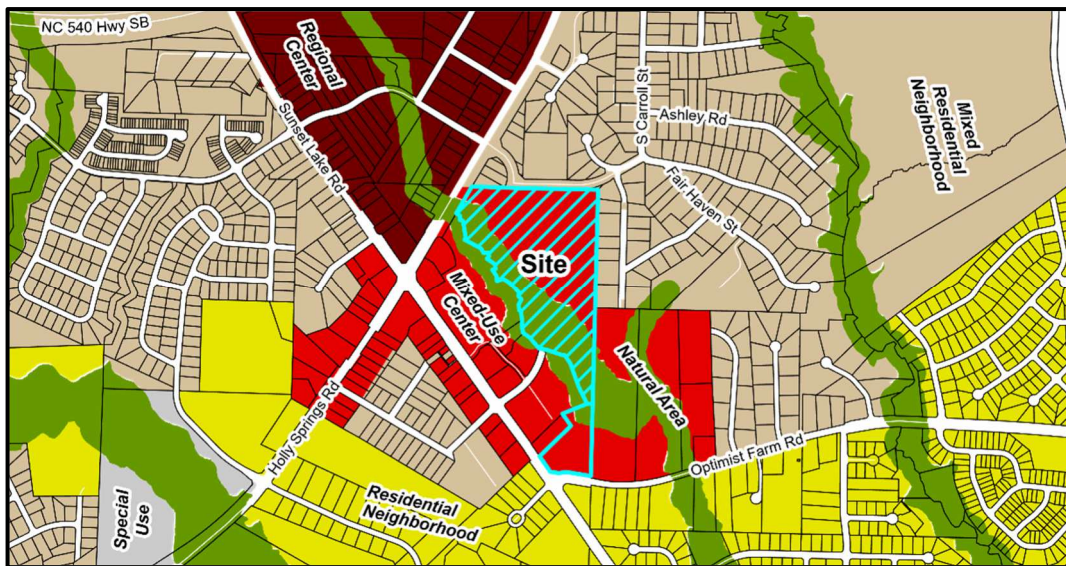
Future Land Use: Mixed-Use Center
Natural Area

Small Area Plan: Northeast Gateway Master Plan

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 Land 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	Description
<input checked="" type="checkbox"/> Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
<input checked="" type="checkbox"/> Suburban Remix	Activate neighborhood centers
<input type="checkbox"/> Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
<input checked="" type="checkbox"/> Context-Sensitive Infill Development Choices	Infill around single use residential areas
<input checked="" type="checkbox"/> Transitions	Complement existing development and avoid incompatibilities
<input checked="" type="checkbox"/> Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
<input type="checkbox"/> Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
<input checked="" type="checkbox"/> 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.

Growth Strategy Map: Places to Preserve

Places to preserve in Holly Springs safeguard environmentally sensitive lands and provide meaningful opportunities to link residents with nature. They generally include permanent conservation areas, one hundred-year floodplains, and land inside the high lake level and buffer area for the Shearon Harris Nuclear Power Plant. Future development is discouraged in these locations to protect natural areas throughout the community, with the exception of single dwelling detached homes on very large lots and cross-town trails and greenways that provide attractive, viable travel corridors for walking and biking.

Future Land Use: Mixed-Use Center

A Mixed-Use Center offers the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks in the core may stand three or more stories tall and encourage active public spaces between buildings. Residential units of office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the center. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation. Infill development and redevelopment activities should be coordinated closely with the Town (on a case-by-case basis) to phase development, program improvements, and set expectations during the transformation.

A large-scale, Mixed-Use Center may be surrounded by one or more residential neighborhoods that provide additional nearby home choices and encourage active living with a comprehensive and interconnected network of walkable streets.

Key Characteristics Include:

- Parking between the street and the building should be limited.
- Provide a variety of shared public open spaces throughout a walkable, activated environment, and may include formal and informal open spaces such as greens, squares, plazas, and community gardens.
- Grading of topography and clearing of vegetation may be necessary to achieve the higher density and compact development desired in the center.
- Front setbacks are variable, but in new development should be as small as possible.
- Multi-dwelling housing should be stacked over ground floor retail in the core or interspersed on small blocks so all buildings are within a short walking distance of a community green or non-residential uses.

Land Use & Character Information (cont.)

- Buildings should be 3 to 5 stories along the corridor but may be 2 to 3 stores in transitional areas.
- Sidewalks and bike facilities provide links to adjacent neighborhoods.

Future Land Use: Natural Area

Natural Areas are largely undeveloped and reserved for preservation and low-impact recreation (trails and greenways) because of their outstanding beauty, environmental features, or proximity to Harris Lake. Development should be sensitive to existing conditions.

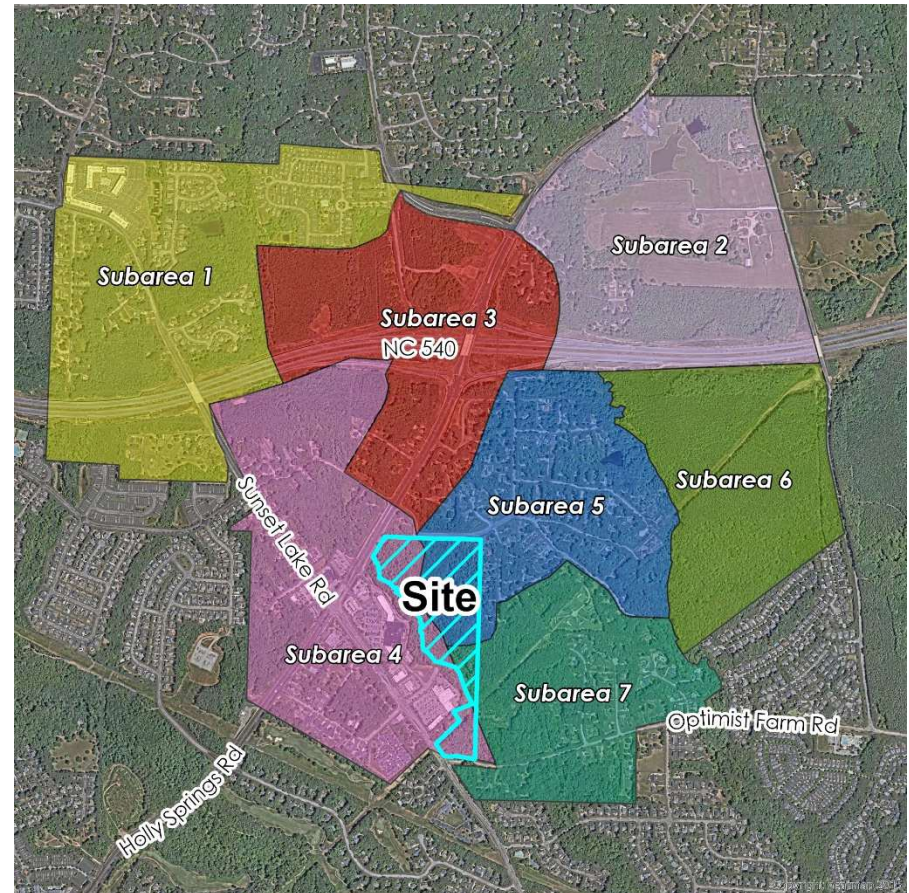
Small Area Plan: Northeast Gateway Master Plan

The Northeast Gateway is the northeastern entrance into Holly Springs. Several key themes emerged about this area during plan development and outreach:

- Creating a distinct identity for the area building off the Town’s identity
- Integrating a balanced mix of uses, housing types, and ample public gathering spaces
- Ensuring for adequate transitions between lower and higher density/intensity areas
- Managing traffic congestion
- Providing multi-modal connectivity
- Preserving open space and natural areas

The portion of the site to be rezoned lies within three Functional Subareas of the Northeast Gateway Master Plan. However, the portion within Subarea 7 is encumbered by a creek and buffer. The potential public amenity is within Subarea 4 and apartments within Subarea 5. The extension of Lassiter Road is generally the dividing line between Subareas 4 & 5 on the site.

- Subarea 4 Commercial Center – land around the intersection of Holly Springs Road and Sunset Lake Road, which is currently developed with primarily auto-oriented commercial uses. Future development in this Subarea should work to transform the area into a pedestrian-friendly environment with greater focus on how buildings, rather than parking lots, interact with the public right-of-way. Special consideration should be given to housing affordability in this area to minimize the displacement of current residents.



Land Use & Character Information (cont.)

- Subarea 5 Neighborhood Core – the heart of the Northeast Gateway, east of Holly Springs Road and south of NC 540. It currently comprises older detached dwellings and mobile homes. Future development should provide a transition between low density residential neighborhoods in Functional Subareas 6 and 7 and the high intensity uses planned in Functional Subareas 3 and 4.
- Subarea 7 Eastern Gateway - southeast portion of the Northeast Gateway and currently contains small residential subdivisions, large lot single family homes, and vacant land. Future development in this Functional Subarea should complement the existing residences and provide additional opportunities for shopping and dining within walking distance.

Design guidelines for the Northeast Gateway seek to create a unique district character that promotes walking and social interaction. They include:

- Buildings in apartment dwelling and mixed-use areas located at street corners should be sited to connect or anchor the corner with prominent architectural features and site treatments.
- Outdoor parking lots should be placed in the rear of the principal structure minimizing visual impacts on the streetscape and common areas.
- Buildings should be near property lines with walkways connected to parking lots, adjacent buildings, public gathering spaces like plazas, and sidewalks.
- Public and recreational spaces should prioritize pedestrian scale environments. Pedestrian movement and interaction should be a key design principle for the relationship between buildings and public gathering spaces with an emphasis on safety, convenience, quality, and accessibility.

Historic Structures: None

Land Use & Character Staff Analysis:

The Zoning Map Amendment is: Consistent Inconsistent with the Land Use & Character Plan/Ordinances

Right-sizing Holly Springs for a successful future will be a careful balance between community character, available infrastructure, quality-of-life, and continued economic vitality. It demands a diversified development strategy that geographically organizes the community into places for preservation, enhancement, and transformation, which guides Town decision-making in a manner that is purposeful and reinforcing of the community’s vision for future growth and conservation.

The Land Use & Character Plan designates specific focus areas in Holly Springs that 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. The area is within an “Area to Transform.” In addition, transforming the NE Gateway into a pedestrian – oriented area where residents can walk/bike to commercial areas and parks is key to meeting the goals of the Northeast Gateway Master Plan. Developing this site will

begin to expand the mix of uses within the Sunset Lake Road/Holly Springs Road Mixed Use Center and provide more multi-modal connections between residential areas and the established commercial uses.

The proposed project meets several important Themes for Transforming Holly Springs and goals of the NE Gateway Master Plan:

- Establish Mixed-Use Activity Centers Throughout Holly Springs & Suburban Remix: The proposal brings more residents within walking distance of the existing commercial uses in the Mixed-Use Center (Northeast Gateway Master Plan Subarea 4).
- Transitions: The proposal includes larger apartments buildings along Lassiter Road and smaller, carriage-style apartment buildings adjacent to existing lower density, mixed residential areas to the north and east as envisioned by the Northeast Gateway Plan Subarea 5. A larger, more opaque buffer and reduced maximum building height is proposed along the eastern boundary to create a transition to existing, lower density housing.
- Increase Home & Neighborhood Choices in Holly Springs: Apartments are proposed within the development which introduces more housing choices within this area that is mostly a commercial shopping area surrounded by single-family homes. These additional units bring new residents to the community and further activate the Mixed-Use Center.
- More Transportation-Land Use Coordination in the Community: The proposed development includes the extension of Lassiter Road through the site (completing the connection between Holly Springs Road and Sunset Lake Road), a greenway extension, and public sidewalks along Lassiter. This allows residents and area visitors to walk and bike to shopping, dining, services, and parks rather than relying on automobile travel.
- Buildings will be located along the Lassiter Road frontage to create a more pedestrian friendly streetscape.

The proposal supports the “Areas to Transform,” the Comprehensive Plan and the NE Gateway Master Plan by adding an additional housing choice within walking distance of commercial uses, providing bike/pedestrian facilities that improve access from nearby neighborhoods, and potentially creating an amenity space for residents and visitors to gather. Staff find that the proposed rezoning, including the land uses, density, and pedestrian connectivity to be largely consistent with this goal.

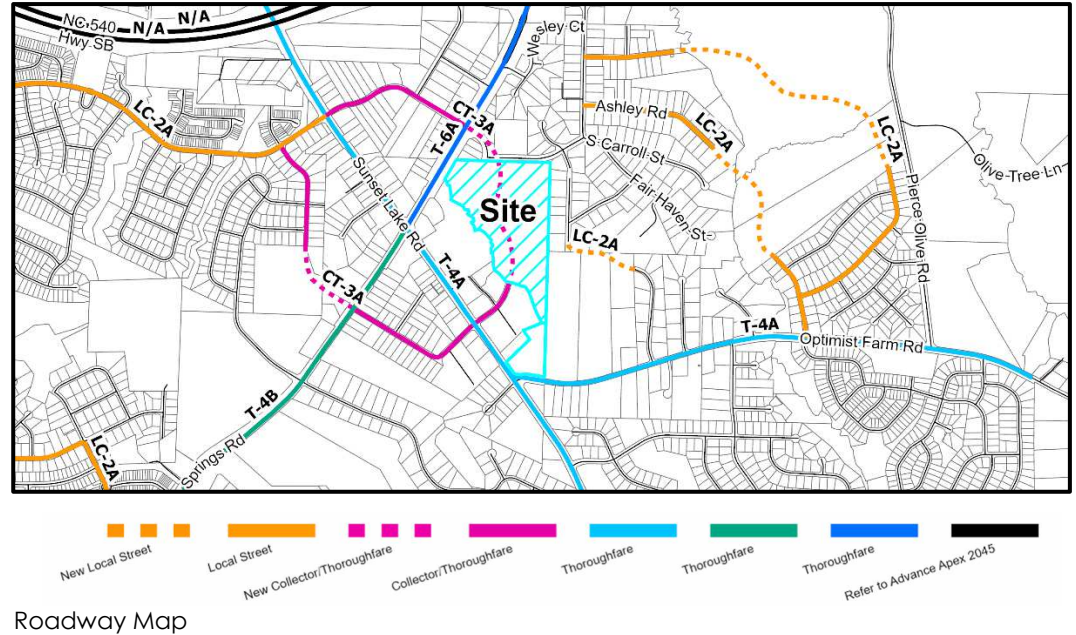


Transportation Information

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



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 frontages of Holly Springs, Sunset Lake, and Optimist Farm Roads to meet 1/2 of the ultimate cross section, which is a 4-lane median-divided thoroughfare with a 10' sidepath for Sunset Lake Rd and Optimist Farm Rd and a 6-lane median divided thoroughfare for Holly Springs Rd. Holly Springs Rd was completed previously as part of an NCDOT project. The applicant has requested, through the proposed Development Agreement, to not complete the widening for Optimist Farm Rd and Sunset Lake Rd. These improvements would therefore need to be completed with a future project and is therefore not included as part of this development.

New Location Roadways:

Per the Comprehensive Transportation Plan, the development is proposing to extend Lassiter Rd to complete the northeastern loop. The Lassiter Rd extension is the proposed north-south spine road throughout the site. Per the UDO, the applicant is required to provide a street or private drive stub to each adjacent property for enhanced connectivity; however, through the proposed Development Agreement, the applicant is requesting to only provide an access easement to allow connection from the adjacent property when it develops in the future.

Hotspot/Safety Study Location:

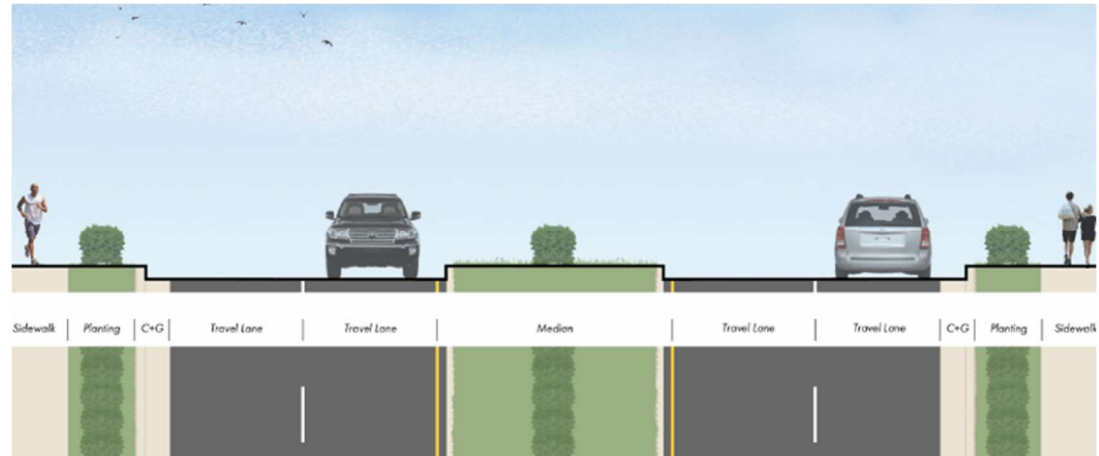
There are no Hotspot or Safety Studies impacting this property.

Improvement Prioritization: n/a

Transportation Information (cont.)

Traffic Study Policy

- Traffic Study Required
- Tier 1
- Tier 2
- Tier 3
- Traffic Verification Memo



Example of T-4A Thoroughfare Cross Section

Traffic Study Summary

A Traffic Impact Analysis (TIA) 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:

Holly Springs Rd and Site Access 1

- Construct the proposed access with at least one ingress and one egress lane that is restricted to right-in/ right-out.

Holly Springs Rd and Lockley Rd/ Lassiter Extension

- Restrict intersection to a leftover or reduced conflict intersection (RCI).
- Extend Lassiter Road from the existing termini at both Holly Springs Road and Sunset Lake Road to provide connection between the two facilities.

Other Improvements in the Area

- Holly Springs Rd Widening East Project – Completed by Town of Holly Springs
- I-540 Project – Completed by NCDOT
- Sunset Lake Rd – Approved and Pending Construction by NCDOT



Transportation Staff Analysis:

The Zoning Map Amendment is: Consistent Inconsistent with the Comprehensive Transportation Plan/Ordinances

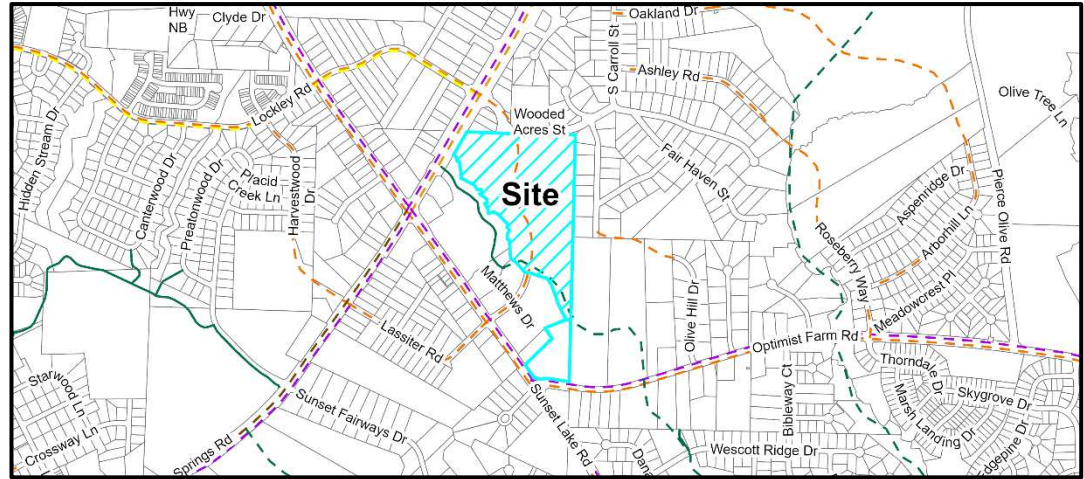
The Traffic Study and associated mitigation improvements are consistent with the proposed CTP extension of Lassiter Rd is consistent with the Town's Comprehensive Transportation Plan. Through the terms proposed with the Development Agreement, the applicant is requesting to modify two standards; 1) provide an access easement to allow connection from the adjacent property when it develops in the future in lieu of providing a physical stub; and 2) to complete the ultimate section widening for Optimist Farm Rd and Sunset Lake Rd with a later project and therefore not required as part of this development.

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

The Parks, Recreation and Greenways Master Plan shows a Greenway tracking north-south parallel to Sunset Lake Rd.

Parks, Recreation, & Greenways Summary

The site parcel is located within a park search area. In addition to on-site private amenities, a potential 0.45 acre public amenity is proposed on the south side of Lassiter Road to include at least three of the following elements: playground, public art, benches, gazebo, plaza, fountains. A greenway is shown connecting the existing greenway stub in Sunset Lake Commons to the Eastern property line. A portion of the greenway is shown running through tree preservation/conservation open space area, which is allowed by the UDO.

Parks, Recreation, & Greenways Staff Analysis:

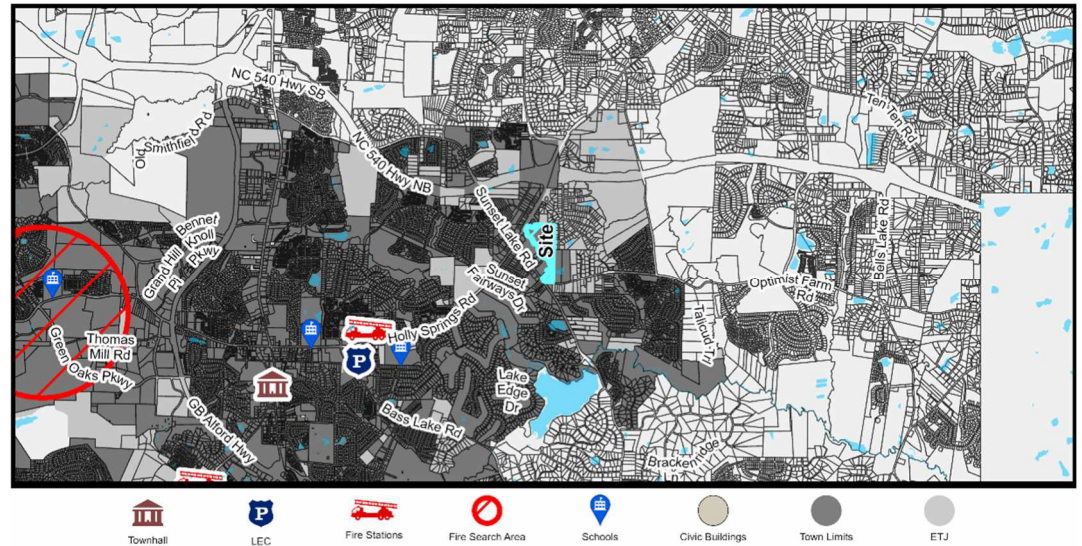
The Zoning Map Amendment is: Consistent Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

The Parks, Recreation, and Greenways Master Plan show the site is located within a park search area and include a greenway. The proposal includes extension of the existing greenway through the site and potential public amenity. The applicant will continue to coordinate amenity design with the Town to ensure it meets public land dedication requirements of the UDO or pay a fee-in-lieu of parkland dedication.

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

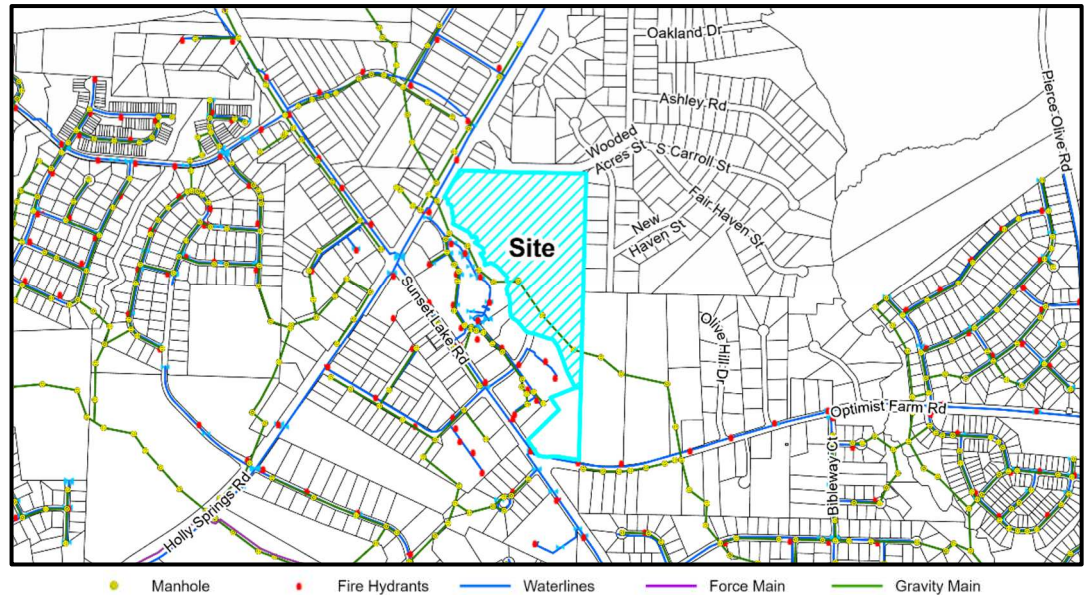
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map under which this project was submitted. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.

Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

Utility Availability

- | | | |
|----------------|--|--|
| Water | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| | <input type="checkbox"/> Study Required | |
| Sanitary Sewer | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| | <input checked="" type="checkbox"/> Study Required | |
| Reclaim | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| | <input type="checkbox"/> Study Required | |



Utility Map

Infrastructure & Utility Summary

Water:

Existing public water infrastructure is located within Holly Springs and Lassiter Roads to the south. The project proposes to tie to and extend Town water facilities throughout the site to serve the proposed development. The UDO requires projects to stub adjacent parcels with water, and through the proposed Development Agreement, the applicant is currently requesting to provide a utility easement to adjacent properties in lieu of constructing the waterline stub.

Sanitary Sewer:

Existing public sanitary sewer crosses the property. The project proposes an extension of the gravity sewer network ultimately draining to the existing Middle Creek and Sunset Ridge Pump Stations in series. A downstream sewer study was completed with consideration of the East Side Sewer Study and the conclusions and recommendations in the report indicate the need for improvements downstream at the Middle Creek and Sunset Ridge Pump Stations, as well as the design and construction of the new Eastern Regional Pump Station. Within the Development Agreement request, the developer commits to providing an updated pump station and sewer study and acknowledges they will be unable to develop this property until after the sewer solution has been realized.

Reclaim:

This project site is outside of the Town's reclaimed water service area.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

- | | | | |
|---|---------------------------------|---------------------|---|
| <input type="checkbox"/> WRMP Applicable | <input type="checkbox"/> Tier 1 | Allocation Elements | <input type="checkbox"/> Public Infrastructure Improvements |
| <input checked="" type="checkbox"/> WRMP Not Applicable | <input type="checkbox"/> Tier 2 | | <input type="checkbox"/> Sustainable Design |
| | <input type="checkbox"/> Tier 3 | | <input type="checkbox"/> Work Force Housing |
| | | | <input type="checkbox"/> Open Space/Tree Preservation |

Water Resource Management Policy Summary

This project was originally submitted prior to July 1, 2023 and is therefore not subject to the Water Resource Management Policy.

Infrastructure & Utility Staff Analysis:

The Zoning Map Amendment is: Consistent Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed extensions onsite for water and sanitary sewer are consistent with the UDO. The developer has committed within the accompanying Development Agreement to assist with the design of the future Eastern Regional Pump Station necessary to support this development. Additionally, the UDO requires projects to stub adjacent parcels with water, and through the proposed Development Agreement, the applicant is currently requesting to provide a utility easement to adjacent properties in lieu of constructing the waterline stub.



Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

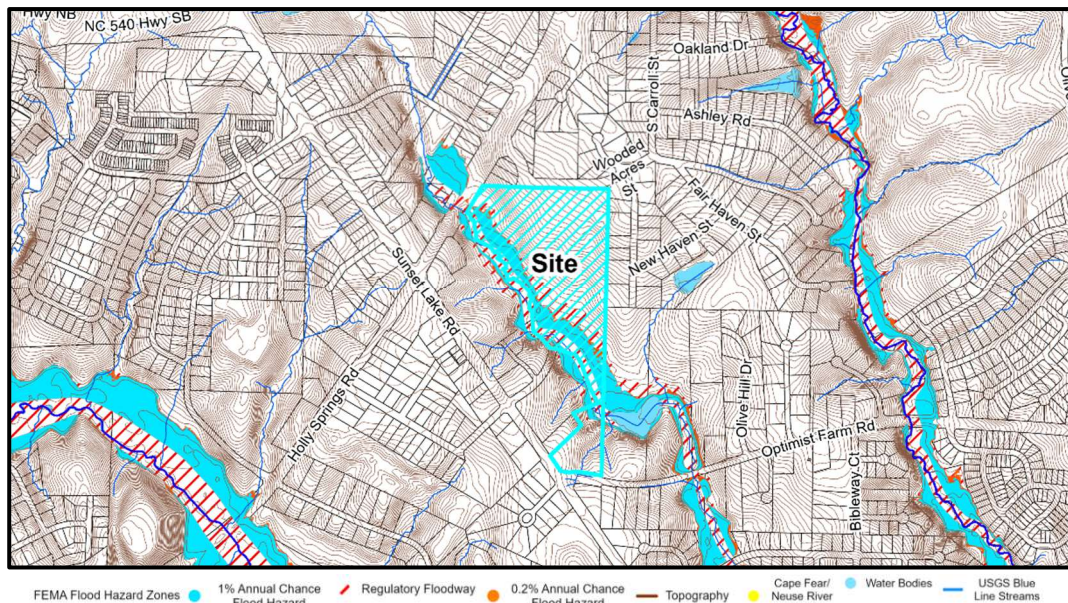
Total Required Open Space 15% or 4.59 ac.

Tree Preservation Area 10% or 3.06 ac.

Active Recreation Area 5% or 1.53 ac.

Urban Civic Space N/A

Flexible Space N/A



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The project is proposing 6 ac. open space split between tree preservation area and active recreation area. The project does not specify how much of each type of open space will be provided, but on-site amenities will include a pool, clubhouse, and working spaces.

Stormwater:

The project is located 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 Zoning Map Amendment is: Consistent Inconsistent with the Natural Resources Plan/Ordinances

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. A mix of public and private open space and a greenway connection is proposed with future development.

Conditional Zoning District Standards Information

Unified Development Ordinance

The application was made prior to the effective date of the current 2022 Unified Development Ordinance (UDO). While the applicant has requested a Conditional Use Zoning (CU), the 2022 UDO does not contain provisions for CU applications. This type of zoning was modified to the current Conditional Zoning District (CD) process. The application materials have been modified to be more consistent with the current CD process, such as a concept plan and Design Manual, while retaining the allowances outlined in the CU zoning process in place at the time of application.

Conditional Zoning Districts (CD) create certainty with proposed development by being tied to an approved plan. They allow the applicant to propose conditions or modified standards to address site specific characteristics or community feedback and propose higher quality, innovative and sustainable development. The application shall also demonstrate sufficient benefits to the general public.

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 units/acre	15 units/acre

Building Height	UDO Standard	Proposed Standard
Maximum Building Height	60' with Conditional District Rezoning, Buildings within 60' of the eastern boundary may not exceed 35' in height	60' max. primary structure 30' max. accessory structure



Permitted Uses (UDO Section 3):

	UDO Standard	Proposed Standard
Allowed Uses	Apartments, townhomes, and detached units Personal Services/Retail Restaurants Office Childcare Center Others per UDO	Apartment Dwellings Outdoor Recreation Facility (<50 acres)

Landscaping (UDO Section 5):

Perimeter Buffer	UDO Standard	Proposed Standard
Required Buffer	North: 5' Type A & 10' Type B South: 5' Type A East: 5' Type A & 10' Type B West: 5' Type A	North: 5' Type A & 10' Type B South: None East: 25' Type C West: 5' Type A & 10' Type B

Parking (UDO Section 6):

	UDO Standard	Proposed Standard
Vehicle Parking Locations	Side and Rear Yard Only	Lassiter Road - no parking permitted between buildings and street. Wooded Acres Street – a single, double loaded aisle of parking between buildings and street.
EV Parking	EVSE-Ready includes provision of electrical panel capacity and raceway for future EV parking spaces and charging stations.	Provide raceway only; panel capacity provided at the time of future EV installation.

Building, Site and Subdivision Design (UDO Section 8):

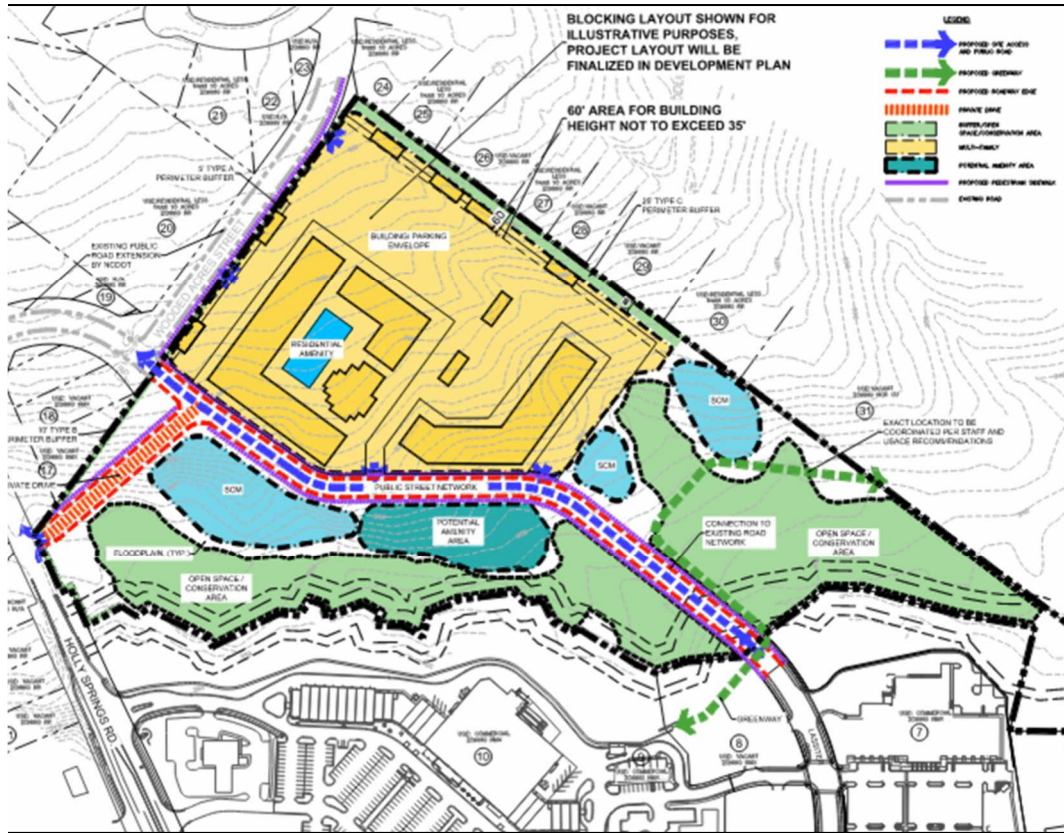
	Proposed Standard
Building Design (modified UDO standards)	
Maximum Building Length	Maximum wall length of 150 ft for MXR does not apply.
Bulk & Massing	Wall offsets (projections or recesses) provided at a maximum spacing of 50' apart and such offsets shall be a minimum of 9 inches.
Finished Floor	Not required to meet the residential primary structures a minimum of 1.5' above the sidewalk

Additional Standards and Conditions:

- There shall be no requirement for multi-family dwellings to be stacked on top of non-residential uses.
- Except with respect to buildings containing residential dwellings stacked on top of garages (carriage style), buildings on the subject property containing dwelling units shall include elevator service.
- All apartment dwellings not in the carriage style buildings to have interior corridor access.
- Any buildings containing garages shall be situated on the property such that the garage access will face away from public streets or is internal to the site.
- Architectural treatments for facades of buildings containing residential dwellings shall be designed such that portions of the buildings facing public streets shall have the appearance of the front of the building.
- Buildings containing residential dwellings shall have a recessed entry door or awning.
- A minimum of 90% of the dwellings in buildings with elevator service shall have balconies or sunrooms.

Example Images from Design Manual





Site Design Highlights

- ± 458 units
- A new housing choice in the NE Gateway
- Multi-modal connectivity to existing commercial areas.
- Larger buffer and lower building heights to transition from lower density development
- Buildings oriented along Lassiter Road
- Extension of existing greenway
- Potential 0.45 acre public amenity space to include at least three of the following elements: public art, benches, gazebo, plaza, fountains or playground.

Conditional Zoning District Standards Staff Analysis

The Zoning Map Amendment is: Consistent Inconsistent with Conditional Zoning District Standards/Ordinances

The project meets most of the base requirements of the 2022 UDO. Modified standards include limiting uses, eliminating the architectural bulk and massing standards that require variation in building facades, interior corridor access for units, and restricting parking between the building and the street along Lassiter Road (only allowing one double row along Wooded Acres Road). Additional standards have been proposed that include a lower height limitation and an increased buffer along the eastern boundary to transition to lower density residential, and architectural standards for pedestrian friendly streetscapes and a distinctive design. While overall consistent, there is some concern with the proposal to: 1) not construct any EV spaces and only provide EV Ready spaces and 2) roofline standards will still allow for gable roofs and not flat roofs with parapets, resulting in a more suburban design that is not reflective of the NE Gateway design vision.

Decision-Making Information

Comprehensive Plan and Conditional Zoning District Consistency Summary Table

Vision Holly Springs Comprehensive Plan	
Land Use & Character Plan/Ordinances (Section 1)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Comprehensive Transportation Plan/Ordinances (Section 2)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Parks, Recreation & Greenways Master Plan/Ordinances (Section 3)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Community Facilities Plan/Ordinances (Section 4)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Infrastructure & Utilities Plan/Ordinances (Section 5)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Natural Resources Plan/Ordinances (Section 6)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Unified Development Ordinance	
Conditional Zoning District Standards/Ordinances	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> 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 Ordinances 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:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Consistent with Adopted Plans/Ordinances | <input type="checkbox"/> Inconsistent with Adopted Plans/Ordinances |
| <input checked="" type="checkbox"/> Reasonable and in the Public Interest | <input type="checkbox"/> Not Reasonable and in the Public Interest |

The NE Gateway Master Plan (Plan) was adopted in 2022 to identify the mix and intensity of uses, infrastructure improvements, and community character elements needed to transform the area around the NC 540 into a regional center and unique Holly Springs gateway. Due to the anticipated densities of the area, the Plan emphasizes the importance of multi-modal travel networks, development that is complementary to existing uses, various housing types for existing and future residents, transitions between differing uses and housing types, and public spaces and buildings that create a unique identity and encourage social interaction. The proposed Conditional Zoning District begins the implementation of the Plan. It introduces a different housing choice into the NE Gateway within walking distance of retail and services and proposes standards to create the transition between apartments and existing single-family to the east. The extension of the greenway and Lassiter Road through the site builds upon the existing transportation networks to provide multiple ways of getting around the area and to commercial uses. A potential public amenity would create an outdoor gathering space for those using the greenway and living in or visiting the area.

Staff Recommendation: Approve Deny

Previous Case Related Items

Land Use Advisory Committee Discussion

The LUAC discussed the initial concept for this project on October 1, 2024.

Planning Board Representatives: Roger Bess

Town Council Representatives: Chris Deshazor

Summary of Discussion:

- A utility solution and improvement is essential to address issues in this area. Consider potential partnership to address the issue.
- Multi-modal transportation elements in this busy area of town are crucial.
- Site design and architecture is key (integrated amenity for mixed use appearance, interior loaded units with heavy fenestration, buildings placed near streets, on-street parking, prominent plaza or square, and structured parking).
- Concern with the density that is proposed.
- The smaller carriage house buildings are interesting but curious about how they will appear along the street frontage.
- Proposal provides a mixture of uses within the greater Mixed Use Center.
- Gateway elements are important since this is part of the NE Gateway. One idea is to make the stormwater pond into an amenity.
- Create community space with pedestrian access.
- Amenities are key for the workforce Holly Springs is attracting.
- Improve pedestrian connectivity to the commercial areas.
- Consider adding a commercial element to the proposal to make it mixed-use and more consistent with the Comprehensive Plan. Commercial doesn't have to be retail, it could be office or some other use that requires less passerby traffic.
- Consider impacts to existing neighborhoods. Ensure you're being a good neighbor through site design.
- Consider affordable housing with this project as well as ways to age in place.
- Pocket park or plaza is very important in this area.
- Include EV Level 3 charging stations.
- Concern with single entrance and exit to this area (Lassiter Road)

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: 2/28/2024

Summary of Issues:

- Questions on the types of uses proposed: multi-family only.
- Questions about the proposed 35 feet is the maximum building height: buildings will be limited to 35 feet within 60 feet of the easter property line. The maximum building height will be 60-65 feet in all other areas.



- Question on development and public improvements near the Optimist Farm Road portion of the property: the southern portion of the property is not part of the rezoning and road/sidewalk improvements are not proposed along Optimist Farm Road at this time.
- Traffic is already bad in this area.
- Questions about gas lines in the area: gas and sewer lines will be protected during construction. Some lines may need to be relocated, but it is not known at this time.
- Questions about the greenway: the existing greenway behind Harris-Teeter will be extended to comply with the Town's Parks & Recreation plan.
- Questions about sewer capacity: the goal is to find a collective solution to bring sewer to the area.

Planning Board Consideration & Action

This application was made prior to the effective date of the current 2022 Unified Development Ordinance (UDO). This Rezoning case follows the legislative review process in place prior to the 2022 Unified Development Ordinance amendment that changed the timing of the public hearing to be prior to the Planning Board review and recommendation. The public hearing will be held following the Planning Board meeting at the July 21, 2026 Town Council meeting.

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.

Action #1: Zoning Map Amendment Plan Consistency Statement

The Planning Board must determine whether the Zoning Map Amendment is consistent or inconsistent with Vision Holly Springs Comprehensive Plan.

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 amendment by the Town Council.

Motion to Adopt the following Plan Consistency Statement (choose the appropriate Plan Consistency Statement):

Option 1: Staff Recommended Plan Consistency Statement

The Planning Board may adopt the staff recommended Plan Consistency Statement or modify the staff recommended Plan Consistency Statement.

The requested Zoning Map Amendment from NMX Neighborhood Mixed-Use to MXR-CD Mixed-Use Residential is inconsistent with the Vision Holly Springs Comprehensive Plan and is reasonable and in the public interest because it begins the implementation of the NE Gateway Master Plan. It introduces a different housing choice into the NE Gateway within walking distance of existing retail and services and proposes standards to create a transition between apartments and existing single-family to the east. The extension of the greenway and Lassiter Road through the site builds upon the existing transportation networks to provide multiple ways of getting around the area and nearby commercial uses. A potential public amenity (or Parks fee-in-lieu) will create outdoor gathering space for those in the community or traveling on the greenway. The proposed design standards related to building/parking placement, architectural interest, and potential Lassiter on-street parking will create a pedestrian friendly environment along the streetscape.

Option 2: Alternate Plan Consistency Statement

The Planning Board may adopt an alternate Plan Consistency Statement using the guidance below.

The requested amendment is **consistent** with
Vision Holly Springs Comprehensive Plan

or

The requested amendment is **inconsistent** with
Vision Holly Springs Comprehensive Plan

for the following reasons:

Option 3: Plan Consistency cannot be Determined

The Planning board is unable to agree by majority vote on whether the Zoning Map Amendment is consistent with Vision Holly Springs Comprehensive Plan.

Action #2: Zoning Map Amendment Petition Motion

The Planning Board must make a recommendation to the Town Council on the Zoning Map Amendment.

Motion to recommend that the Town Council approve / deny Zoning Map Amendment Petition 22-REZ-02 to change the zoning of 30.57 acres of Wake County PIN 0669170766 from NMX: Neighborhood Mixed Use to MXR-CD: Mixed-Use Residential Conditional Zoning District, as submitted by Morningstar Law Group, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Next Steps**Town Council Consideration & Decision**

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.

Anticipated Town Council Public Hearing and Decision: 7/21/2026

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION



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: Sunset Commons Multifamily

Project Location: 4950 Optimist Farm Road
Use street address. If none, use the closest intersection

Within Corporate Limits Within Holly Springs ETJ Pending Annexation

PIN: 0669-17-0766 Real Estate ID: 0037755

Project Acreage: *(Rounded to nearest tenth)* 30.2 Partial Parcel: No Yes

Sketch Plan Review (Pre-Submittal) Meeting Date: _____

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: Neighborhood Mixed Use (NMX) Proposed Zoning: Mixed Use Residential (MXR)

Current Future Land Use Designation: Mixed-Use Center (R-MF-15 per the UDO that existed as of the date the rezoning was filed)

Proposed Future Land Use Designation: Mixed-Use Center

Area Plan Designation (if applicable): Northeast Gateway Plan

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 Jason Barron Company Morningstar Law Group

Mailing Address 434 Fayetteville St., Suite 2200

City Raleigh State NC Zip 27601

Telephone # (919) 590-0371 E-Mail jbarron@morningstarlawgroup.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 See Attached Company _____

Mailing Address _____

City _____ State _____ Zip _____



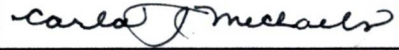
Telephone # () _____ E-Mail _____

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)	PIN/REID	Date
<u>See Attached</u>		

Name	Terry Sandlin	Jordan Gussenhoven	Carla Michaels
Company	Jordan Matthews Limited Partners	Jordan Real Estate Holdings, LLC	Live Oak Limited Partnership
PIN/REID	0669-17-0766/0037755	0669-17-0766/0037755	0669-17-0766/0037755
Owner Signature			
Date	7/10/25	7/11/25	7/22/25

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 type or print legibly in blue or black ink

Project Information:

Project Name: Sunset Commons Multifamily

Proposed Zoning District: Mixed-Use Residential (R-MF-15 per the UDO that existed as of the date the rezoning was filed)

Proposed Land Use/Density: Elevator serviced apartment community with up to 15 du/ac

Future Land Use Plan Map Designation: Mixed-Use Center

Future Land Use Plan Designation Land Use/Density: Mixed-Use Center

For DS Use only

Project # _____

Date Received:

Plan Consistency Statement:

In accordance with NCGS § 160D-605 prior to adopting or rejecting any zoning amendment, the Town Council shall adopt a statement of zoning consistency or inconsistency. Please include as much detailed information about the proposed zoning change and developer offered conditions (if any) or unique conditions associated with this request that support the Town's comprehensive plan objectives and/or policies and why the proposed zoning change is reasonable and in the public interest. If the proposed zoning amendment is not in compliance with the comprehensive plan, the Town Council is required to determine why the proposed zoning change is reasonable and in the public interest if approved. Please provide detailed documentation to assist the Council in making their determination. *Attach Additional Sheets as needed*

Petitioner's Response

Executive Summary

See attached Plan Consistency Statement.

Section 1: Future Land Use & Community Character

See attached Plan Consistency Statement.

Section 2: Transportation / Comprehensive Transportation Plan

See attached Plan Consistency Statement.

Section 3: Parks, Recreation & Open Space/Beyond the Green: A Parks & Recreation Master Plan

See attached Plan Consistency Statement.

Section 4: Community Facilities

See attached Plan Consistency Statement.

Section 5: Infrastructure and Utilities

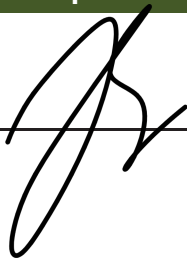
See attached Plan Consistency Statement.

Section 6: Natural Resources

See attached Plan Consistency Statement.

Plan Consistency Response Prepared by:

Preparer's Signature(s)



Date April 17, 2025

Plan Consistency Statement
Sunset Lake Commons (Rezoning)
22REZ02

Executive Summary

The proposed project will facilitate the development of a dense residential community proximate to the existing Sunset Lake Commons shopping center. By providing residential opportunities within walking distance of goods and services, the project helps begin to implement the future mixed-use environment envisioned for this area. Vertically integrated mixed-use does not come overnight. Instead, a stepwise approach which, over time, transitions from vehicle centric design to horizontally integrated mixed use. This project helps start that transition. The site is located within the NE Gateway Master Plan area and is consistent with the plan's vision and key considerations by offering a multifamily development within the Mixed -Use Center character area serving housing needs in the community.

Section 1: Future Land Use & Community Character

This area is designated as a Mixed-Use Center on the Future Land Use Map and is located within the NE Gateway Master Plan. Guidance within the Vision Holly Springs Plan and the NE Gateway Plan suggest that areas with this designation, which also started as suburban shopping centers, require deliberate planning and phasing. Mixed-Use Centers offer the opportunity to serve broader economic, entertainment, and housing needs in the community and help to keep the center viable during the period of change. This project does exactly that by beginning to introduce residential uses in a manner coordinated with the existing shopping center. Not only will this allow the shopping center to continue to thrive, it also does not foreclose any future opportunity for the shopping center to be redeveloped in the future into more of a mixed-use center when the demand and density support that level of change. Future, the subject property is located within Subarea 4 and Subarea 5 of the NE Gateway Plan, which designates the property as a Commercial Center. The NE Gateway Plan calls for Mid-Density Mixed Dwellings up to 4 stories in height. The requested rezoning is to R-MF-15 Conditional Use (now Mixed-Use Residential (MXR-CU)). The proposed multifamily will help realize the mixed use intent of this area and will be highly complementary to the existing shopping center by locating apartments within walkable and bikeable services. Furthermore, with the conditions proposed, appropriate building placement per the Master Plan ensures dwellings will be located along Lassiter Road and away from existing residential uses. The project provides transition from the lower densities found in Subareas 6 and 7, and the higher densities found in Subarea 4 and those planned to the north in Subarea 5.

Section 2: Transportation/Comprehensive Transportation Plan

The NE Gateway serves as a major transportation network and development surrounding NC 540 is focused on accommodating vehicles, pedestrians, and cyclists. The project is very important from a comprehensive transportation planning standpoint because, in addition to being walkable/bikeable to shopping and services, the site is near NC 540 and will provide an interconnected public sidewalk and greenway consistent with the NE Gateway Plan's vision for supporting interconnectivity. In addition, as noted in the NE Gateway Plan, the existing environmental features are protected with the proposal, while at the same time extending key Town infrastructure with Lassiter Road, a CTP roadway extension, and extension of the Town's planned greenway in this area. This improvement will assist with the efficient flow of traffic in this area dramatically. Additionally, improved multi-modal connectivity will be provided through investment in both pedestrian and vehicular infrastructure.

The proposed development will improve adjacent roadways with improvements to meet one-half of the ultimate cross section per the Comprehensive Transportation Plan. Further, access stubs to adjacent properties are being provided as shown in the associated Master Plan and in accordance with provided Hardship Letter. Finally, traffic improvement conditions have been added to the proposed rezoning consistent with the Traffic Study that has been performed.

Section 3: Parks, Recreation & Open Space/Beyond the Green: A Parks & Recreation Master Plan

As noted in the NE Gateway Plan, this area has a number of natural areas reserved for preservation and low-impact recreation such as trails and greenways. Environmental features on the southern portion of the property will not support new development and will serve as a great space for a planned greenway trail, consistent with the Plan's vision. This project will provide right-of-way and/or public greenway easement to enable the Town to continue the development of a robust greenway system within the NE Gateway. In addition, the site plan for development of the property shall include a greenway trail in accordance with UDO Section 7.6.6, and the Town's Parks, Recreation, and Greenways Master Plan – PROPOSED GREENWAY TRIALS Map shown in Chapter 3 of the Town's Comprehensive Plan. The greenway trail shall be constructed to Town of Holly Springs Engineering Design & Construction Standards and shall accommodate topographical and other natural features of the site where necessary.

Section 4: Community Facilities

As a multifamily community, the proposed project will provide on-site amenities where residents can gather and recreate. In addition to private facilities, the community also will include an interconnected public sidewalk system which will provide a walkable, activated environment linked to goods and services nearby. Also, the greenway mentioned in Section

3 above is anticipated to be a public facility for all residents and visitors of the Town. Both the interconnected public sidewalks and greenway are consistent with the NE Gateway Plan's vision supporting interconnectivity and enhancement and support of an active transportation network.

Section 5: Infrastructure and Utilities

The proposed project will make use of existing water and sewer infrastructure to facilitate development patterns consistent with the Comprehensive Plan which are incorporated into the NE Gateway Plan. A sewer study has been performed consistent with Town requirements for the same. As provided for via the Developer's Agreement, the Applicant will work with the Town regarding any additional improvements to sanitary sewer infrastructure that may be necessary to accommodate the proposed development. As an infill development, the proposed project capitalizes on the existing infrastructure and utilities rather than over-extending the Town's service area as can be the case with leapfrog development patterns which exacerbate negative impacts of sprawl.

With respect to onsite infrastructure, the development will be stubbing public water and sewer as required by the ordinance, subject to provided Hardship Letter.

Section 6: Natural Resources

The proposed project balances development with conservation because it maximizes the development opportunity for the portion of land which is not encumbered by sensitive natural features, while preserving the low-lying and wetland areas consistent with the NE Gateway Plan's vision to preserve natural resources located in the NE Gateway. In addition, by allowing for the development of a greenway through this area, the project does more than just preserve this natural area, it provides low-impact recreation within a natural area as envisioned in the NE Gateway Plan. Creating space for people to enjoy the natural environment can foster better stewardship of those resources over time.

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: February 28, 2024
Time: 5:30pm - 6:30pm
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: February 16, 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.

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:

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 October 11, 2024

DISCUSSION SUMMARY

Sunset Commons Neighborhood Meeting
Wednesday, February 28, 2024
5:30pm – 6:30pm

The applicant presented an overview of the surrounding area and project discussing the following topics:

- current zoning.
- proposed zoning
- rezoning process.
- how long this project has been in the rezoning process.
- portion of the property that is being rezoned.
- the Northeast Gateway Plan.
- 540 extension through the Northeast Gateway.
- Multifamily apartment project
- density of up to 15 units per acre.
- extension of Lassiter Road and connectivity to the shopping center without having to access Holly Springs Rd and Sunset Lake Rd.
- provided a concept plan
- transition to neighborhoods adjacent to the project
- buffers
- traffic study already conducted

Q&A from meeting:

Participant asked if the map shows development down to Sunset Lake. Is the rezoning down to Optimist Farm?

Response: No, only a portion of the property is being rezoned.

Participant asked what the town's plan is for the lower portion.

Response: I believe it is commercial.

Participant asked if this plan is only residential?

Response: Yes, exclusively multifamily.

Participant asked if 35ft is the highest any building will be.

Response: No ma'am, (zoomed in on certain portions of the concept plan to show heights), within this 25ft area here no buildings will be allowed, that is a type C buffer. Within 60ft you can start to have buildings, but the max height is 35 ft. Once you clear that 60ft, buildings can be up to 65ft.

Participant asked if Optimist Farm Road has anything to do with this project?

Response: We are only seeking to zone the section north of the creek.

Participant asked for clarification that nothing will be done on Optimist Farm Road like sidewalks or other improvements.

Response: Not as part of this project, no. We will be putting sidewalk on Lassiter Road as it extends to the road NCDOT put in.

Participant asked how many units there will be.

Response: Ceiling is 450 units. The ordinance allows a max of 15 units per acre over the within the 30 acres being rezoned.

Participant asked that it be noted there is a traffic issue. Traffic is already bad. I am sure the Town is paying attention.

Response: Thank you. We will make note of it in the report.

Participant asked how construction will make sure gas lines will not be hit. Will as lines need to be moved? How does that work because there are gas lines everywhere here?

Response: During construction we will encounter gas lines, sewer lines, etc. Some may need to be relocated. That is something figured out during the site plan process.

Participant asked if there will be a greenway.

Response: Yes, there is an existing greenway behind the Harris Teeter. We are going to connect to that greenway and will be bringing it to Lassiter Road and then swinging it back around to head further east. This is part of the Town's parks and recreation plan, and we are required to dedicate an easement. It is constructed as part of this project.

Participant asked if we know who will be doing the construction.

Response: Northview will be building the apartments.

Participant stated he has heard Holly Springs has an issue with sewer capacity in this area.

Response: That has been an ongoing discussion for years and we are hoping to be a part of the solution that brings sewer to this area. We are hoping to work in a collective way with the Town and with others to bring sewer to this area.

Participant asked when you say others, who are other people who will be paying for this.

Response: Other developers not citizens.

Neighborhood Meeting Notice



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: February 16, 2024
Re: Notice of neighborhood meeting to discuss rezoning a 30.2 acre portion of property located in Holly Springs along Optimist Farm Road having Wake County Parcel Identification Number (PIN) 0669170766, consisting of approximately 34.31 acres (the "Property").

We are counsel for Chatham Street Commercial, a developer that is considering rezoning the above-captioned Property to facilitate the development of an apartment community proximate to the existing Sunset Lake Commons shopping center in the Town of Holly Springs. The Property is located at 4950 Optimist Farm Road and is depicted here:



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.

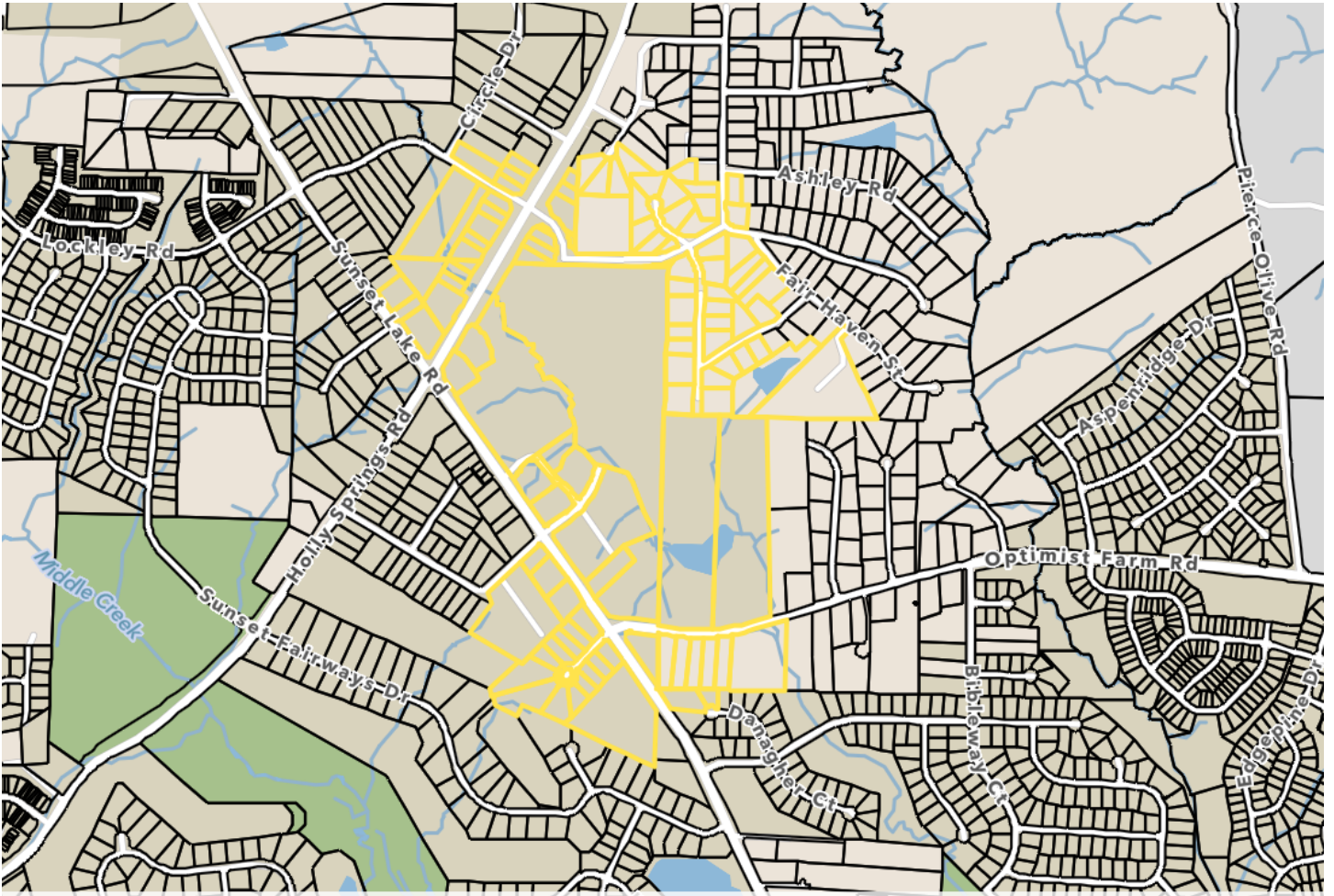
The Property currently is zoned Neighborhood Mixed Use (NMX) and the proposed development intends to rezone to Mixed Use Residential (MXR) to facilitate a residential development within the Mixed-Use Center character area serving housing needs in the community within walking and biking distance to Sunset Commons. The concept plan enclosed herewith provides the overall concept associated with this proposed development.

We will hold a virtual neighborhood meeting on **Wednesday, February 28, 2024, from 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 can 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. The case number reference for this rezoning is 22REZ02.

Context Map



How to Participate in the February 28, 2024 Neighborhood Meeting

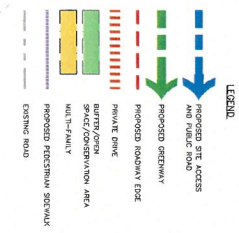
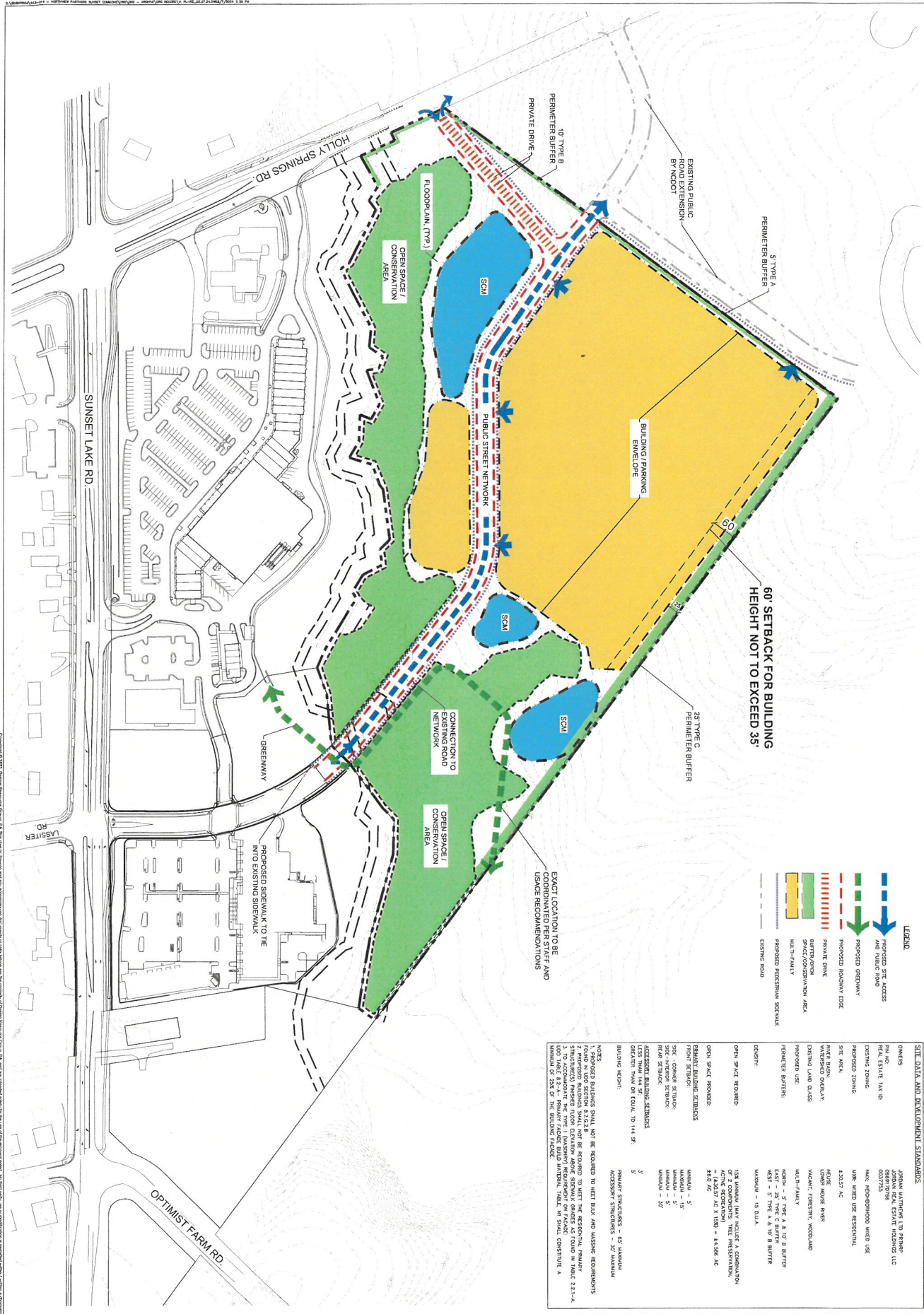
- To participate by PC, Mac, iPad, iPhone or Android device, go to <https://morningstarlaw.group/02282024> to register for the meeting. (Registration is necessary as we are required by the Town of Holly Springs to have a record of attendance.)
 - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
 - To participate by phone,
 - Dial one of the following numbers:
 - +1 301 715 8592
 - +1 305 224 1968
 - +1 309 205 3325
 - +1 312 626 6799
 - +1 646 931 3860
 - +1 929 436 2866
 - +1 253 205 0468
 - +1 253 215 8782
 - Webinar ID: 872 4713 2001
 - Passcode: 638158
 - 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 AND DEVELOPMENT STANDARDS

OWNER	JOHN WATERS LTD PARTNERS
PROJECT NO.	JOHN WATERS LTD PARTNERS
FEEL ENTRY 1A1-D	0001735
EXISTING ZONING	MAX RESIDENCIAL
PROPOSED ZONING	MAX RESIDENCIAL
SITE AREA	4,027 AC
UNDEVELOPED OVERLAY	UNDEVELOPED OVERLAY
EXISTING LAND CLASS	VACANT FORESTRY, WOODLAND
PROPOSED USE	MULTI-FAMILY
PROPOSED BUFFERS	5' TYPE A, 10' B BUFFER
COVERT	5' TYPE C BUFFER
OPEN SPACE REQUIRED	15% MAXIMUM OPEN SPACE, 10% MINIMUM OPEN SPACE
PROPOSED OPEN SPACE PROVIDED	15% MAXIMUM OPEN SPACE, 10% MINIMUM OPEN SPACE
PRIMARY BUILDING SETBACKS	5' MINIMUM - 5'
FRONT SETBACK	5' MINIMUM - 5'
SIDE - CORNER SETBACK	5' MINIMUM - 5'
SIDE - INTERIOR SETBACK	5' MINIMUM - 5'
REAR SETBACK	5' MINIMUM - 5'
ACCESSORY BUILDING SETBACKS	5' MINIMUM - 5'
ACCESSORY STRUCTURES	5' MINIMUM - 5'
NOTES	1. ALL SETBACKS SHALL NOT BE REQUIRED TO MEET BUILDING HEIGHT REQUIREMENTS
	2. ALL SETBACKS SHALL NOT BE REQUIRED TO MEET BUILDING HEIGHT REQUIREMENTS
	3. TO ACCOMMODATE THE TYPE 1 (MAXIMUM) REQUIREMENT FOR A 10' BUFFER, THE EXISTING FLOOR ELEVATION ABOVE ADJACENT DRIVE AS SHOWN ON SHEET 221-A SHALL BE MAINTAINED. THE TYPE 1 (MAXIMUM) REQUIREMENT FOR A 10' BUFFER SHALL BE MAINTAINED TO THE BUILDING FLOOR ELEVATION OF 25% OF THE BUILDING FLOOR ELEVATION.

CONCEPT PLAN

SCALE: 1" = 100'

PROJECT # 443014

DATE: FEBRUARY 7, 2024

REVISIONS:

R22.00

MERIDIAN AT SUNSET LAKE COMMONS

TOWN OF HOLLY SPRINGS, NORTH CAROLINA

NORTHVIEW PARTNERS

6131 FALLS OF NEUSE ROAD, SUITE 202

WELLSVILLE, NORTH CAROLINA 27586

OVERALL CONCEPT PLAN

LANDSCAPE ARCHITECTURE

CIVIL ENGINEERING

TRANSPORTATION PLANNING

11111 Independence Lane, Charlotte, NC 28203

704.433.0000

www.dprgroup.com

MAILING LIST

Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
ADAMS, ANTHONY EUGENE	4905 OPTIMIST FARM RD	HOLLY SPRINGS NC 27540-5198	
ADAMS, PATRICIA COUNCIL	4901 OPTIMIST FARM RD	HOLLY SPRINGS NC 27540-5198	
AMERICAN PROPERTIES HOLDINGS LLC	PO BOX 20909	RALEIGH NC 27619-0909	
AQUA NORTH CAROLINA, INC.	202 MACKENAN DR	CARY NC 27511-6447	
ARRINGTON, PHILIP M ARRINGTON, BRENDA F	4317 SUNCLIFFE CT	APEX NC 27539-8706	
ARTEAGA, JOSE ARTEAGA, MARIA L	7204 APPECREEK CT	RALEIGH NC 27610-5495	
ARTEAGA-LARA, STEPHANIE	513 DOGWOOD RD	HOLLY SPRINGS NC 27540-8985	
ATGCU23 HOLDINGS LLC	9760 HOLLY SPRINGS RD	APEX NC 27539-7620	
BENITEZ, OLGA BENITEZ, BERNARDO	1101 WOODDED ACRES ST	APEX NC 27539	
BRIENZI, THOMAS J	9025 WESLEY CT	APEX NC 27539-8724	
BURT, ANNA C	4512 LOCKLEY RD	APEX NC 27539-8725	
BURT, WILLIAM N BURT, WADE L	5717 HILLTOP RD	FUQUAY VARINA NC 27526-7253	
CARDEN, RONALD KNOX	7204 CARPENTER FIRE STATION RD	CARY NC 27519-8610	
CHATHAM STREET INVESTMENTS LLC	PO BOX 4422	CARY NC 27519-4422	
CHRISTOPHER, CHARLES HENDRIX JR CHRISTOPHER, DEBORAH A.	104 ARLEN PARK PL	HOLLY SPRINGS NC 27540-4000	
COLVIN, WALTER P COLVIN, CINDY B	5378 SUNSET LAKE RD	HOLLY SPRINGS NC 27540-3794	
COLVIN, WALTER P COLVIN, CINDY B	5316 SUNSET LAKE RD	HOLLY SPRINGS NC 27540-3794	
COOKE, KEVIN M COOKE, MICHELLE	100 DANAGHER CT	HOLLY SPRINGS NC 27540-4785	
COUNCIL, LEN	9713 HOLLY SPRINGS RD	APEX NC 27539-7621	
CREEK CLUB, LTD.	HARRIS TEETER PROPERTIES	701 CRESTDALE RD	MATTHEWS NC 28105-1700
DAVY, THOMAS ASHLEY	108 CRAVEN HILL CT	CARY NC 27518-2226	
DING, XUEZHOU	102 FAIR HAVEN ST	APEX NC 27539-5366	
EDDINGER, KEVIN G EDDINGER, LIANA	124 ARLEN PARK PL	HOLLY SPRINGS NC 27540-4000	
ELLINGTON, ELIZABETH P	110 N BELL HAVEN ST	APEX NC 27539-9365	
FINDLAY, DANIEL R FINDLAY, DIANA D	109 ARLEN PARK PL	HOLLY SPRINGS NC 27540-4001	
FORLER, DAVID TRUSTEE THE RESTATED GERALDINE A FORLER CEDAR STREET TRUST	227 GAZEBO CT	WILMINGTON NC 28409-5053	
FORTUNE4 LLC	185 GREEN DR	MORRISVILLE NC 27560-8724	
GALMORE, THOMAS C III GALMORE, DANIELLE	116 ARLEN PARK PL	HOLLY SPRINGS NC 27540-4000	
GENSINGER, JOHN W	PO BOX 303	RALEIGH NC 27602-0303	
GHJ HOLDINGS LLC	PO BOX 4422	CARY NC 27519-4422	
GONZALEZ, JAVIER DEGONZALEZ, EDNA GAIL EXUM	101 ARLEN PARK PL	HOLLY SPRINGS NC 27540-4001	
GOODWILL INDUSTRIES OF EASTERN NORTH CAROLINA INC	4721 EMPEROR BLVD STE 260	DURHAM NC 27703-7664	
GRIFFIN, KELLY C GRIFFIN, KEVIN V	4320 SUNCLIFFE CT	APEX NC 27539-8706	
GRIMES, ERNEST LEE GRIMES, PHYLLIS ADAMS	4817 OPTIMIST FARM RD	HOLLY SPRINGS NC 27540-5196	
HAR-BAR-HOLLY LLC	7050 W PALMETTO PARK RD # 15-249	BOCA RATON FL 33433-3426	
HIGGINS, ANDREA E K	104 DANAGHER CT	HOLLY SPRINGS NC 27540-4785	
HOLLIDAY, CHAD HOLLIDAY, CHRISTINE	108 ARLEN PARK PL	HOLLY SPRINGS NC 27540-4000	
HOLLY LAKES LLC	700 EXPOSITION PL STE 131	RALEIGH NC 27615-1561	
HOLLY WOODS AT SUNSET LLC	PO BOX 526	AYNOR SC 29511-0526	
HOOKE, FRANCES	4720 SUNSET LAKE RD	APEX NC 27539-8784	
HUBBARD, WILLIAM P	9029 WESLEY CT	APEX NC 27539-8724	

INIGUEZ, JESUS MANUEL ARTEAGA MORA, SONIA PERALES	4313 SUNCLIFFE CT	APEX NC 27539-8706	
J&D PEACOCK PROPERTIES LLC	5524 BRUSHY MEADOWS DR	FUQUAY VARINA NC 27526-8459	
JENNINGS, HEDDA ANDERSON HEDDA ANDERSON JENNINGS REVOCABLE LIVING TRUST	1040 IVY LN	CARY NC 27511-4754	
JONES, RANDY G JONES, LARRY JAMES	7885 PANTHER LAKE RD	WILLOW SPRING NC 27592-8707	
JORDAN MATTHEWS LTD PRTNRP JORDAN REAL ESTATE HOLDINGS LLC	GEORGE JORDAN	PO BOX 4422	CARY NC 27519-4422
JORDAN MATTHEWS LTP PTNRP JORDAN REAL ESTATE HOLDINGS LLC	GEORGE JORDAN	PO BOX 4422	CARY NC 27519-4422
KARINGUS INSURANCE GROUP INC	320 FLATROCK LN	HOLLY SPRINGS NC 27540-7418	
LARSSON, JANNE ANDERS	9021 WESLEY CT	APEX NC 27539-8724	
LINDSEY, JAMES B LINDSEY, LAURA JANE	120 ARLEN PARK PL	HOLLY SPRINGS NC 27540-4000	
LOCKHOLLY LLC	2106 PILOT MOUNTAIN CT	APEX NC 27502-3687	
LUBIN, BARB E LUBIN, TERRIE	109 BELL HAVEN ST	APEX NC 27539	
MACKSEY, LYNN F MACKSEY, KEITH T	105 ARLEN PARK PL	HOLLY SPRINGS NC 27540-4001	
MALONEY, MICHAEL R MALONEY, PEGGY N	121 ARLEN PARK PL	HOLLY SPRINGS NC 27540-4001	
MARINOVA, NINA MARINOV, PETAR	PO BOX 590261	SAN FRANCISCO CA 94159-0261	
MCDANIEL, MICHAEL D MCDANIEL, JULIE	112 ARLEN PARK PL	HOLLY SPRINGS NC 27540-4000	
MCNEILL, DONALD MCNEILL, MARGARET D	5071 HOMEPLACE DR	APEX NC 27539-5784	
MORA, SONIA PERALES INIGUEZ, JESUS MANUEL ARTEA	4313 SUNCLIFFE CT	APEX NC 27539-8706	
NC DEPARTMENT OF TRANSPORTATION	1505 MAIL SERVICE CTR	RALEIGH NC 27699-1500	
NC DEPARTMENT OF TRANSPORTATION	1546 MAIL SERVICE CTR	RALEIGH NC 27699-1500	
NEEFLA EQUITIES LLC	1055 RIVER RD # 421	NEW MILFORD NJ 07646-3221	
NICHOLS, PAMELA JONES	102 S BELL HAVEN ST	APEX NC 27539-8728	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	JOHN OATES, TRANSPORTATION DIVISION	1505 MAINL SERVICE CENTER	RALEIGH NC 27699-1505
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	1546 MAIL SERVICE CTR	RALEIGH NC 27699-1500	
ONEY, DARRELL D ONEY, ROSE A	300 S CARROLL ST	APEX NC 27539-5357	
OPTIMIST COMMONS LLC	5032 SUNSET FAIRWAYS DR	HOLLY SPRINGS NC 27540-7829	
PATHAN, A KARIM PATHAN, JUBEDA	111 DEVONBROOK LN	CARY NC 27518-8701	
PINKARD, JANET S PINKARD, RICHARD L	200 N BELL HAVEN ST	APEX NC 27539-7747	
PIPPIN, MARY WHITFORD PIPPIN, JEFFREY J	111 N BELL HAVEN ST	APEX NC 27539-9366	
Resident/Tenant	100 S BELL HAVEN ST	APEX NC 27539	
Resident/Tenant	0 ARLEN PARK PL	HOLLY SPRINGS NC 27540	
Resident/Tenant	0 HOLLY SPRINGS RD	APEX NC 27539	
Resident/Tenant	0 OPTIMIST FARM RD	HOLLY SPRINGS NC 27540	
Resident/Tenant	0 SUNSET LAKE RD	HOLLY SPRINGS NC 27540	
Resident/Tenant	100 MATTHEWS DR	HOLLY SPRINGS NC 27540	
Resident/Tenant	100 N BELL HAVEN ST	APEX NC 27539	
Resident/Tenant	100 S BELL HAVEN ST	APEX NC 27539	
Resident/Tenant	1000 REEF CT	HOLLY SPRINGS NC 27540	
Resident/Tenant	101 MATTHEWS DR	HOLLY SPRINGS NC 27540	
Resident/Tenant	102 NEW HAVEN ST	APEX NC 27539	
Resident/Tenant	103 N BELL HAVEN ST	APEX NC 27539	

Resident/Tenant	104 FAIR HAVEN ST	APEX NC 27539	
Resident/Tenant	106 FAIR HAVEN ST	APEX NC 27539	
Resident/Tenant	106 N BELL HAVEN ST	APEX NC 27539	
Resident/Tenant	107 N BELL HAVEN ST	APEX NC 27539	
Resident/Tenant	107 NEW HAVEN ST	APEX NC 27539	
Resident/Tenant	108 N BELL HAVEN ST	APEX NC 27539	
Resident/Tenant	108 NEW HAVEN ST	APEX NC 27539	
Resident/Tenant	109 N BELL HAVEN ST	APEX NC 27539	
Resident/Tenant	109 N BELL HAVEN ST LH	APEX NC 27539	
Resident/Tenant	109 NEW HAVEN ST	APEX NC 27539	
Resident/Tenant	110 N BELL HAVEN ST	APEX NC 27539	
Resident/Tenant	1101 WOODDED ACRES ST	APEX NC 27539	
Resident/Tenant	111 N BELL HAVEN ST	APEX NC 27539	
Resident/Tenant	111 NEW HAVEN ST	APEX NC 27539	
Resident/Tenant	200 MATTHEWS DR	HOLLY SPRINGS NC 27540	
Resident/Tenant	201 MATTHEWS DR	HOLLY SPRINGS NC 27540	
Resident/Tenant	201 N BELL HAVEN ST	APEX NC 27539	
Resident/Tenant	204 FAIR HAVEN ST	APEX NC 27539	
Resident/Tenant	300 MATTHEWS DR	HOLLY SPRINGS NC 27540	
Resident/Tenant	303 S CARROLL ST	APEX NC 27539	
Resident/Tenant	305 S CARROLL ST	APEX NC 27539	
Resident/Tenant	308 S CARROLL ST	APEX NC 27539	
Resident/Tenant	4217 SAMMONS CT	APEX NC 27539	
Resident/Tenant	4300 SUNCLIFFE CT	APEX NC 27539	
Resident/Tenant	4305 SUNCLIFFE CT	APEX NC 27539	
Resident/Tenant	4309 PUBLIC DR	APEX NC 27539	
Resident/Tenant	4309 SUNCLIFFE CT	APEX NC 27539	
Resident/Tenant	4312 SUNCLIFFE CT	APEX NC 27539	
Resident/Tenant	4316 SUNCLIFFE CT	APEX NC 27539	
Resident/Tenant	4505 LOCKLEY RD	APEX NC 27539	
Resident/Tenant	4519 LOCKLEY RD	APEX NC 27539	
Resident/Tenant	4821 OPTIMIST FARM RD	HOLLY SPRINGS NC 27540	
Resident/Tenant	4825 OPTIMIST FARM RD	HOLLY SPRINGS NC 27540	
Resident/Tenant	4830 OPTIMIST FARM RD	HOLLY SPRINGS NC 27540	
Resident/Tenant	4900 OPTIMIST FARM RD	HOLLY SPRINGS NC 27540	
Resident/Tenant	4950 OPTIMIST FARM RD	HOLLY SPRINGS NC 27540	
Resident/Tenant	5141 SUNSET LAKE RD	APEX NC 27539	
Resident/Tenant	5145 SUNSET LAKE RD	APEX NC 27539	
Resident/Tenant	5153 SUNSET LAKE RD	APEX NC 27539	
Resident/Tenant	5201 SUNSET LAKE RD	HOLLY SPRINGS NC 27540	
Resident/Tenant	5209 SUNSET LAKE RD	HOLLY SPRINGS NC 27540	
Resident/Tenant	5217 SUNSET LAKE RD	HOLLY SPRINGS NC 27540	
Resident/Tenant	5300 SUNSET LAKE RD	HOLLY SPRINGS NC 27540	

Resident/Tenant	5316 SUNSET LAKE RD	HOLLY SPRINGS NC 27540	
Resident/Tenant	5321 SUNSET LAKE RD	HOLLY SPRINGS NC 27540	
Resident/Tenant	5378 SUNSET LAKE RD	HOLLY SPRINGS NC 27540	
Resident/Tenant	5420 SUNSET LAKE RD	HOLLY SPRINGS NC 27540	
Resident/Tenant	9709 HOLLY SPRINGS RD	APEX NC 27539	
Resident/Tenant	9716 HOLLY SPRINGS RD	APEX NC 27539	
Resident/Tenant	9717 HOLLY SPRINGS RD	APEX NC 27539	
Resident/Tenant	9720 HOLLY SPRINGS RD	APEX NC 27539	
Resident/Tenant	9724 HOLLY SPRINGS RD	APEX NC 27539	
Resident/Tenant	9725 HOLLY SPRINGS RD	APEX NC 27539	
Resident/Tenant	9728 HOLLY SPRINGS RD	APEX NC 27539	
Resident/Tenant	9729 HOLLY SPRINGS RD	APEX NC 27539	
Resident/Tenant	9732 HOLLY SPRINGS RD	APEX NC 27539	
Resident/Tenant	9733 HOLLY SPRINGS RD	APEX NC 27539	
Resident/Tenant	9737 HOLLY SPRINGS RD	APEX NC 27539	
Resident/Tenant	9748 HOLLY SPRINGS RD	APEX NC 27539	
Resident/Tenant	9752 HOLLY SPRINGS RD	APEX NC 27539	
Resident/Tenant	9756 HOLLY SPRINGS RD	APEX NC 27539	
Resident/Tenant	9780 HOLLY SPRINGS RD	APEX NC 27539	
RICE, RONALD J MOORE, BETTY J	PO BOX 881	ZEBULON NC 27597-0881	
RIGGSBEE, CHRISTOPHER PATRICK	100 ARLEN PARK PL	HOLLY SPRINGS NC 27540-4000	
ROSEN HOLLY SPRINGS II LLC	PO BOX 334	NEW YORK NY 10021-0009	
ROSEN HOLLY SPRINGS LLC	PO BOX 334	NEW YORK NY 10021-0009	
ROSKAM, LISANNE A	9028 WESLEY CT	APEX NC 27539-8724	
ROSS, DONALD ROSS, PAULA	3101 WARD ST	RALEIGH NC 27603-4443	
SANDHAR, PARMINDER SANDHAR, PARDEEP	201 HOLLY SPRINGS RD	HOLLY SPRINGS NC 27540-9023	
SB MEDICAL PARK LLC	320 FLATROCK LN	HOLLY SPRINGS NC 27540-7418	
SIMMONS, JERRY W	225 BYRD ST	TROY NC 27371-2831	
SNEH LLC	185 GREEN DR	MORRISVILLE NC 27560-8724	
ST MARYS FREE WILL BAPTIST CHURCH	9305 HOLLY SPRINGS RD	APEX NC 27539-7613	
STEPHENS, AUBREY LEE JR STEPHENS, BONNIE R	103 S BELL HAVEN ST	APEX NC 27539-8729	
SUNRISE UNITED METHODIST CHURCH HOLLY SPRINGS WAKE COUNTY NC INC	PO BOX 295	HOLLY SPRINGS NC 27540-0295	
SUNSET & LASSITER PROPERTIES LLC	3228 RAPID FALLS RD	MORRISVILLE NC 27560-6015	
SUNSET RIDGE ASSOCIATION INC	ASSOCIA HRW MANAGEMENT	4700 HOMEWOOD CT STE 380	RALEIGH NC 27609-5732
TA PROPERTIES LLC	3812 MILLTOWN RIDGE RUN	RALEIGH NC 27612-4394	
TODD, JAMES B TODD, PAIGE M	117 ARLEN PARK PL	HOLLY SPRINGS NC 27540-4001	
TRIANGLE CHURCH NETWORK INC	1503 WALNUT ST	CARY NC 27511-5926	
WARD, BRUCE M SR TRUSTEE WARD, LOIS A TRUSTEE	113 ARLEN PARK PL	HOLLY SPRINGS NC 27540-4001	
WEAVER, RICKY WAYNE	302 S CARROLL ST	APEX NC 27539-5357	
WIGGINS, BEULAH J	9721 HOLLY SPRINGS RD	APEX NC 27539-7621	
WILSON, NELLIE WILSON, JAMES EARL	113 NEW HAVEN ST	APEX NC 27539-9364	
WILSON, RICKEY LEE	308 DUTCHESS AVE	N LAS VEGAS NV 89030	

ATTENDEE REPORT

Attendee Report				
Report Generated:	3/4/2024 17:51			
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered
Sunset Commons Neighborhood Meeting	872 4713 2001	2/28/2024 17:20	70	4
Host Details				
Attended	User Name (Original Name)	Email	Join Time	Leave Time
Yes	Leticia Shapiro	tshapiro@morningstarlawgroup.com	2/28/2024 17:20	2/28/2024 18:30
Panelist Details				
Attended	User Name (Original Name)	Email	Join Time	Leave Time
Yes	Jordan Gussenhoven	jordan@chathamstreetcommercial.com	2/28/2024 17:31	2/28/2024 18:17
Yes	Mark Barker	mbarker@northviewpartners.com	2/28/2024 17:31	2/28/2024 18:18
Yes	Taylor Malbon	tmalbon@northviewpartners.com	2/28/2024 17:31	2/28/2024 18:17
Yes	Jason Barron	jbarron@morningstarlawgroup.com	2/28/2024 17:21	2/28/2024 18:17
Yes	PhyllisGrimes	phil.grimes2616@att.net	2/28/2024 17:33	2/28/2024 18:12
Yes	RemiTrzop	rtrzop@rosenequitiesllc.com	2/28/2024 17:31	2/28/2024 18:12
Yes	PaigeTodd	paigemtodd@gmail.com	2/28/2024 17:30	2/28/2024 18:11
Attendee Details				
Attended	User Name (Original Name)	First Name	Last Name	Email
Yes	Phyllis Grimes	Phyllis	Grimes	phil.grimes2616@att.net
Yes	Remi Trzop	Remi	Trzop	rtrzop@rosenequitiesllc.com
Yes	Paige Todd	Paige	Todd	paigemtodd@gmail.com
Yes	Bharat Patel	Bharat	Patel	bharat_1959@yahoo.com

MERIDIAN SUNSET LAKE COMMONS

TOWN OF HOLLY SPRINGS, NC

NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
RALEIGH, NORTH CAROLINA 27609

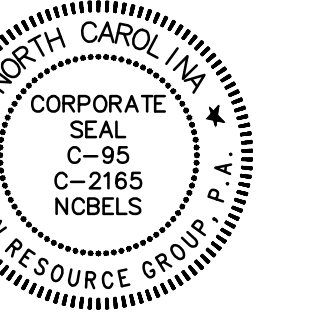


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OVERALL CONCEPT PLAN

GENERAL NOTES:

- SIDEWALKS, GREENWAY MULTI-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 IN EFFECT AT THE TIME OF APPROVAL OF THIS REZONING AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES AND GUIDELINES.
- EXCEPT AS PROVIDED HEREIN OR IN THE DEVELOPER'S AGREEMENT APPROVED CONTEMPORANEOUSLY HERewith 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 IN EFFECT AT THE TIME OF APPROVAL OF THIS REZONING, ALL OF WHICH SHALL CONSTITUTE THE ZONING REGULATIONS FOR THE APPROVED DISTRICT AND ARE BINDING ON THE PROPERTY.
- ALL MODIFICATIONS TO MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH THE HOLLY SPRINGS UDO IN EFFECT AT THE TIME OF APPROVAL OF THIS REZONING.
- BOUNDARY SHOWN PER SURVEY BY BASS, NIXON & KENNEDY, INC. ON 12/07/23.
- 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.
- CHANGES TO THE USE/INTENSITY AND PROPOSED USES SHALL REQUIRE A REZONING.

PROPOSED CONDITIONS

- THE SUBJECT PROPERTY'S DEVELOPMENT SHALL COMPLY WITH THE DEVELOPMENT STANDARDS OF THE HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE (EFFECTIVE MARCH 1, 2022), EXCEPT AS NOTED BELOW:
 - PROPOSED BUILDINGS SHALL NOT BE REQUIRED TO MEET THE MAXIMUM BUILDING WALL LENGTH FOUND IN UDO SECTION 8.2.F.2.B(i)(A).
 - THE REQUIREMENTS OF UDO SECTION 8.2.F.2.B(i)(B) ARE MODIFIED TO PROVIDE AS FOLLOWS: FACADES SHALL INCORPORATE WALL OFFSETS, IN THE FORM OF PROJECTIONS OR RECESSES IN THE FAÇADE PLAN, SPACED NO MORE THAN 50 FEET APART. SUCH WALL OFFSETS SHALL BE A MINIMUM OF NINE INCHES (9").
 - PROPOSED BUILDINGS SHALL NOT BE REQUIRED TO MEET RESIDENTIAL PRIMARY STRUCTURE(S) FINISHED FLOOR ELEVATION ABOVE SIDEWALK GRADES AS FOUND IN UDO TABLE 2.2.1-A.
 - PROPOSED DEVELOPMENT SHALL NOT BE REQUIRED TO MEET NON-RESIDENTIAL USE ALLOCATION REFERENCED IN TABLE 2.2.1-A - DEVELOPMENT STANDARDS FOR RESIDENTIAL USE DISTRICTS.
 - PROPOSED DEVELOPMENT SHALL NOT BE REQUIRED TO MEET EV-READY REQUIREMENT NOTED IN TABLE 6.6-A - ELECTRIC VEHICLE PARKING SPACES MINIMUM STANDARDS. THE EVSE-READY PARKING SPACES WITHIN THE DEVELOPMENT WILL BE INSTALLED WITH REARWAYS FOR FUTURE ELECTRIC VEHICLE CHARGING EQUIPMENT. PANEL CAPACITY FOR EVSE-READY SPACES WILL BE PROVIDED AT TIME OF ACTIVATION. PROPOSED DEVELOPMENT WILL COMPLY WITH TABLE 6.6-A EVSE REQUIREMENTS.
- USES ON THE SUBJECT PROPERTY SHALL BE LIMITED TO APARTMENT DWELLINGS AND ASSOCIATED ACCESSORY USES.
- THERE SHALL BE NO REQUIREMENT FOR MULTIFAMILY DWELLINGS TO BE STACKED ON TOP OF NONRESIDENTIAL USES.
- THE MERIDIAN SUNSET LAKE COMMONS DEVELOPMENT AND DESIGN MANUAL IS INCLUDED WITH THIS REZONING.
- NO PARKING SHALL BE PERMITTED BETWEEN THE STREET AND BUILDINGS FRONTING ALONG LASSITER ROAD. ALONG WOODED ACRES STREET A SINGLE DOUBLE LOADED AISLE OF PARKING BAYS SHALL BE PERMITTED BETWEEN BUILDINGS AND THE STREET.
- EXCEPT WITH RESPECT TO BUILDINGS CONTAINING RESIDENTIAL DWELLINGS STACKED ON TOP OF GARAGES, BUILDINGS ON THE SUBJECT PROPERTY CONTAINING DWELLING UNITS SHALL INCLUDE ELEVATOR SERVICE.
- ANY BUILDINGS CONTAINING GARAGES SHALL BE SITUATED ON THE PROPERTY SUCH THAT THE GARAGE ACCESS WILL FACE AWAY FROM PUBLIC STREETS OR IS INTERNAL TO THE SITE.
- ARCHITECTURAL TREATMENTS FOR FACADES OF BUILDINGS CONTAINING RESIDENTIAL DWELLINGS SHALL BE DESIGNED SUCH THAT THE PORTIONS OF THE BUILDINGS FACING PUBLIC STREETS SHALL HAVE THE APPEARANCE OF THE FRONT OF THE BUILDING. FURTHER, BUILDINGS CONTAINING RESIDENTIAL DWELLINGS SHALL HAVE A RECESSED ENTRY DOOR OR AWNING. A MINIMUM OF 90% OF THE DWELLINGS IN BUILDINGS WITH ELEVATOR SERVICE SHALL HAVE BALCONIES OR SUNROOMS.
- OUTSIDE OF WETLANDS AREAS, A 25' TYPE C BUFFER SHALL BE ESTABLISHED ALONG THE EASTERN BOUNDARY OF THE PROPERTY WHERE ADJACENT TO EXISTING RESIDENTIAL USES. FURTHER, WITHIN 60' OF THE EASTERN BOUNDARY OF THE PROPERTY BUILDINGS MAY NOT EXCEED 35' IN HEIGHT.
- DEVELOPMENT OF THE PROPERTY SHALL INCLUDE THE EXTENSION OF LASSITER ROAD FROM ITS CURRENT TERMINUS WITH THE SUNSET COMMONS SHOPPING CENTER AS REQUIRED BY THE CIP (CT-3A SECTION, AS INDICATED ON SHEET RZ.01 OF THE OVERALL CONCEPT PLAN). SUCH EXTENSION SHALL INCLUDE TOWN REQUIRED SIDEWALKS ON BOTH SIDES OF THE STREET AND IS SUBJECT TO THE TERMS OF THE DEVELOPER'S AGREEMENT THAT HAS BEEN APPROVED CONTEMPORANEOUSLY HERewith.
- THE PROJECT WILL PROVIDE ON-SITE AMENITIES WHERE RESIDENTS CAN GATHER AND RECREATE INCLUDING A POOL, CLUBHOUSE WITH CAFÉ AND WORKING SPACES, AND AN INTERCONNECTED PUBLIC SIDEWALK SYSTEM WHICH WILL PROVIDE A WALKABLE, CLUTTER-FREE ENVIRONMENT LINKED TO GOODS AND SERVICES LOCATED IN THE NEARBY SUNSET LAKE COMMONS SHOPPING CENTER.
- THE PRIMARY ROOF OF AN APARTMENT BUILDING (NOT INCLUDING CARRIAGE BUILDINGS) SHALL INCORPORATE EITHER A LOW-PITCH ROOF (EQUAL TO OR LESS THAN A 4:12 PITCH) OR A FLAT ROOF WITH A PARAPET. THIS STANDARD SHALL NOT APPLY TO INCIDENTAL ROOFS FOR GABLES, STOOPS, PORCHES, OR SIMILAR BUILDING FEATURES.
- ALL APARTMENT DWELLINGS NOT IN THE CARRIAGE STYLE BUILDINGS TO HAVE INTERIOR CORRIDOR ACCESS.
- DEVELOPMENT OF THE PROPERTY MAY INCLUDE A MINIMUM 20,000 SQUARE FEET OF AMENITY AREAS THAT WILL BE OPEN TO AND ACCESSIBLE BY THE PUBLIC AND SUBJECT TO THE TERMS OF THE DEVELOPER'S AGREEMENT THAT HAS BEEN APPROVED CONTEMPORANEOUSLY HERewith. AT THE TIME OF DEVELOPMENT PLAN, THE APPLICANT WILL COORDINATE WITH THE TOWN REGARDING THE AMENITY AREA WHICH MAY INCLUDE AT LEAST THREE OF THE FOLLOWING ELEMENTS:
 - PLAYGROUND
 - PUBLIC ART
 - BENCHES
 - GAZEBO
 - PLAZA
 - FOUNTAINS
 - ANY OTHER ELEMENT(S) PROPOSED BY THE DEVELOPER AND APPROVED BY TOWN STAFF.
- THE SITE PLAN FOR DEVELOPMENT OF THE PROPERTY SHALL INCLUDE A GREENWAY TRAIL IN ACCORDANCE WITH UDO SECTION 7.6.6 AND THE TOWN'S PARKS, RECREATION, AND GREENWAYS MASTER PLAN > PROPOSED GREENWAY TRAILS MAP SHOWN IN CHAPTER 3 OF THE TOWN'S COMPREHENSIVE PLAN. THE GREENWAY TRAIL SHALL BE CONSTRUCTED TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN & CONSTRUCTION STANDARDS, SHALL ACCOMMODATE TOPOGRAPHICAL AND OTHER NATURAL FEATURES OF THE SITE WHERE NECESSARY AND IS SUBJECT TO THE TERMS OF THE DEVELOPER'S AGREEMENT THAT HAS BEEN APPROVED CONTEMPORANEOUSLY HERewith.
- PURSUANT TO N.C.G.S. SECTION 160D-804, DEVELOPMENT OF THE PROPERTY SHALL INCLUDE DEDICATION AND CONSTRUCTION OF STREETS AND RIGHTS OF WAY AS SHOWN IN THE APPROVED COMPREHENSIVE TRANSPORTATION PLAN AND THE TRAFFIC IMPACT ANALYSIS TO CREATE CONDITIONS ESSENTIAL TO PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.
- RECOMMENDED MITIGATIONS CONTAINED WITHIN THE TRAFFIC IMPACT ANALYSIS ARE THE RESPONSIBILITY OF THE DEVELOPER.
- THE TOWN REQUIRES CERTAIN FEES TO BE PAID UPON DEVELOPMENT OF LAND AND FOR THE GRANTING OF A BUILDING PERMIT. SAID FEES ARE LISTED IN THE TOWN'S ANNUAL BUDGET AND WITH THIS REZONING THE DEVELOPER AGREES HE/SHE (I) IS FAMILIAR WITH (II) THESE FEES, (II) DOES NOT DISPUTE THE REASONABLENESS OF THESE FEES AS SET FORTH IN THE TOWN'S ANNUAL BUDGET; AND (III) NOTWITHSTANDING ANY REIMBURSEMENTS DISCUSSED AT THIS TIME THROUGH AN INFRASTRUCTURE REIMBURSEMENT AGREEMENT, HEREBY AGREES TO TIMELY PAY ALL NORMAL AND CUSTOMARY FEES APPLICABLE TO DEVELOPER IN CONNECTION WITH THE RESIDENTIAL PROJECT CONTEMPLATED HEREBY. SUCH FEES ARE LISTED IN THE CURRENT YEAR ANNUAL BUDGET OF FEES AT THE TIME THE FEE IS DUE UNDER THE ORDINARY COURSE OF DEVELOPMENT.
- AS OF THE EFFECTIVE DATE OF THE REZONING, THE APPLICANT IS AWARE THAT THERE IS INSUFFICIENT SEWER CAPACITY IN THIS BASIN TO SUPPORT ADDITIONAL DEVELOPMENT OF THE SITE. CONSISTENT WITH THE DEVELOPER'S AGREEMENT THAT HAS BEEN APPROVED CONTEMPORANEOUSLY HERewith, NO BUILDING PERMITS SHALL BE ISSUED FOR NEW DEVELOPMENT ON THE PROPERTY UNTIL SUFFICIENT CAPACITY EXISTS OR CAN BE REASONABLY DEMONSTRATED THAT IT WILL EXIST PRIOR TO WHEN SEWER SERVICE IS NEEDED TO SUPPORT ANY SUCH PROPOSED DEVELOPMENT.



SITE DATA AND DEVELOPMENT STANDARDS

OWNERS:	JORDAN MATTHEWS LTD PRTRP JORDAN REAL ESTATE HOLDINGS LLC LIVE OAK PARTNERS LTD PTNRP 0669170766
PIN NO:	0037755
REAL ESTATE TAX ID:	
EXISTING ZONING:	NMX: NEIGHBORHOOD MIXED USE
PROPOSED ZONING:	MXR-CU: MIXED USE RESIDENTIAL - CONDITIONAL USE
SITE AREA:	±30.57 AC
RIVER BASIN:	NEUSE
WATERSHED OVERLAY:	LOWER NEUSE RIVER
EXISTING LAND CLASS:	VACANT, FORESTRY, WOODLAND
PROPOSED USE:	MULTI-FAMILY RECREATION FACILITY, OUTDOOR (<50 ACRES)
PERIMETER BUFFERS:	NORTH - 5' TYPE A & 10' B BUFFER EAST - 25' TYPE C BUFFER WEST - 5' TYPE A & 10' B BUFFER
DENSITY:	MAXIMUM - 15 D.U./A.
OPEN SPACE REQUIRED:	15% MINIMUM (MAY INCLUDE A COMBINATION OF 2 COMPONENTS: TREE PRESERVATION, ACTIVE RECREATION) = (±30.57 AC X 15%) = ±4.586 AC
OPEN SPACE PROVIDED:	±6.0 AC
PRIMARY BUILDING SETBACKS	
FRONT SETBACK:	MINIMUM - 5' MAXIMUM - 15'
SIDE -CORNER SETBACK:	MINIMUM - 5'
SIDE -INTERIOR SETBACK:	MINIMUM - 5'
REAR SETBACK:	MINIMUM - 30'
ACCESSORY BUILDING SETBACKS	
LESS THAN 144 SF:	3'
GREATER THAN OR EQUAL TO 144 SF:	5'
BUILDING HEIGHT:	PRIMARY STRUCTURES - 60' MAXIMUM ACCESSORY STRUCTURES - 30' MAXIMUM
NOTES:	
1. PROPOSED BUILDINGS SHALL NOT BE REQUIRED TO MEET THE MAXIMUM BUILDING WALL LENGTH FOUND IN UDO SECTION 8.2.F.2.B(i)(a).	
2. THE REQUIREMENTS OF UDO SECTION 8.2.F.2.B(i)(b) ARE MODIFIED TO PROVIDE AS FOLLOWS: FACADES SHALL INCORPORATE WALL OFFSETS, IN THE FORM OF PROJECTIONS OR RECESSES IN THE FAÇADE PLAN, SPACED NO MORE THAN 50 FEET APART. SUCH WALL OFFSETS SHALL BE A MINIMUM OF NINE INCHES (9").	
3. PROPOSED BUILDINGS SHALL NOT BE REQUIRED TO MEET RESIDENTIAL PRIMARY STRUCTURE(S) FINISHED FLOOR ELEVATIONS ABOVE SIDEWALK GRADES AS FOUND IN UDO TABLE 2.2.1-A.	
4. HOLLY SPRINGS PROJECT NUMBER: 22-REZ-02/PLR2202200019	
SEWER FLOW AND WATER DEMAND	
1. SEWER STUDY FROM 2021 SAYS FOR 450 APARTMENTS, THE AVERAGE DAILY FLOW WOULD BE 114,750 GPD (450 UNITS X 255 GPD).	
2. WATER DEMAND IS 143,438 GPD (319/UNIT) BASED UPON SEWER STUDY OF 255 GPD.	

Sheet Number	Sheet Title
RZ0.00	COVER SHEET
RZ1.00	EXISTING CONDITIONS
RZ1.01	RESIDENTIAL MIXED USE PLAN
RZ2.00	CONCEPT PLAN
RZ2.01	TRANSPORTATION PLAN
RZ2.02	OPEN SPACE & PRESERVATION PLAN
RZ3.00	GRADING PLAN
RZ4.00	UTILITY PLAN
RZ5.00	LANDSCAPE PLAN

OVERALL CONCEPT PLAN

MERIDIAN
SUNSET LAKE COMMONS
TOWN OF HOLLY SPRINGS, NORTH CAROLINA

NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
RALEIGH, NORTH CAROLINA 27609

COVER SHEET

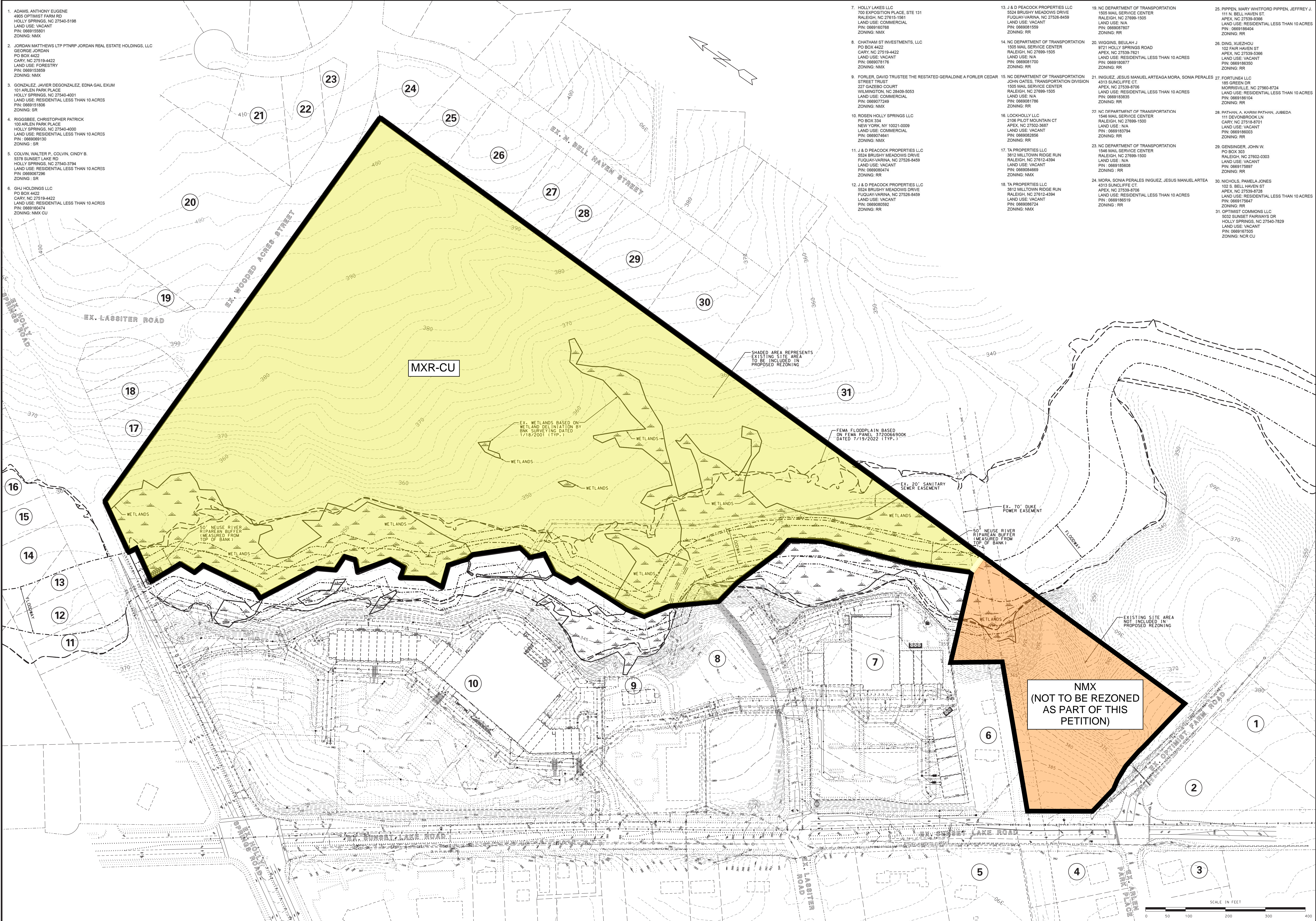
SCALE: NTS

PROJECT #: 443-014
DRAWN BY: LD
CHECKED BY: SK

JUNE 16, 2026

REVISIONS:

RZ0.00



1. ADAMS, ANTHONY EUGENE
4905 OPTIMIST FARM RD
HOLLY SPRINGS, NC 27540-5198
LAND USE: VACANT
PIN: 0669155801
ZONING: NMX
2. JORDAN MATTHEWS LTP PTNRP JORDAN REAL ESTATE HOLDINGS, LLC
GEORGE JORDAN
PO BOX 4422
CARY, NC 27518-4422
LAND USE: FORESTRY
PIN: 0669153859
ZONING: NMX
3. GONZALEZ, JAVIER DEGONZALEZ, EDNA GAL EXUM
101 ARLEN PARK PLACE
HOLLY SPRINGS, NC 27540-4001
LAND USE: RESIDENTIAL LESS THAN 10 ACRES
PIN: 0669151806
ZONING: SR
4. RIGGSBEE, CHRISTOPHER PATRICK
100 ARLEN PARK PLACE
HOLLY SPRINGS, NC 27540-4000
LAND USE: RESIDENTIAL LESS THAN 10 ACRES
PIN: 0669069130
ZONING: SR
5. COLVIN, WALTER P., COLVIN, CINDY B.
5378 SUNSET LAKE RD
HOLLY SPRINGS, NC 27540-3794
LAND USE: RESIDENTIAL LESS THAN 10 ACRES
PIN: 0669067296
ZONING: SR
6. GHJ HOLDINGS LLC
PO BOX 4422
CARY, NC 27518-4422
LAND USE: RESIDENTIAL LESS THAN 10 ACRES
PIN: 0669160474
ZONING: NMX CU
7. HOLLY LAKES LLC
700 EXPOSITION PLACE, STE 131
RALEIGH, NC 27615-1561
LAND USE: COMMERCIAL
PIN: 0669160768
ZONING: NMX
8. CHATHAM ST INVESTMENTS, LLC
PO BOX 4422
CARY, NC 27518-4422
LAND USE: VACANT
PIN: 0669078176
ZONING: NMX
9. FORLER, DAVID TRUSTEE THE RESTATED GERALDINE A FORLER CEDAR STREET TRUST
227 GAZEBO COURT
WILMINGTON, NC 28409-5053
LAND USE: COMMERCIAL
PIN: 066907249
ZONING: NMX
10. ROSEN HOLLY SPRINGS LLC
PO BOX 334
NEW YORK, NY 10021-0029
LAND USE: COMMERCIAL
PIN: 0669074641
ZONING: NMX
11. J & D PEACOCK PROPERTIES LLC
5524 BRUSHY MEADOWS DRIVE
FUQUAY-VARINA, NC 27526-8459
LAND USE: VACANT
PIN: 0669082474
ZONING: RR
12. J & D PEACOCK PROPERTIES LLC
5524 BRUSHY MEADOWS DRIVE
FUQUAY-VARINA, NC 27526-8459
LAND USE: VACANT
PIN: 0669080592
ZONING: RR
13. J & D PEACOCK PROPERTIES LLC
5524 BRUSHY MEADOWS DRIVE
FUQUAY-VARINA, NC 27526-8459
LAND USE: VACANT
PIN: 0669081559
ZONING: RR
14. NC DEPARTMENT OF TRANSPORTATION
1505 MAIL SERVICE CENTER
APEX, NC 27539-7621
LAND USE: VACANT
PIN: 0669081700
ZONING: RR
15. NC DEPARTMENT OF TRANSPORTATION
JOHN GATES, TRANSPORTATION DIVISION
1505 MAIL SERVICE CENTER
RALEIGH, NC 27699-1505
LAND USE: N/A
PIN: 0669081786
ZONING: RR
16. LOCKHOLLY LLC
2108 PILOT MOUNTAIN CT
APEX, NC 27602-3687
LAND USE: VACANT
PIN: 0669082856
ZONING: RR
17. TA PROPERTIES LLC
3812 MILLTOWN RIDGE RUN
RALEIGH, NC 27612-4394
LAND USE: VACANT
PIN: 0669084669
ZONING: NMX
18. TA PROPERTIES LLC
3812 MILLTOWN RIDGE RUN
RALEIGH, NC 27612-4394
LAND USE: VACANT
PIN: 0669085119
ZONING: RR
19. NC DEPARTMENT OF TRANSPORTATION
1505 MAIL SERVICE CENTER
APEX, NC 27539-7621
LAND USE: VACANT
PIN: 0669081559
ZONING: RR
20. WIGGINS, BELLAH J
9721 HOLLY SPRINGS ROAD
APEX, NC 27539-7621
LAND USE: RESIDENTIAL LESS THAN 10 ACRES
PIN: 0669180787
ZONING: RR
21. INIGUEZ, JESUS MANUEL ARTEAGA MORA, SONIA PERALES
4313 SUNCLIFFE CT
APEX, NC 27539-8706
LAND USE: RESIDENTIAL LESS THAN 10 ACRES
PIN: 0669183535
ZONING: RR
22. NC DEPARTMENT OF TRANSPORTATION
1548 MAIL SERVICE CENTER
RALEIGH, NC 27699-1500
LAND USE: N/A
PIN: 0669183794
ZONING: RR
23. NC DEPARTMENT OF TRANSPORTATION
1548 MAIL SERVICE CENTER
RALEIGH, NC 27699-1500
LAND USE: N/A
PIN: 0669185608
ZONING: RR
24. MORA, SONIA PERALES INIGUEZ, JESUS MANUEL ARTEAGA
4313 SUNCLIFFE CT
APEX, NC 27539-8706
LAND USE: RESIDENTIAL LESS THAN 10 ACRES
PIN: 0669185619
ZONING: RR
25. PIPPEN, MARY WHITFORD PIPPEN, JEFFREY J.
111 N. BELL HAVEN ST.
APEX, NC 27539-8368
LAND USE: RESIDENTIAL LESS THAN 10 ACRES
PIN: 0669185404
ZONING: RR
26. DING, XUEZHOU
102 FAIR HAVEN ST
APEX, NC 27539-3366
LAND USE: VACANT
PIN: 0669186350
ZONING: RR
27. FORTUNE4 LLC
185 GREEN DR
MORRISVILLE, NC 27560-8724
LAND USE: RESIDENTIAL LESS THAN 10 ACRES
PIN: 0669189104
ZONING: RR
28. RYSHAN, A. KARIM DUTMAN, JUBEDA
111 DEVONBROOK LN
CARY, NC 27518-8701
LAND USE: VACANT
PIN: 0669186003
ZONING: RR
29. GENSSINGER, JOHN W.
PO BOX 303
RALEIGH, NC 27602-0303
LAND USE: VACANT
PIN: 0669175897
ZONING: RR
30. NICHOLS, PAMELA JONES
102 S. BELL HAVEN ST
APEX, NC 27539-8728
LAND USE: RESIDENTIAL LESS THAN 10 ACRES
PIN: 0669175647
ZONING: RR
31. OPTIMIST COMMONS LLC
5332 SUNSET FAIRWAYS DR
HOLLY SPRINGS, NC 27540-7829
LAND USE: VACANT
PIN: 0669167505
ZONING: NCR CU

12/19/2023 10:03:36 AM PLOT BY: jereamy
 R:\2016\1616169 - Northview - Holly Springs\161616169 - Preliminary\161616169 - Existing Conditions Plot.dgn

BASS, NIXON & KENNEDY, INC.

CONSULTING ENGINEERS

6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607

TELEPHONE: (919)851-4422; FAX: (919)851-8868

CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY

JONES	DATE	DRAWN BY
16189	12-27-23	J. JONES

EXISTING PLAN

CONDITIONS

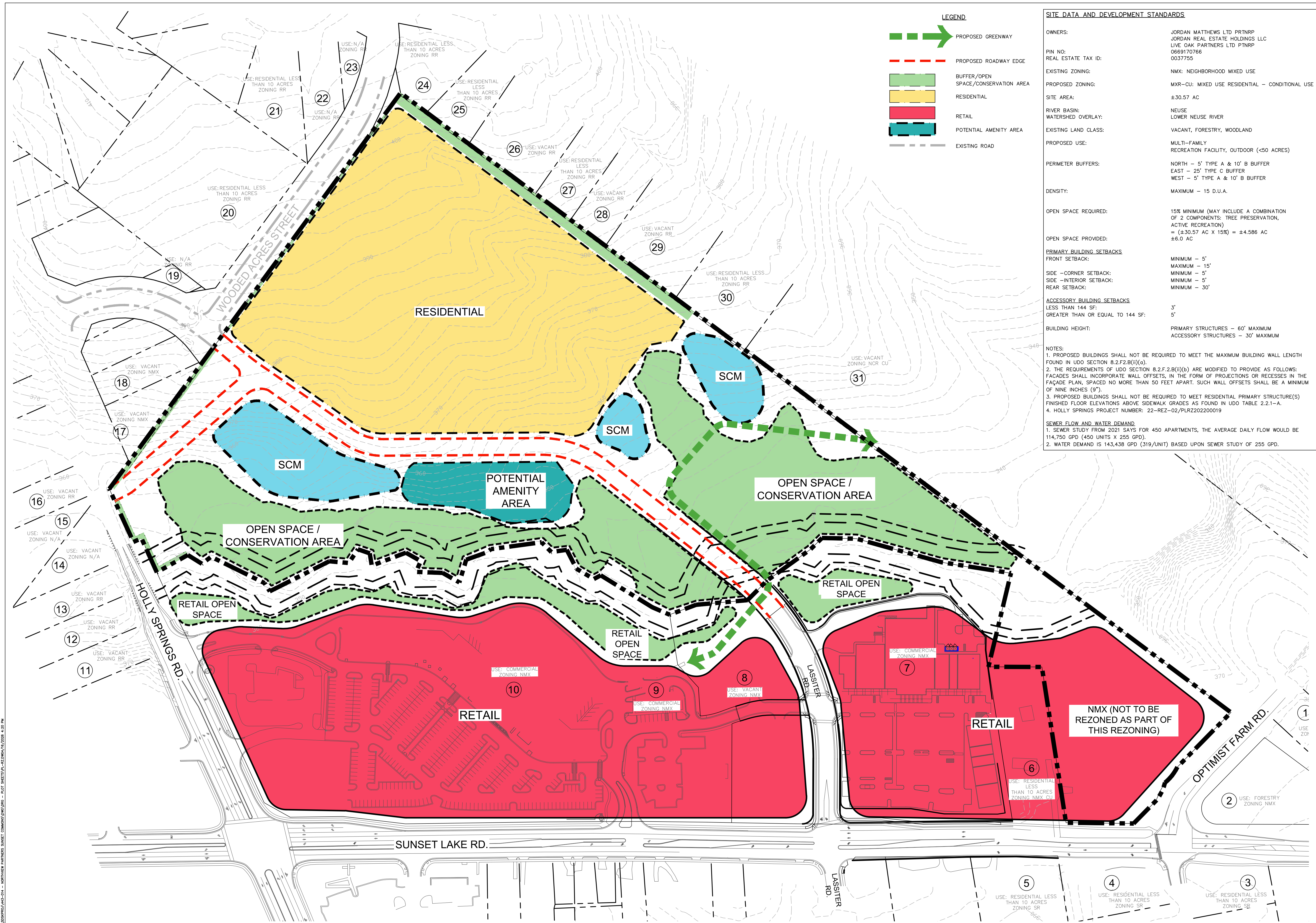
SCALE: 1" = 100'

MERIDIAN AT SUNSET LAKE COMMONS

C1.0

TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



LEGEND

- Proposed Greenway (Dashed green arrow)
- Proposed Roadway Edge (Dashed red line)
- Buffer/Open Space/Conservation Area (Green fill)
- Residential (Yellow fill)
- Retail (Red fill)
- Potential Amenity Area (Blue fill)
- Existing Road (Solid black line)

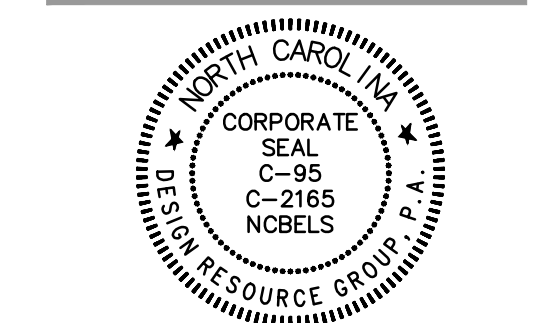
SITE DATA AND DEVELOPMENT STANDARDS

OWNERS:	JORDAN MATTHEWS LTD PRTRP JORDAN REAL ESTATE HOLDINGS LLC LIVE OAK PARTNERS LTD PTRNP 0669170766 0037755
PIN NO:	
REAL ESTATE TAX ID:	
EXISTING ZONING:	NMX: NEIGHBORHOOD MIXED USE
PROPOSED ZONING:	MXR-CU: MIXED USE RESIDENTIAL - CONDITIONAL USE
SITE AREA:	±30.57 AC
RIVER BASIN:	NEUSE
WATERSHED OVERLAY:	LOWER NEUSE RIVER
EXISTING LAND CLASS:	VACANT, FORESTRY, WOODLAND
PROPOSED USE:	MULTI-FAMILY RECREATION FACILITY, OUTDOOR (<50 ACRES)
PERIMETER BUFFERS:	NORTH - 5' TYPE A & 10' B BUFFER EAST - 25' TYPE C BUFFER WEST - 5' TYPE A & 10' B BUFFER
DENSITY:	MAXIMUM - 15 D.U.A.
OPEN SPACE REQUIRED:	15% MINIMUM (MAY INCLUDE A COMBINATION OF 2 COMPONENTS: TREE PRESERVATION, ACTIVE RECREATION) = (±30.57 AC X 15%) = ±4.586 AC
OPEN SPACE PROVIDED:	±6.0 AC
PRIMARY BUILDING SETBACKS:	
FRONT SETBACK:	MINIMUM - 5' MAXIMUM - 15'
SIDE -CORNER SETBACK:	MINIMUM - 5'
SIDE -INTERIOR SETBACK:	MINIMUM - 5'
REAR SETBACK:	MINIMUM - 30'
ACCESSORY BUILDING SETBACKS:	
LESS THAN 144 SF:	3'
GREATER THAN OR EQUAL TO 144 SF:	5'
BUILDING HEIGHT:	PRIMARY STRUCTURES - 60' MAXIMUM ACCESSORY STRUCTURES - 30' MAXIMUM
NOTES:	1. PROPOSED BUILDINGS SHALL NOT BE REQUIRED TO MEET THE MAXIMUM BUILDING WALL LENGTH FOUND IN UDO SECTION 8.2.F.2.B(i)(a). 2. THE REQUIREMENTS OF UDO SECTION 8.2.F.2.B(i)(b) ARE MODIFIED TO PROVIDE AS FOLLOWS: FACADES SHALL INCORPORATE WALL OFFSETS, IN THE FORM OF PROJECTIONS OR RECESSES IN THE FACADE PLAN, SPACED NO MORE THAN 50 FEET APART. SUCH WALL OFFSETS SHALL BE A MINIMUM OF NINE INCHES (9"). 3. PROPOSED BUILDINGS SHALL NOT BE REQUIRED TO MEET RESIDENTIAL PRIMARY STRUCTURE(S) FINISHED FLOOR ELEVATIONS ABOVE SIDEWALK GRADES AS FOUND IN UDO TABLE 2.2.1-A. 4. HOLLY SPRINGS PROJECT NUMBER: 22-REZ-02/PLR2202200019
SEWER FLOW AND WATER DEMAND:	
1. SEWER STUDY FROM 2021 SAYS FOR 450 APARTMENTS, THE AVERAGE DAILY FLOW WOULD BE 114,750 GPD (450 UNITS X 255 GPD).	
2. WATER DEMAND IS 143,438 GPD (319/UNIT) BASED UPON SEWER STUDY OF 255 GPD.	

DRG DESIGN RESOURCE GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

1111 Hawthorne Lane Charlotte, NC 28205
704.343.0608
www.drgpr.com

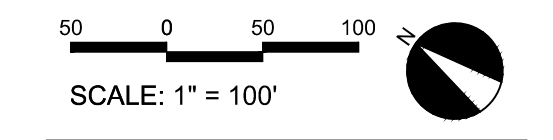


OVERALL CONCEPT PLAN

**MERIDIAN
SUNSET LAKE COMMONS**
TOWN OF HOLLY SPRINGS, NORTH CAROLINA

NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
RALEIGH, NORTH CAROLINA 27609

**RESIDENTIAL
MIXED USE
PLAN**

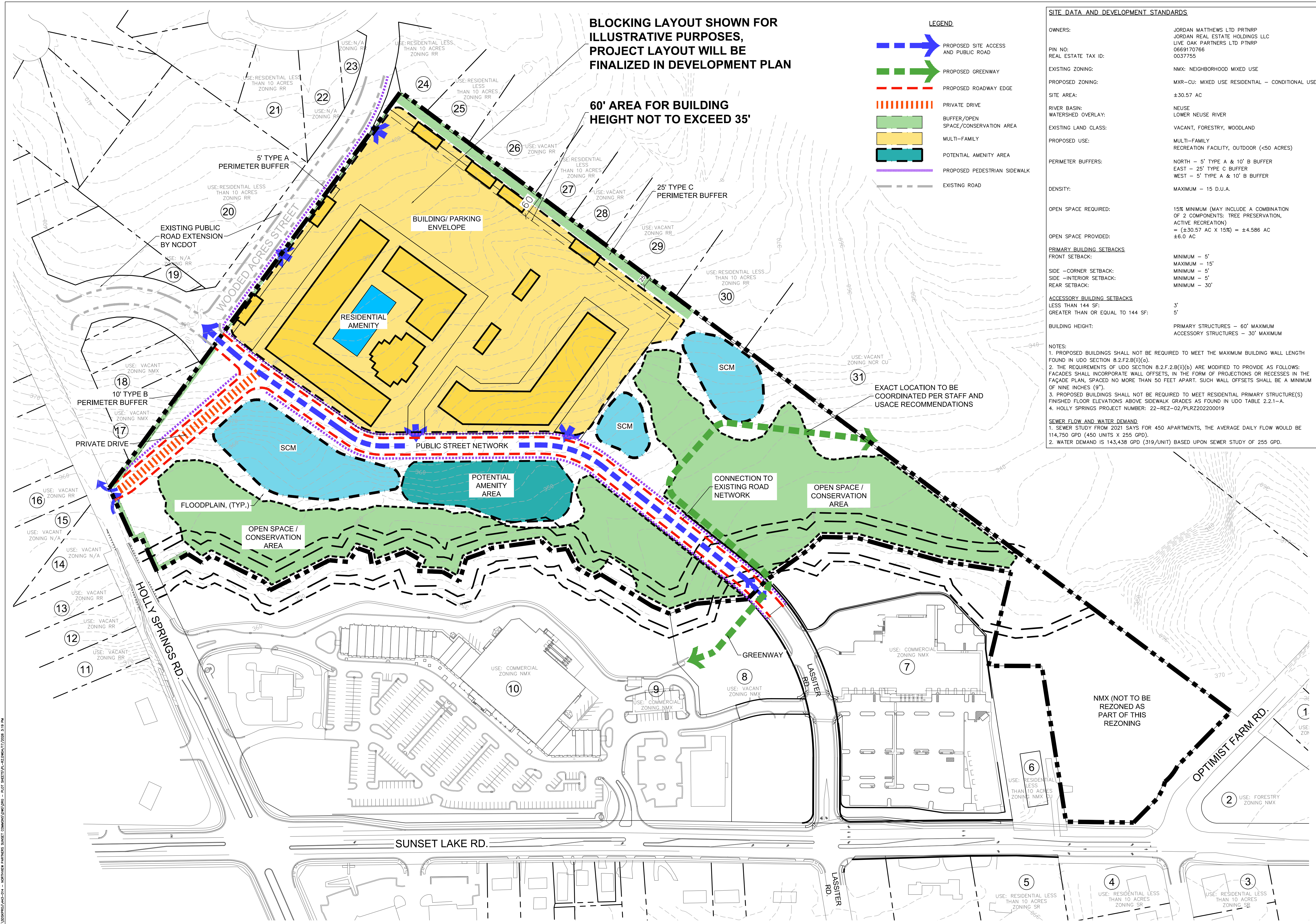


PROJECT #: 443-014
DRAWN BY: LD
CHECKED BY: SK

APRIL 17, 2026

REVISIONS:

RZ1.01



BLOCKING LAYOUT SHOWN FOR ILLUSTRATIVE PURPOSES, PROJECT LAYOUT WILL BE FINALIZED IN DEVELOPMENT PLAN

60' AREA FOR BUILDING HEIGHT NOT TO EXCEED 35'

- LEGEND**
- PROPOSED SITE ACCESS AND PUBLIC ROAD
 - PROPOSED GREENWAY
 - PROPOSED ROADWAY EDGE
 - PRIVATE DRIVE
 - BUFFER/OPEN SPACE/CONSERVATION AREA
 - MULTI-FAMILY
 - POTENTIAL AMENITY AREA
 - PROPOSED PEDESTRIAN SIDEWALK
 - EXISTING ROAD

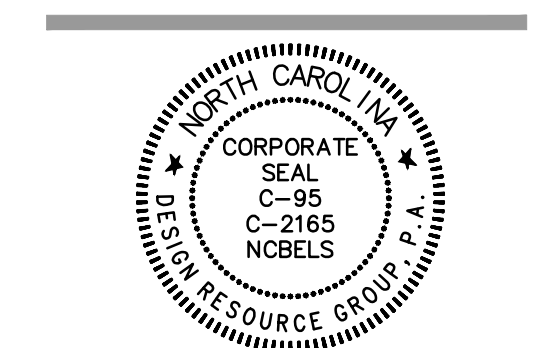
SITE DATA AND DEVELOPMENT STANDARDS

OWNERS:	JORDAN MATTHEWS LTD PRTRNP JORDAN REAL ESTATE HOLDINGS LLC LIVE OAK PARTNERS LTD PTNRP 0669170766 0037755
PIN NO:	
REAL ESTATE TAX ID:	
EXISTING ZONING:	NMX: NEIGHBORHOOD MIXED USE
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SITE AREA:	±30.57 AC
RIVER BASIN:	NEUSE
WATERSHED OVERLAY:	LOWER NEUSE RIVER
EXISTING LAND CLASS:	VACANT, FORESTRY, WOODLAND
PROPOSED USE:	MULTI-FAMILY RECREATION FACILITY, OUTDOOR (<50 ACRES)
PERIMETER BUFFERS:	NORTH - 5' TYPE A & 10' B BUFFER EAST - 25' TYPE C BUFFER WEST - 5' TYPE A & 10' B BUFFER
DENSITY:	MAXIMUM - 15 D.U.A.
OPEN SPACE REQUIRED:	15% MINIMUM (MAY INCLUDE A COMBINATION OF 2 COMPONENTS: TREE PRESERVATION, ACTIVE RECREATION) = (±30.57 AC X 15%) = ±4.586 AC
OPEN SPACE PROVIDED:	±6.0 AC
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SIDE -CORNER SETBACK:	MINIMUM - 5'
SIDE -INTERIOR SETBACK:	MINIMUM - 5'
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SEWER FLOW AND WATER DEMAND	
1. SEWER STUDY FROM 2021 SAYS FOR 450 APARTMENTS, THE AVERAGE DAILY FLOW WOULD BE 114,750 GPD (450 UNITS X 255 GPD).	
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LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
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OVERALL CONCEPT PLAN

**MERIDIAN
SUNSET LAKE COMMONS**
TOWN OF HOLLY SPRINGS, NORTH CAROLINA

NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
RALEIGH, NORTH CAROLINA 27609

CONCEPT PLAN

50 0 50 100
SCALE: 1" = 100'

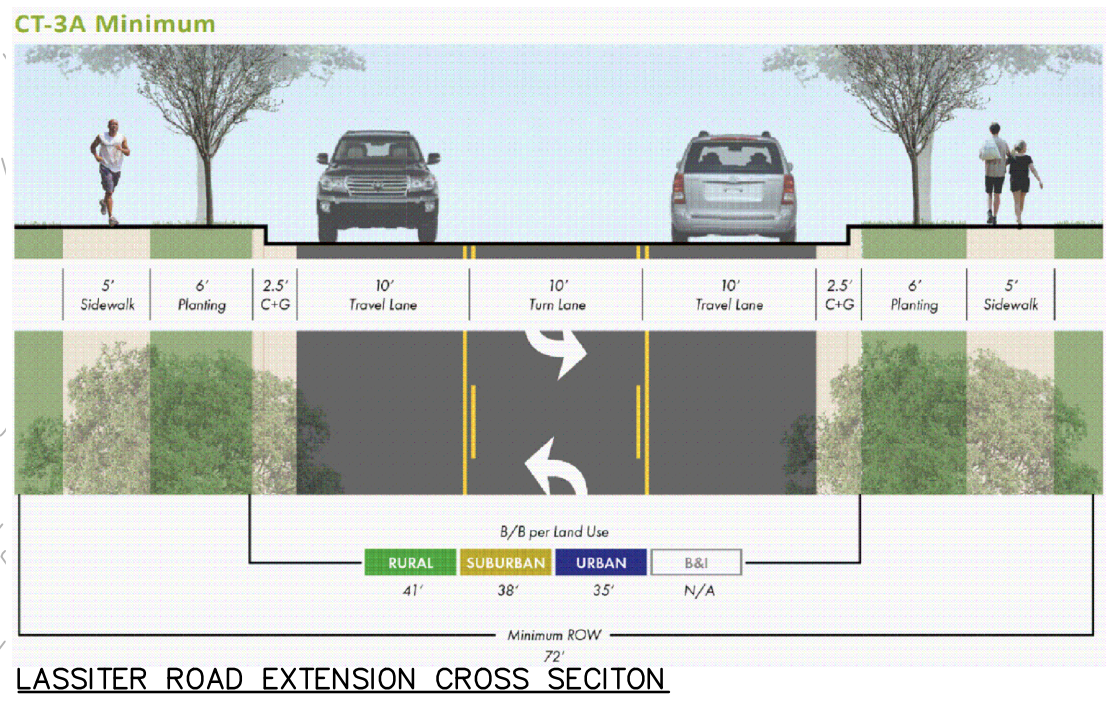
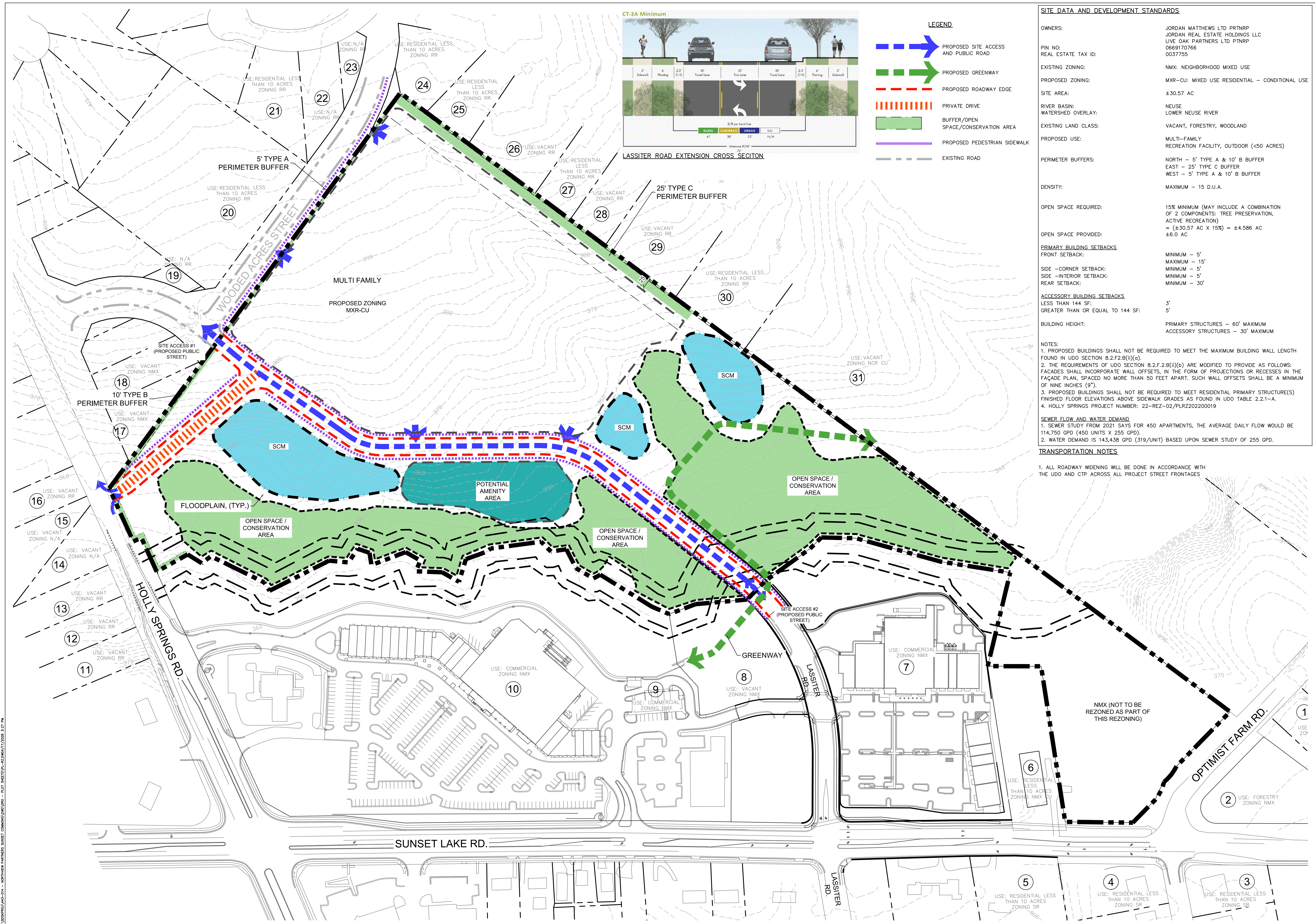
PROJECT #: 443-014
DRAWN BY: LD
CHECKED BY: SK

APRIL 17, 2026

REVISIONS:

RZ2.00

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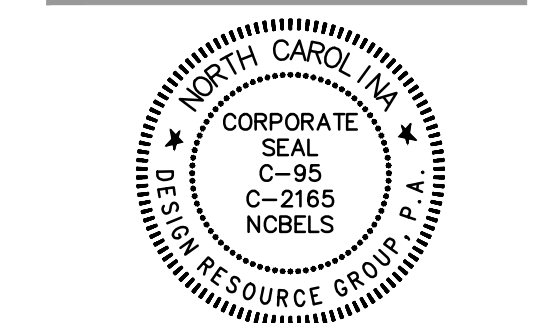


LEGEND

- PROPOSED SITE ACCESS AND PUBLIC ROAD
- PROPOSED GREENWAY
- - - PROPOSED ROADWAY EDGE
- ||||| PRIVATE DRIVE
- BUFFER/OPEN SPACE/CONSERVATION AREA
- - - PROPOSED PEDESTRIAN SIDEWALK
- - - EXISTING ROAD

SITE DATA AND DEVELOPMENT STANDARDS

OWNERS:	JORDAN MATTHEWS LTD PRTRNP JORDAN REAL ESTATE HOLDINGS LLC LIVE OAK PARTNERS LTD PTNRP 0669170766 0037755
PIN NO:	
REAL ESTATE TAX ID:	
EXISTING ZONING:	NMX: NEIGHBORHOOD MIXED USE
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SITE AREA:	±30.57 AC
RIVER BASIN:	NEUSE
WATERSHED OVERLAY:	LOWER NEUSE RIVER
EXISTING LAND CLASS:	VACANT, FORESTRY, WOODLAND
PROPOSED USE:	MULTI-FAMILY RECREATION FACILITY, OUTDOOR (<50 ACRES)
PERIMETER BUFFERS:	NORTH - 5' TYPE A & 10' B BUFFER EAST - 25' TYPE C BUFFER WEST - 5' TYPE A & 10' B BUFFER
DENSITY:	MAXIMUM - 15 D.U.A.
OPEN SPACE REQUIRED:	15% MINIMUM (MAY INCLUDE A COMBINATION OF 2 COMPONENTS: TREE PRESERVATION, ACTIVE RECREATION) = (±30.57 AC X 15%) = ±4.586 AC ±6.0 AC
OPEN SPACE PROVIDED:	
PRIMARY BUILDING SETBACKS	
FRONT SETBACK:	MINIMUM - 5' MAXIMUM - 15'
SIDE - CORNER SETBACK:	MINIMUM - 5'
SIDE - INTERIOR SETBACK:	MINIMUM - 5'
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SEWER FLOW AND WATER DEMAND	1. SEWER STUDY FROM 2021 SAYS FOR 450 APARTMENTS, THE AVERAGE DAILY FLOW WOULD BE 114,750 GPD (450 UNITS X 255 GPD). 2. WATER DEMAND IS 143,438 GPD (319/UNIT) BASED UPON SEWER STUDY OF 255 GPD.
TRANSPORTATION NOTES	1. ALL ROADWAY WIDENING WILL BE DONE IN ACCORDANCE WITH THE UDO AND CIP ACROSS ALL PROJECT STREET FRONTAGES

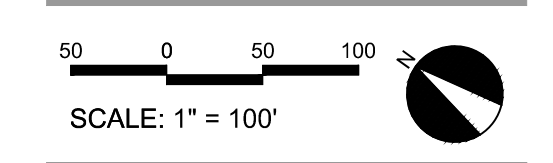


OVERALL CONCEPT PLAN

**MERIDIAN
SUNSET LAKE COMMONS**
TOWN OF HOLLY SPRINGS, NORTH CAROLINA

NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
RALEIGH, NORTH CAROLINA 27609

TRANSPORTATION PLAN



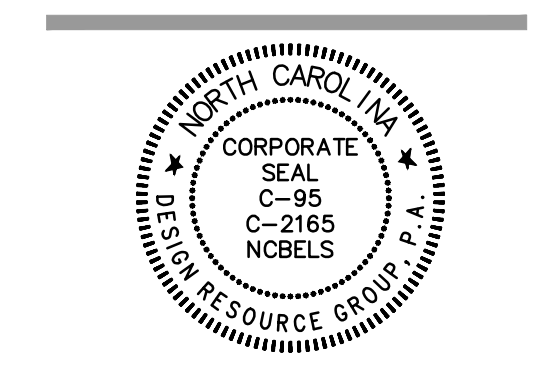
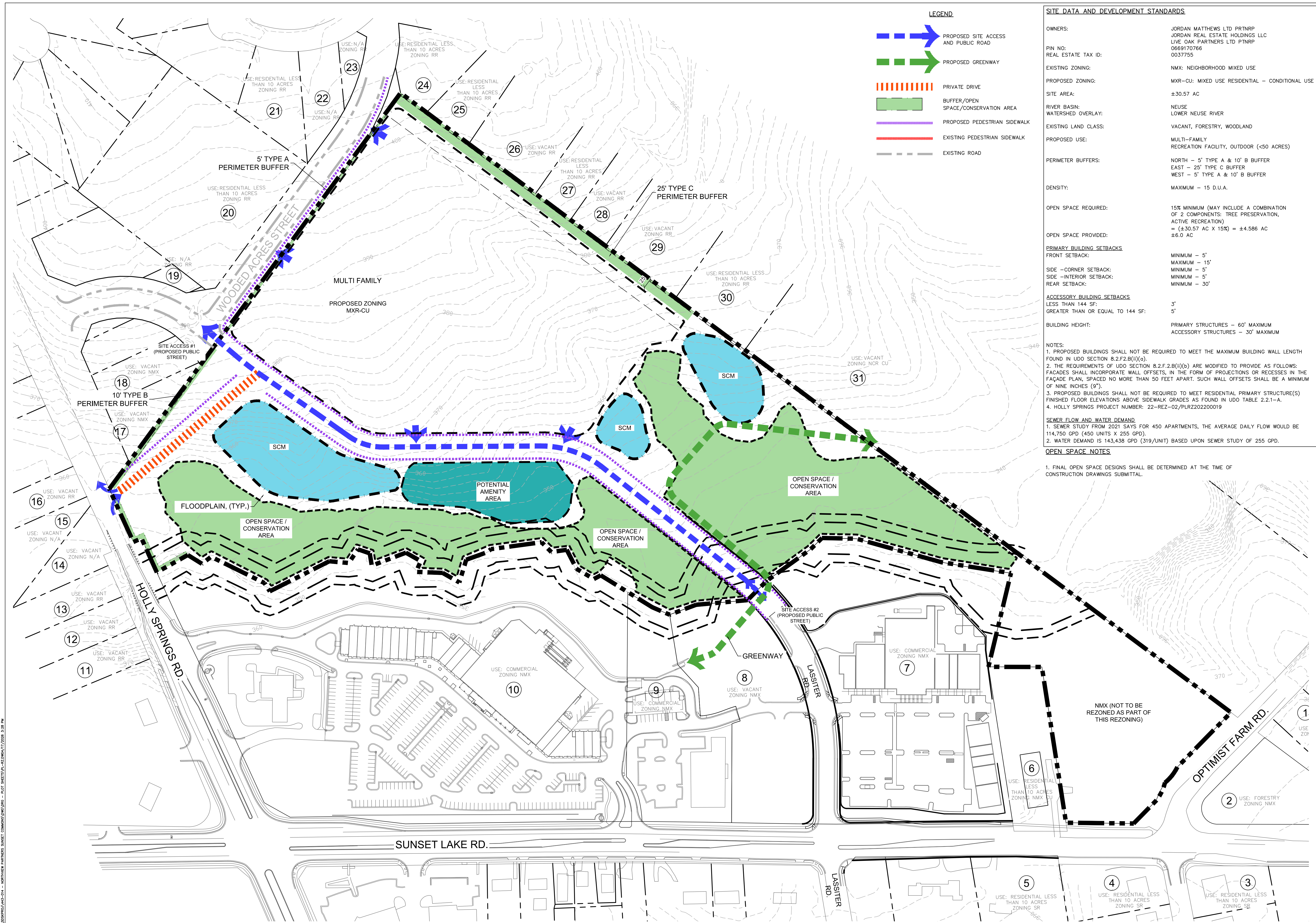
PROJECT #: 443-014
DRAWN BY: LD
CHECKED BY: SK

APRIL 17, 2026

REVISIONS:

RZ2.01

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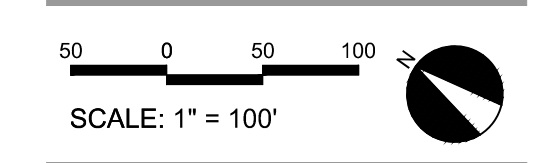


OVERALL CONCEPT PLAN

MERIDIAN
SUNSET LAKE COMMONS
TOWN OF HOLLY SPRINGS, NORTH CAROLINA

NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
RALEIGH, NORTH CAROLINA 27609

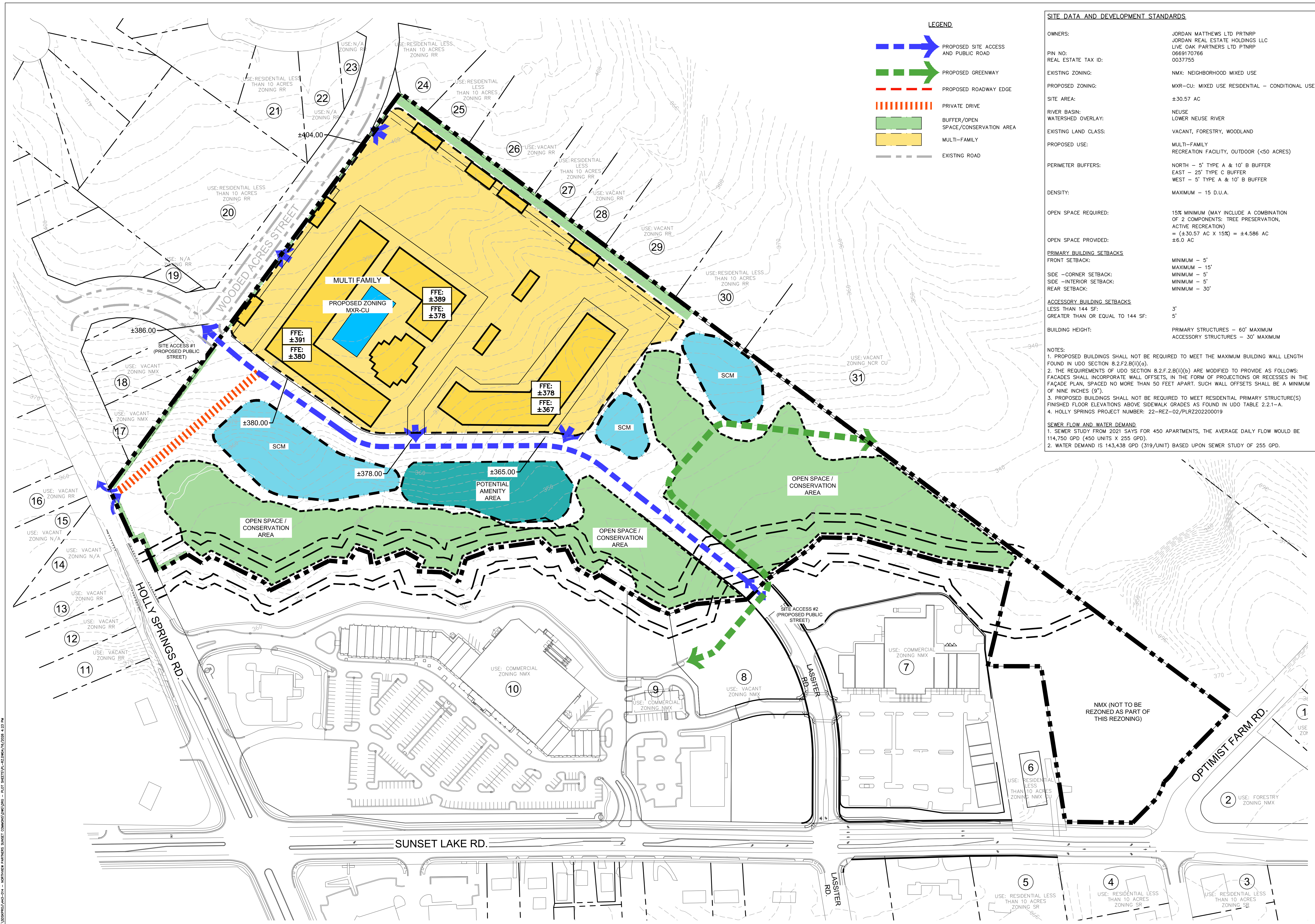
OPEN SPACE PLAN



PROJECT #: 443-014
DRAWN BY: LD
CHECKED BY: SK

APRIL 17, 2026

REVISIONS:



LEGEND

- PROPOSED SITE ACCESS AND PUBLIC ROAD
- PROPOSED GREENWAY
- - - PROPOSED ROADWAY EDGE
- ||||| PRIVATE DRIVE
- BUFFER/OPEN SPACE/CONSERVATION AREA
- MULTI-FAMILY
- - - EXISTING ROAD

SITE DATA AND DEVELOPMENT STANDARDS

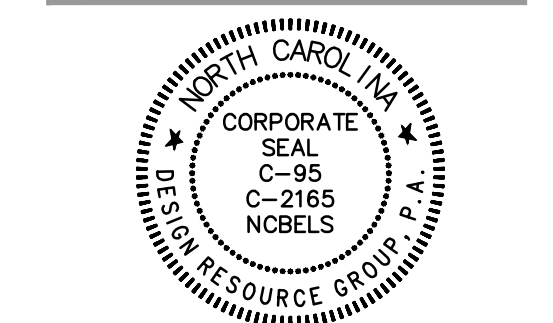
OWNERS:	JORDAN MATTHEWS LTD PRTRNP JORDAN REAL ESTATE HOLDINGS LLC LIVE OAK PARTNERS LTD PTNRP 0669170766 0037755
PIN NO:	
REAL ESTATE TAX ID:	
EXISTING ZONING:	NMX: NEIGHBORHOOD MIXED USE
PROPOSED ZONING:	MXR-CU: MIXED USE RESIDENTIAL - CONDITIONAL USE
SITE AREA:	±30.57 AC
RIVER BASIN:	NEUSE
WATERSHED OVERLAY:	LOWER NEUSE RIVER
EXISTING LAND CLASS:	VACANT, FORESTRY, WOODLAND
PROPOSED USE:	MULTI-FAMILY RECREATION FACILITY, OUTDOOR (<50 ACRES)
PERIMETER BUFFERS:	NORTH - 5' TYPE A & 10' B BUFFER EAST - 25' TYPE C BUFFER WEST - 5' TYPE A & 10' B BUFFER
DENSITY:	MAXIMUM - 15 D.U.A.
OPEN SPACE REQUIRED:	15% MINIMUM (MAY INCLUDE A COMBINATION OF 2 COMPONENTS: TREE PRESERVATION, ACTIVE RECREATION) = (±30.57 AC X 15%) = ±4.586 AC ±6.0 AC
OPEN SPACE PROVIDED:	
PRIMARY BUILDING SETBACKS	
FRONT SETBACK:	MINIMUM - 5' MAXIMUM - 15'
SIDE - CORNER SETBACK:	MINIMUM - 5'
SIDE - INTERIOR SETBACK:	MINIMUM - 5'
REAR SETBACK:	MINIMUM - 30'
ACCESSORY BUILDING SETBACKS	
LESS THAN 144 SF:	3'
GREATER THAN OR EQUAL TO 144 SF:	5'
BUILDING HEIGHT:	PRIMARY STRUCTURES - 60' MAXIMUM ACCESSORY STRUCTURES - 30' MAXIMUM

NOTES:

- PROPOSED BUILDINGS SHALL NOT BE REQUIRED TO MEET THE MAXIMUM BUILDING WALL LENGTH FOUND IN UDO SECTION 8.2.F.2.B(i)(4).
- THE REQUIREMENTS OF UDO SECTION 8.2.F.2.B(i)(4) ARE MODIFIED TO PROVIDE AS FOLLOWS: FACADES SHALL INCORPORATE WALL OFFSETS, IN THE FORM OF PROJECTIONS OR RECESSES IN THE FACADE PLAN, SPACED NO MORE THAN 50 FEET APART. SUCH WALL OFFSETS SHALL BE A MINIMUM OF NINE INCHES (9").
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- HOLLY SPRINGS PROJECT NUMBER: 22-REZ-02/PLR2202200019

SEWER FLOW AND WATER DEMAND

- SEWER STUDY FROM 2021 SAYS FOR 450 APARTMENTS, THE AVERAGE DAILY FLOW WOULD BE 114,750 GPD (450 UNITS X 255 GPD).
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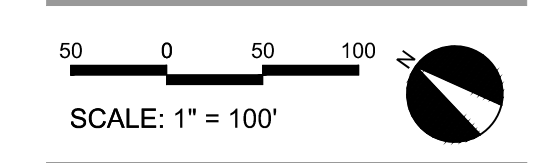


OVERALL CONCEPT PLAN

**MERIDIAN
SUNSET LAKE COMMONS**
TOWN OF HOLLY SPRINGS, NORTH CAROLINA

NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
RALEIGH, NORTH CAROLINA 27609

GRADING PLAN



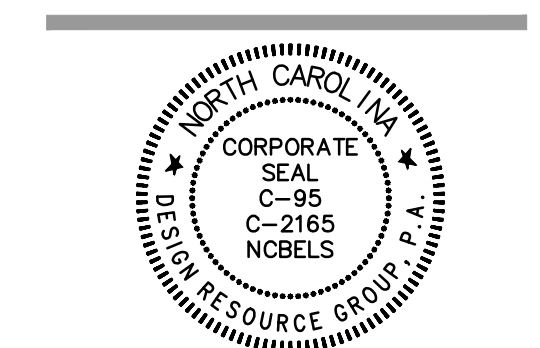
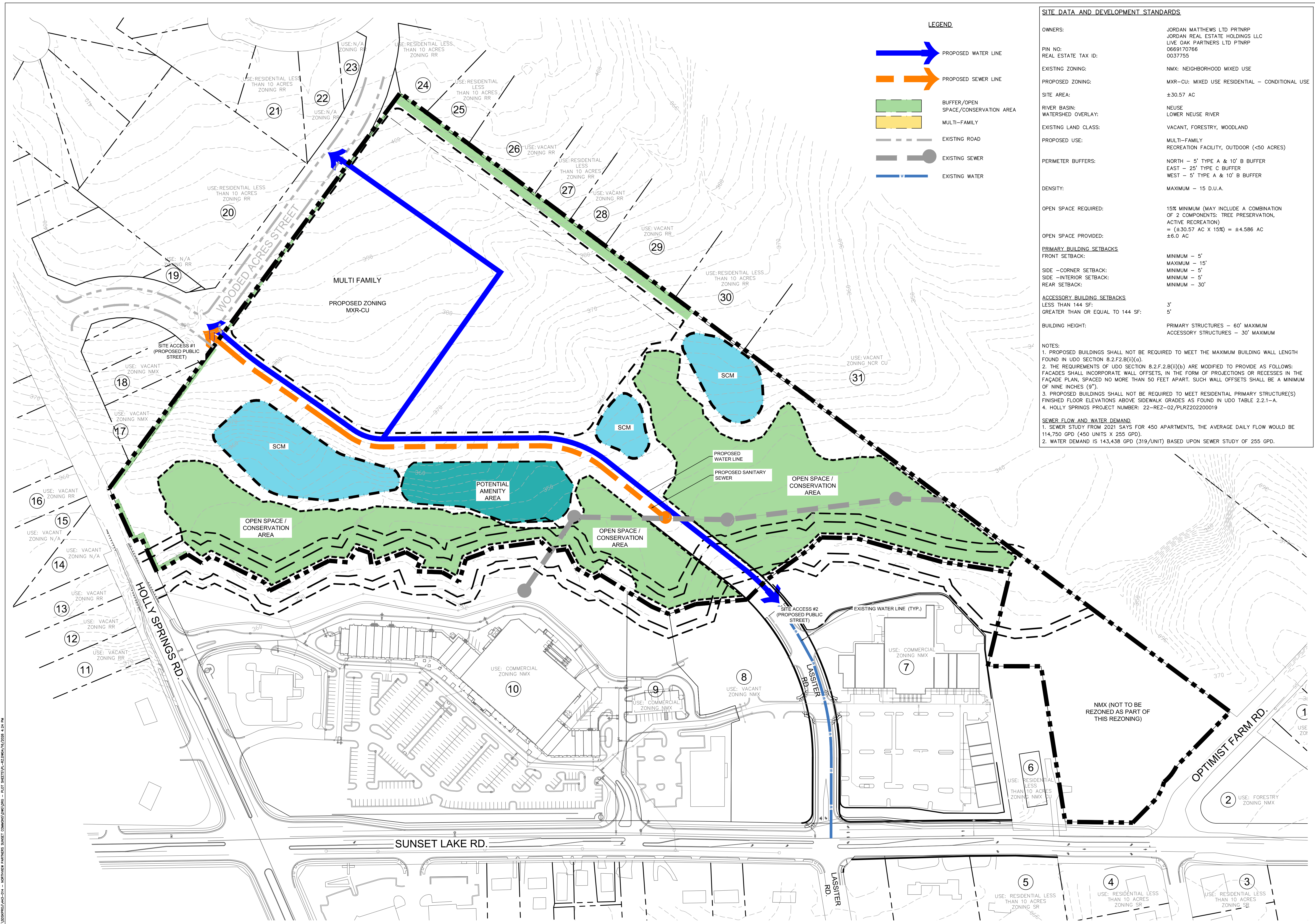
PROJECT #: 443-014
DRAWN BY: LD
CHECKED BY: SK

APRIL 17, 2026

REVISIONS:

RZ3.00

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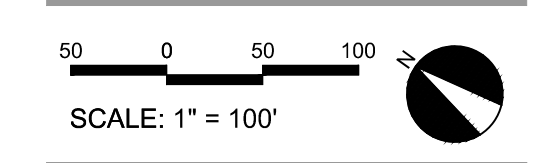


OVERALL CONCEPT PLAN

MERIDIAN
SUNSET LAKE COMMONS
TOWN OF HOLLY SPRINGS, NORTH CAROLINA

NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD, SUITE 202
RALEIGH, NORTH CAROLINA 27609

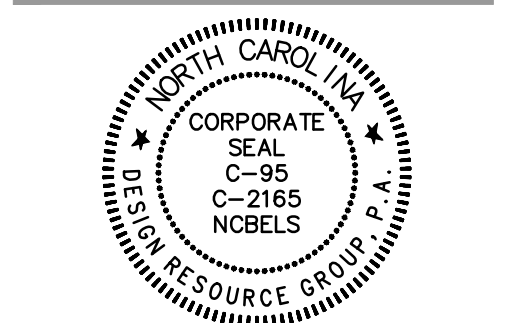
UTILITY PLAN



PROJECT #: 443-014
DRAWN BY: LD
CHECKED BY: SK

APRIL 17, 2026

REVISIONS:



OVERALL CONCEPT PLAN

MERIDIAN
SUNSET LAKE COMMONS
TOWN OF HOLLY SPRINGS, NORTH CAROLINA

LANDSCAPE PLAN

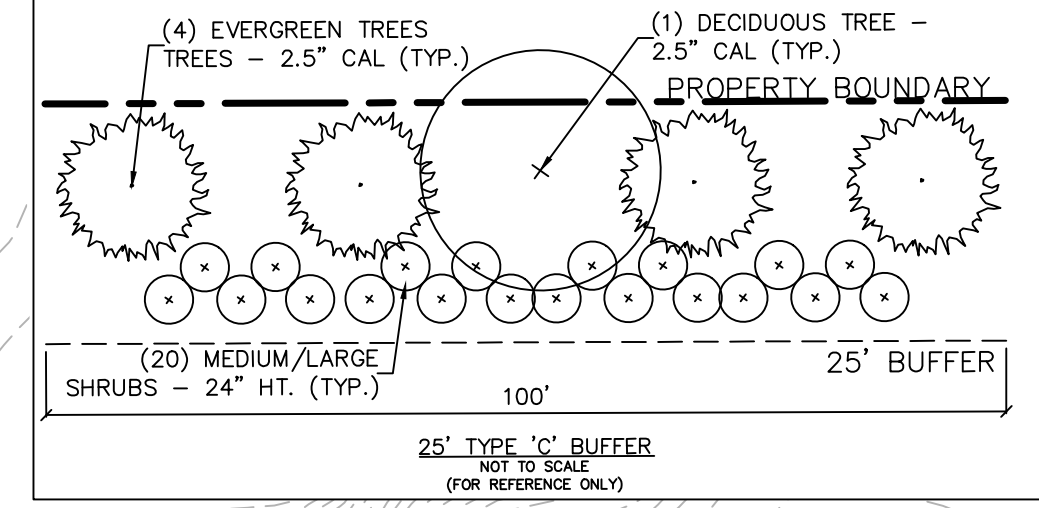
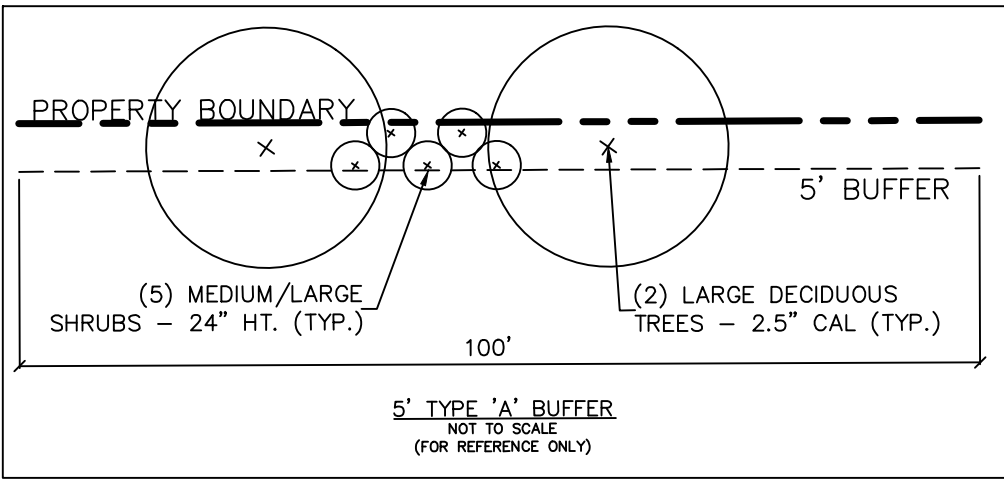
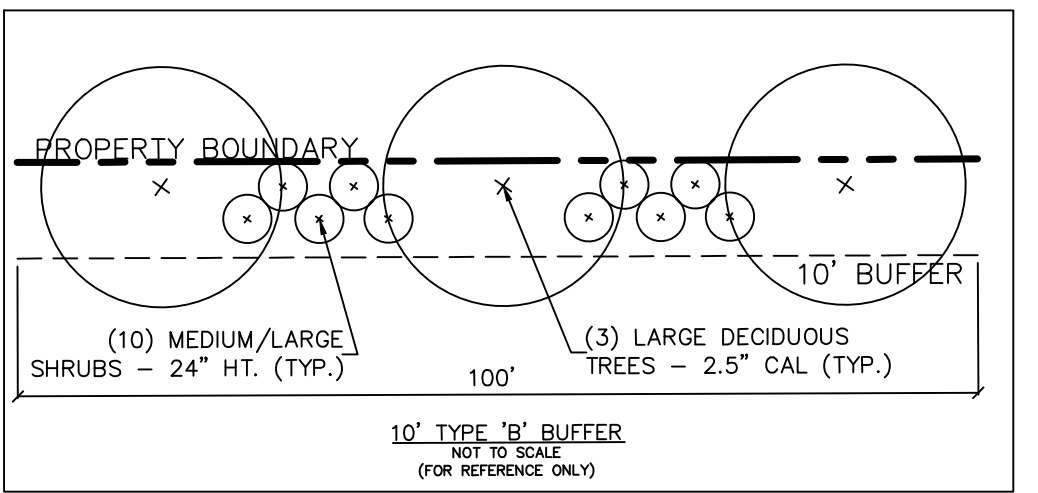
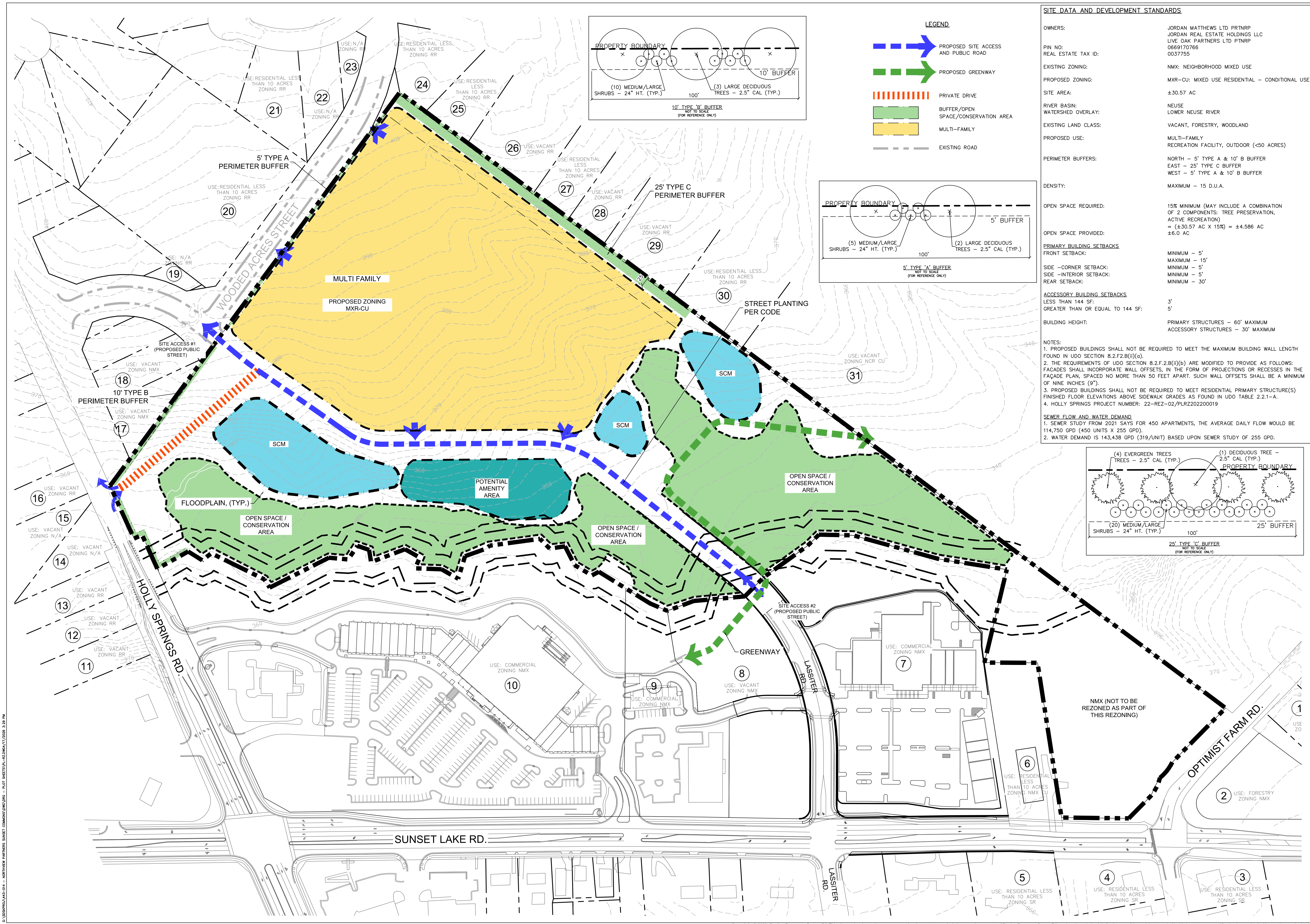
SCALE: 1" = 100'

PROJECT #: 443-014
DRAWN BY: LD
CHECKED BY: SK

APRIL 17, 2026

REVISIONS:

RZ5.00

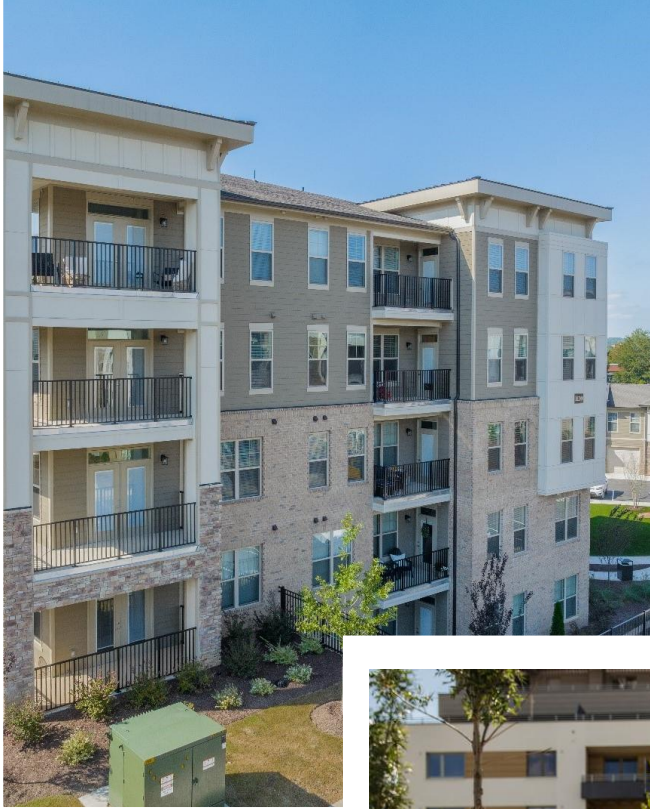


- LEGEND**
- PROPOSED SITE ACCESS AND PUBLIC ROAD
 - PROPOSED GREENWAY
 - PRIVATE DRIVE
 - BUFFER/OPEN SPACE/CONSERVATION AREA
 - MULTI-FAMILY
 - EXISTING ROAD

SITE DATA AND DEVELOPMENT STANDARDS

OWNERS:	JORDAN MATTHEWS LTD PRTRNP JORDAN REAL ESTATE HOLDINGS LLC LIVE OAK PARTNERS LTD PTNRP 0669170766 0037755
EXISTING ZONING:	NMX: NEIGHBORHOOD MIXED USE
PROPOSED ZONING:	MXR-CU: MIXED USE RESIDENTIAL - CONDITIONAL USE
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RIVER BASIN:	NEUSE
WATERSHED OVERLAY:	LOWER NEUSE RIVER
EXISTING LAND CLASS:	VACANT, FORESTRY, WOODLAND
PROPOSED USE:	MULTI-FAMILY RECREATION FACILITY, OUTDOOR (<50 ACRES)
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SIDE - INTERIOR SETBACK:	MINIMUM - 5'
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GREATER THAN OR EQUAL TO 144 SF:	5'
BUILDING HEIGHT:	PRIMARY STRUCTURES - 60' MAXIMUM ACCESSORY STRUCTURES - 30' MAXIMUM
NOTES:	1. PROPOSED BUILDINGS SHALL NOT BE REQUIRED TO MEET THE MAXIMUM BUILDING WALL LENGTH FOUND IN UDO SECTION 8.2.F.2.B(i)(g). 2. THE REQUIREMENTS OF UDO SECTION 8.2.F.2.B(i)(b) ARE MODIFIED TO PROVIDE AS FOLLOWS: FACADES SHALL INCORPORATE WALL OFFSETS, IN THE FORM OF PROJECTIONS OR RECESSES IN THE FACADE PLAN, SPACED NO MORE THAN 50 FEET APART. SUCH WALL OFFSETS SHALL BE A MINIMUM OF NINE INCHES (9"). 3. PROPOSED BUILDINGS SHALL NOT BE REQUIRED TO MEET RESIDENTIAL PRIMARY STRUCTURE(S) FINISHED FLOOR ELEVATIONS ABOVE SIDEWALK GRADES AS FOUND IN UDO TABLE 2.2.1-A. 4. HOLLY SPRINGS PROJECT NUMBER: 22-REZ-02/PLRZ202200019
SEWER FLOW AND WATER DEMAND:	1. SEWER STUDY FROM 2021 SAYS FOR 450 APARTMENTS, THE AVERAGE DAILY FLOW WOULD BE 114,750 GPD (450 UNITS X 255 GPD). 2. WATER DEMAND IS 143,438 GPD (319/UNIT) BASED UPON SEWER STUDY OF 255 GPD.

C:\WORK\0443-014 - NORTHVIEW PARTNERS SUNSET COMMONS\DWG - LAYOUT SHEETS\LA-REZ0017/2026 3.39 PM



Meridian Sunset Lake Commons

DEVELOPMENT AND
DESIGN MANUAL
5/7/26

MERIDIAN SUNSET LAKE COMMONS



DEVELOPER

NORTHVIEW PARTNERS
6131 FALLS OF NEUSE ROAD
SUITE 202
RALEIGH, NC 27609



LANDSCAPE ARCHITECTURE AND LAND PLANNING

DESIGN RESOURCE GROUP, PA
1111 HAWTHORNE LANE
CHARLOTTE, NC 28205

SCOTT KIGER
704.343.0608
scott@drgrp.com

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1 Introduction

PURPOSE

Meridian Sunset Lake Commons is located within the Northeast Gateway into Holly Springs, near the newly extended NC 540 and the intersection of Holly Springs Road and Lassiter Road. This residential community will allow for high-quality multifamily housing with strong multimodal connection to existing neighborhood-scale commercial options.

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 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 creativity in achieving the committed level of design and quality at time of development. The pictures and descriptions in this Manual are conceptual examples of the materials and design envisioned for the community ("design elements") and 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 Meridian Sunset Lake Commons. Instead, these design elements are intended to be used as examples of acceptable building articulation, street level architecture, materials, landscaping, gathering and open spaces, conservation areas, public amenity and placemaking (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 Meridian Sunset Lake Commons as a high-quality development.

VISION

Generally, Meridian Sunset Lake Commons will accomplish the design objectives by:

- Fostering synergies with the existing nearby retail spaces to create a seamless, multimodal connection between Meridian Sunset Lake Commons and the Sunset Lake Commons shopping center. This integration will enhance accessibility, improve pedestrian flow, and promote a cohesive experience for both residents and visitors, benefiting the surrounding community and businesses;
- Strategically position a high-quality multifamily community near the newly extended NC 540, offering convenient access to major transportation routes;
- Utilizing open space and conservation areas to create a natural and peaceful environment, inviting visitors and residents to explore and linger throughout the development;
- Including a high level of sophistication in style, character, and design throughout Meridian Sunset Lake Commons, 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 the community in a manner to present the buildings in a distinguished and appealing way, consistent with the overall development;
- Thoughtfully integrating attractive hardscaping and landscaping throughout well-designed community gathering spaces; and
- Utilizing high quality material to construct the buildings, architectural features, fixtures, hardscaping, and landscaping.

1 Introduction

APPLICATION

This Design Manual was developed for the Meridian Sunset Lake Commons rezoning to help facilitate the development as a high quality, residential development. The purpose of this Design Manual is to ensure that Meridian Sunset Lake Commons is developed with a higher level of quality and an overall higher caliber of design than would otherwise be required 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 Meridian Sunset Lake Commons. 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 Meridian Sunset Lake Commons.

VICINITY MAP

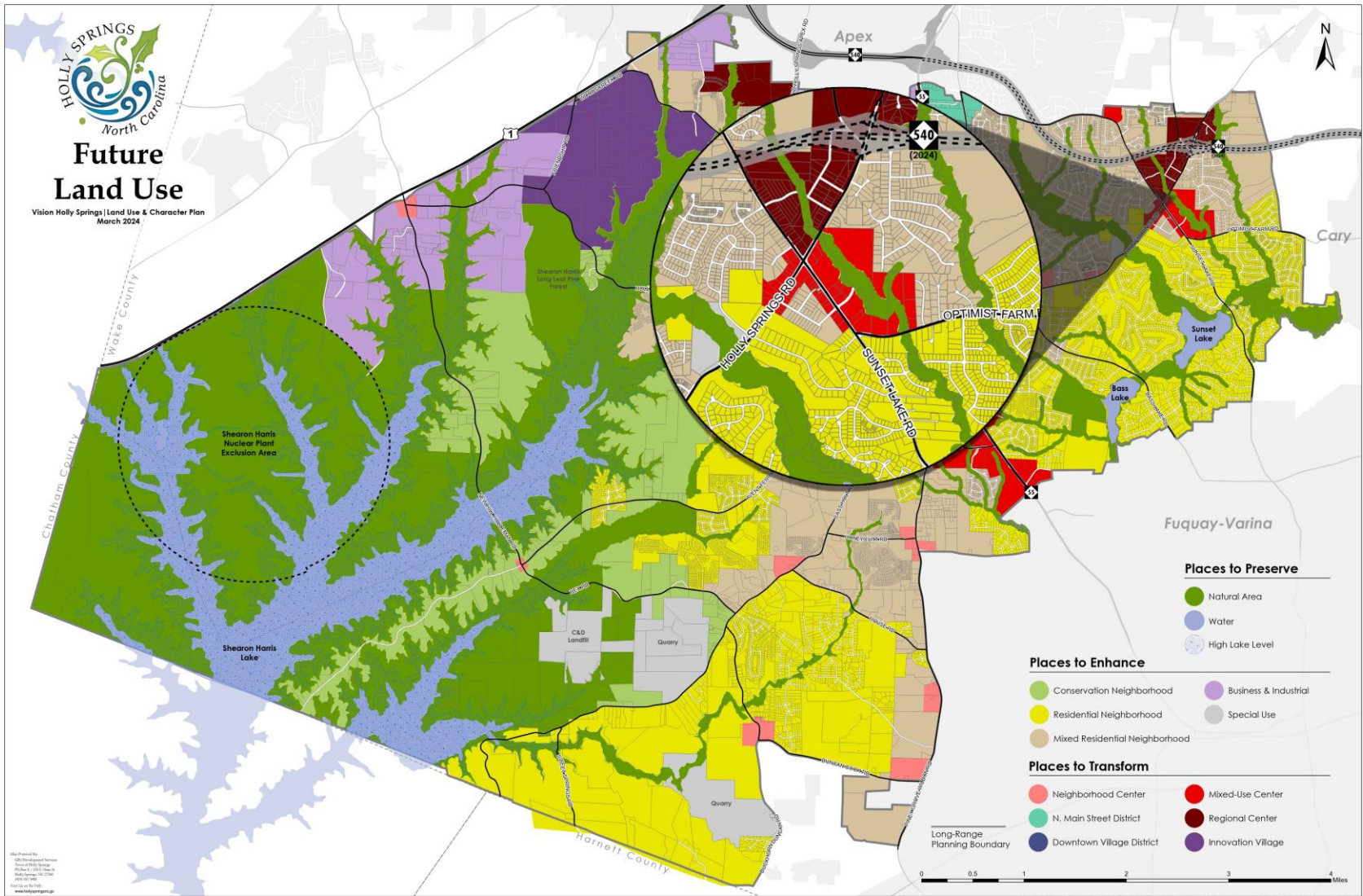


2 Land Use

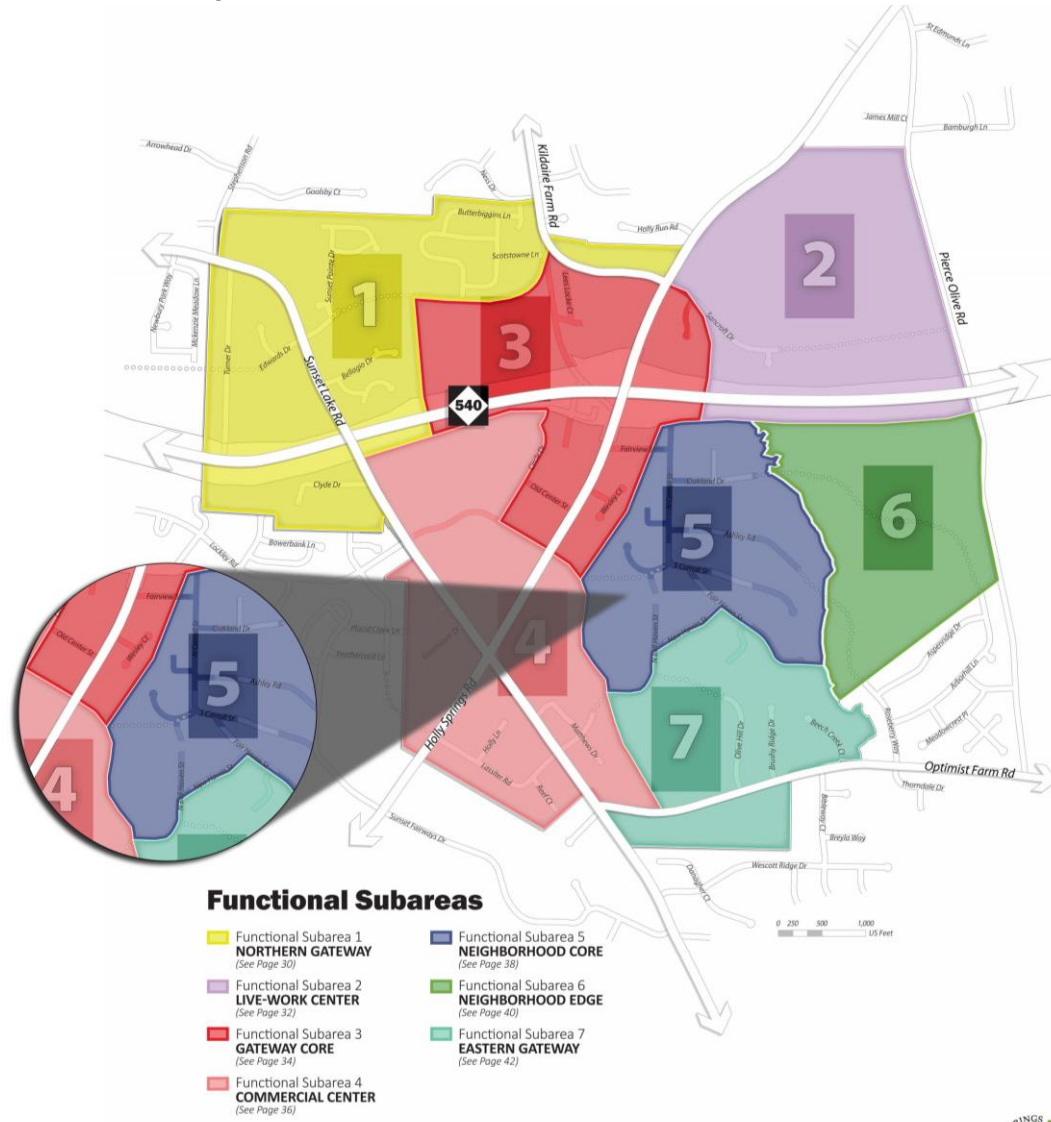
VISION

Meridian Sunset Lake Commons is a multifamily community that will be nestled just east of Holly Springs Road north of the popular Sunset Commons Shopping Center. Primary access to these multifamily units will be via Lassiter Road, which is being extended as part of this development through the site to its current terminus within Sunset Commons Shopping Center. The current zoning for this parcel is Neighborhood Mixed Use (NMX) and the proposed rezoning is Mixed Use Residential Conditional Use (per the UDO that existed as of the date this rezoning was filed). Additional standards for the development are included within the Development Agreement for the rezoning. The subject property lies within the Town's recently adopted Northeast Gateway Plan. Per the Gateway Plan, the developed portions of the subject property are located almost entirely within Functional Subarea 5 and "should be developed according to Mid-Density Dwellings Land Use" with apartments dwellings recommended for 4-6 stories in height (see page 43 of the Northeast Gateway Plan). The proposed multifamily development at the heights proposed is consistent with this guidance and will be highly complementary to the existing shopping center by locating the multifamily within walkable and bikeable services. Furthermore, with the conditions proposed, appropriate building placement per the Master Plan ensures dwellings will be located along Lassiter Road, providing appropriate transitions away from existing smaller scale residential uses. Efforts will be made to minimize impacts to existing environmental features, while at the same time extending key Town infrastructure with Lassiter Road and extension of the Town's planned greenway in this area.

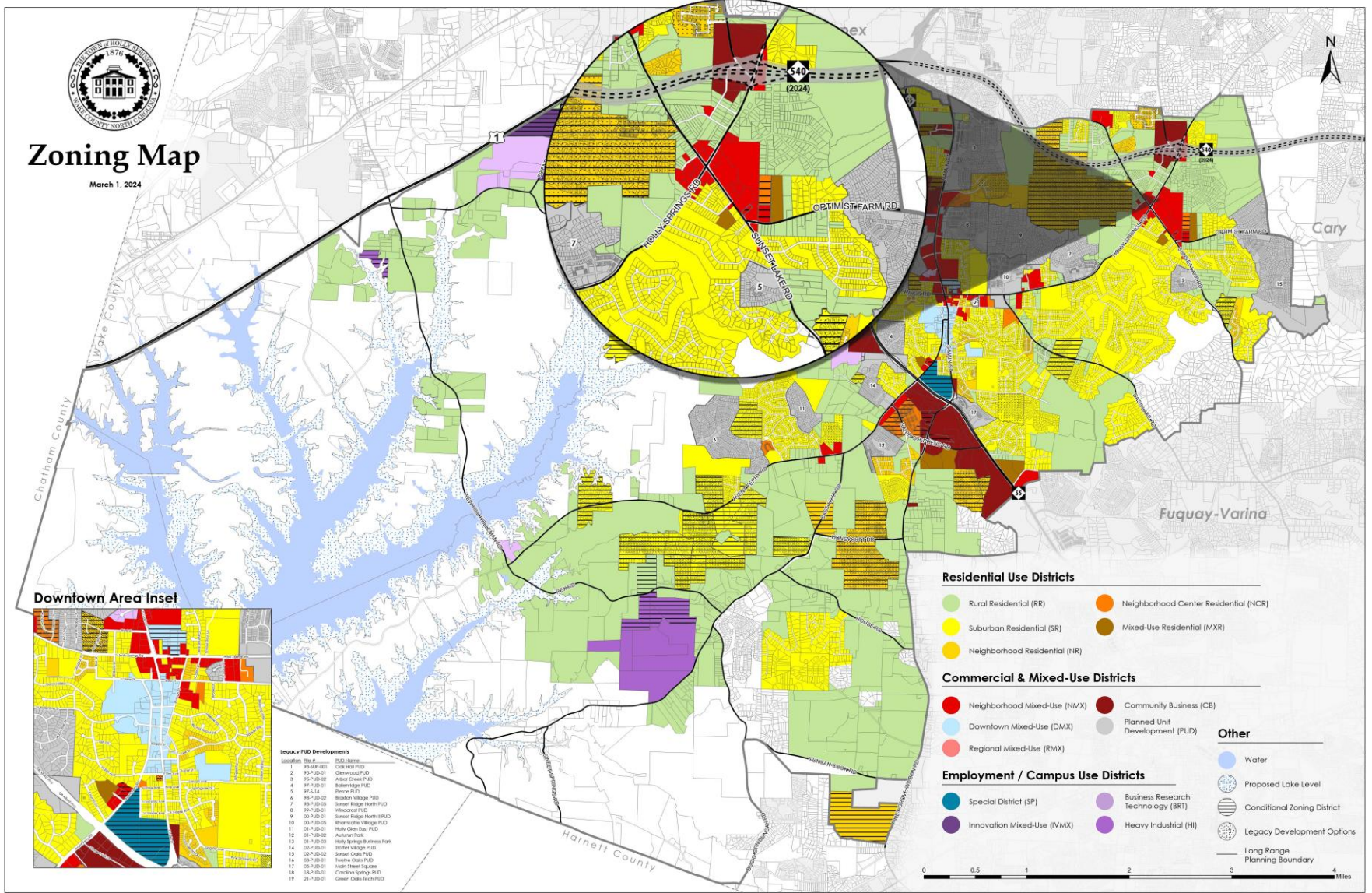
2 Land Use



2 Northeast Gateway Land Use & Character Plan



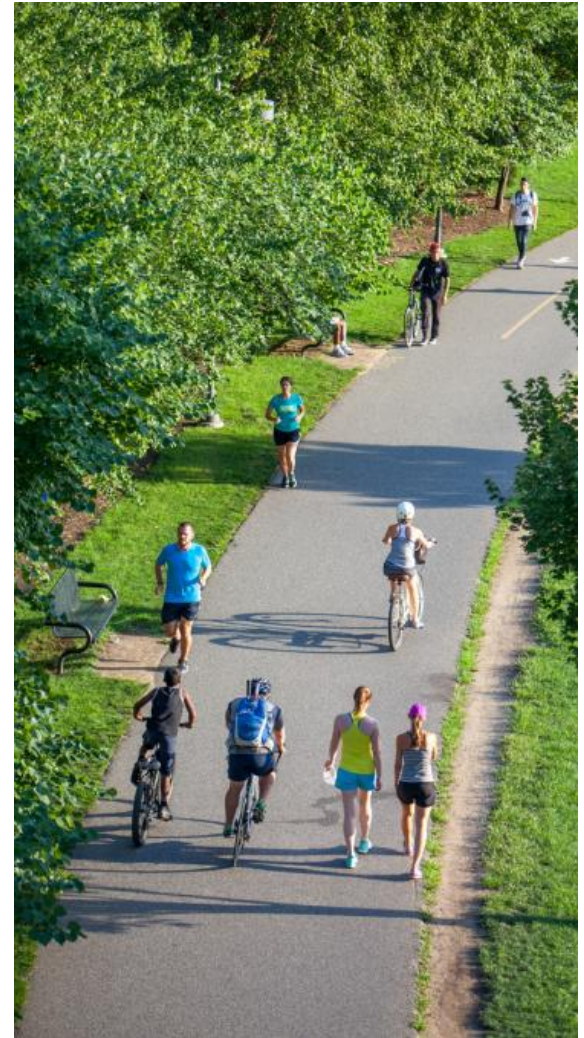
3 Zoning



3 Zoning

PURPOSE

The proposed rezoning to MXR Conditional Use is consistent with Holly Springs' Future Land Use Map, and the intent of the Comprehensive Land Use Plan and Northeast Gateway Plan. The proposed rezoning will allow for a high quality residential development that will locate residential density at an appropriate location: in close proximity to Holly Springs Road and NC-540; walkable and bikeable to goods and services at Sunset Commons Shopping Center; and along the Town's greenway. This project will be context sensitive, preserving existing environmental features while at the same time adding to the Town's critical infrastructure by extending Lassiter Road – which will connect Sunset Lake Road to Holly Springs Road without having to further impact the current intersection – and also the Town's greenway planned for this area.



4 Proposed Development

VISION

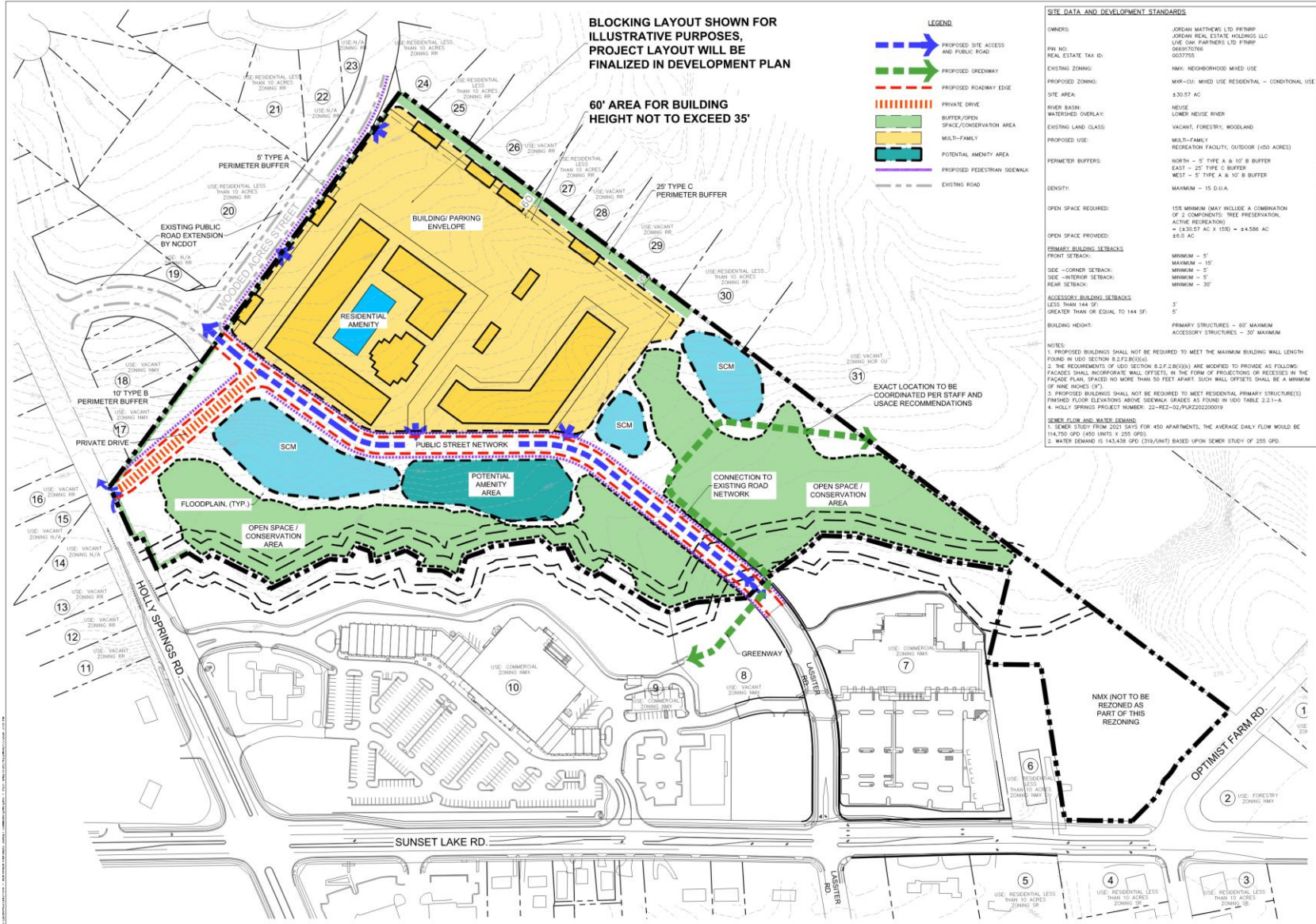
Meridian Sunset Lake Commons is a multifamily community proposed on approximately 30.57 acres comprised of the majority of one existing parcel near the newly extended NC 540 and the intersection of Holly Springs Road and Sunset Lake Road. This project will consist of multifamily units, multi-story carriage buildings, potential public amenity dedication, conservation area, and multimodal connections to existing commercial uses. The potential public amenity area to be no less than 20,000 square feet and may include amenities such as public art, community plaza and playground.

This project will provide increased housing options for Holly Springs residents. The development will include both multi-story carriage buildings and multifamily buildings that will increase housing stock for the growing population of the Town. The development is positioned well to offer Holly Springs residents convenient access to both major transportation and existing commercial uses.

The project will incorporate a significant extension of Lassiter Road, multimodal connectivity through sidewalks and greenways, open space /conservation areas, and an inclusive public amenity area for residents of Holly Springs.



4 Concept Plan



DESIGN RESOURCE GROUP
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

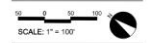


OVERALL CONCEPT PLAN

MERIDIAN
SUNSET LAKE COMMONS
TOWN OF HOLLY SPRINGS, NORTH CAROLINA

NORTHVIEW PARTNERS
610 W. HUNTER STREET, SUITE 202
RALEIGH, NORTH CAROLINA 27601

CONCEPT PLAN



PROJECT # 443-014
DRAWN BY LD
CHECKED BY BK

APRIL 17, 2026
REVISIONS:

RZZ.00

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4 Proposed Development

DEVELOPMENT STANDARDS

The following standards shall apply to all proposed buildings within the development

Development Intensity	MXR	Proposed Development
Lot Size	20 acres min.	30.57 acres
Density	15 or greater per table 2.2.1-A	max. 15 DUA
Lot Width	50'	Varies greater than 50'
Front Setback	5' min. 15' max.	15'
Side Setback	5', 10', 20'	25'
Rear Setback	30'	30'
Height	35', 60' w/CD; FFE 1.5 above sidewalk	60' max. Primary Structure; 30' max. Accessory Structure
Open Space	15% min.	> 15%
Buffers		East - 25' Type C Perimeter Buffer
		North - 5' Type A & 10' Type B Buffers
		West - 5' Type A & 10' Type B Buffers

Notes:

- 1) Proposed buildings shall not be required to meet the maximum building wall length found in UDO section 8.2.F2.B(ii)(a).
- 2) The requirements of UDO Section 8.2.F.2.B(ii)(b) are modified to provide as follows: Facades shall incorporate wall offsets, in the form of projections or recesses in the façade plan, spaced no more than 50 feet apart. Such wall offsets shall be a minimum of nine inches (9").
- 3) Proposed buildings shall not be required to meet residential primary structure(s) finished floor elevation above sidewalk grades as found in UDO table 2.2.1-A.

PARKING STANDARDS

- No parking shall be permitted between the street and buildings fronting along Lassiter Road. Along Wooded Acres Street a single double loaded aisle of parking bays shall be permitted between buildings and the street.
- The “EVSE–Ready” parking spaces within the development will be installed with raceways for future electric vehicle charging equipment. Panel capacity for “EVSE-Ready” spaces will be provided for the “EVSE-Ready” spaces when they are converted to EVSE parking spaces.



4 Proposed Development

BUILDING IMAGES



4 Proposed Development

BUILDING IMAGES



4 Proposed Development

POTENTIAL AMENITY & GREENWAY



5 Design Standards

BUILDING DESIGN STANDARDS

Residential Façade Standards

Type 1 Materials: brick; stone; split-face block; architectural or precast concrete, if the surface is designed to simulate brick or stone; a combination therefore; similar material determined by the Administrator.

Type 2 Materials: Wood siding; fiber cement siding; stucco; tile; EIFS; or similar material determined by the Administrator.

Different exterior colors, textures, materials, and finishes shall be used to create different architectural looks.

Architectural treatments for facades of buildings containing residential dwellings shall be designed such that the portions of the buildings facing public streets shall have the appearance of the front of the building.

Except with respect to buildings containing residential dwellings stacked on top of garages, buildings on the subject property containing dwelling units shall include elevator service.

Buildings containing residential dwellings shall have a recessed entry door or awning.

Any buildings containing garages shall be situated on the property such that the garage access will face away from public streets or is internal to the site.

No less than 90% of dwellings in buildings with elevator service shall have balconies or sunrooms.



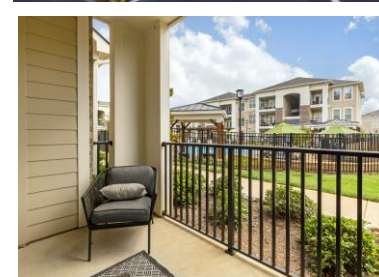
A mix of colors and materials creates a distinctive architectural aesthetic



The design will incorporate a variety of materials, including brick and cementitious siding, for a high quality finish



Elevator service provides convenient access to resident's homes



Residential units will feature balconies or sunrooms, enhancing building aesthetics and resident living experience

5 Design Standards

LANDSCAPE DESIGN

KEY ELEMENTS

- A variety of plant species shall be selected that offer strong, bold seasonal colors and a variety of textures.
- Placemaking shall be encouraged throughout development, which may contain decorative pavers, a pool, benches, trash receptacles, dog park, as well as supplemental plantings.
- Outside of wetland areas, a 25' Type C perimeter buffer shall be utilized along the eastern boundary of the development where adjacent to existing residential.
- A 5' Type A perimeter buffer shall be utilized along of the portion of the development which borders Wooded Acres Street.
- A 10' Type B perimeter buffer shall be utilized as depicted on Concept Plan.



Street trees will be planted in accordance with the UDO to enhance curb appeal



Open space features on-site will foster a sense of place and encourage community interaction



Community dog park designed to promote resident engagement and activate open space within the community

5 Design Standards

GATHERING, OPEN SPACE & POTENTIAL PUBLIC AMENITY

KEY ELEMENTS

- Development will include on site amenities where residents can gather and build community including a pool, dog park, clubhouse with café and working spaces.
- Interconnected public sidewalk system which will provide walkable, activated environment linked to goods and services located in the nearby Sunset Lake Commons shopping center.
- The overall open space provided shall be +/-6 acres.
- Potential public amenity area to be no less than 20,000 square feet and may include amenities such as public art, community plaza and playground.
- Street trees to be located along public streets per UDO requirements.
- Greenway connections and extension.



Greenway paths extend throughout the site to enhance connectivity and outdoor recreation



Inviting pool space that promotes community engagement and serves as a valued amenity for residents

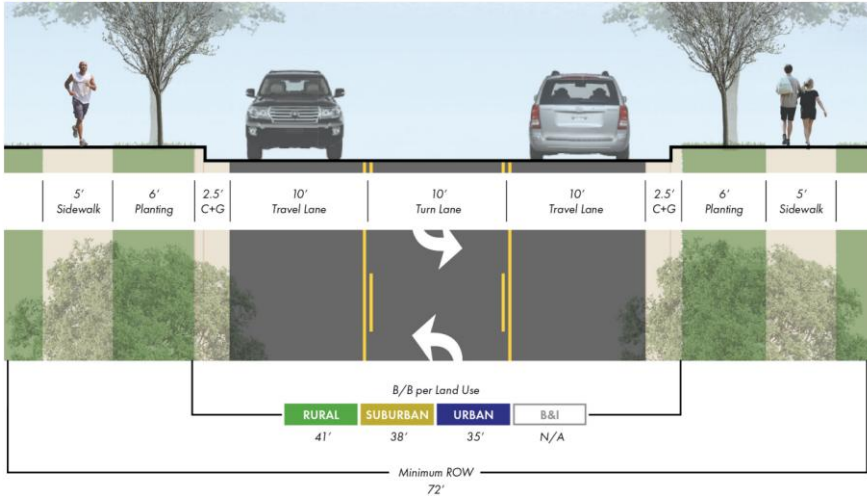


Emphasis on conservation area to sustain open space, providing environmental and amenity benefits

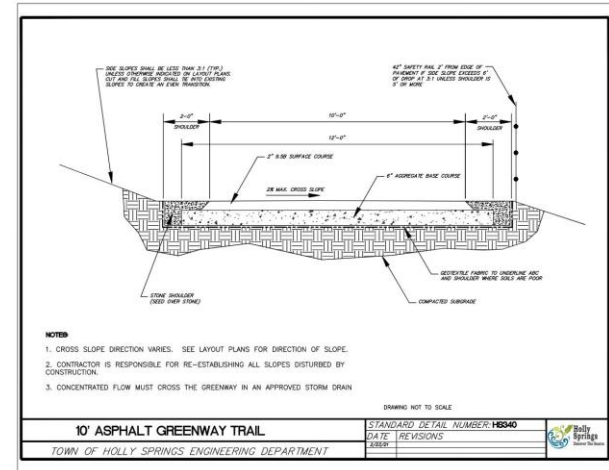
6 Streetscape and Mobility Standards

PUBLIC RESIDENTIAL STREETS

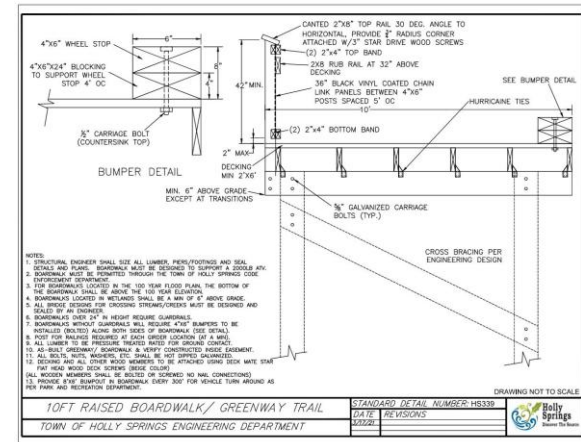
CT-3A Minimum



Lassiter Road Extension Cross Section



10' Asphalt Greenway Trail



10' Raised Boardwalk Greenway Trail



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: 01/27/2022
- Name of development: Sunset Lake Commons Apartments
- Address of rezoning: 4950 Optimist Farm Rd (PIN) 0669170766
- Total number of proposed residential units: 450
- Type(s) of residential units proposed: Apartment Dwellings

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



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 3.

Development Services

Title: Rezoning 25-REZ-09 New School Montessori

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Brett Gosney, Development Services, Elliot Blonshine, Development Services

Action(s):

- Adopt Consistency Statement.
- Recommend the Town Council approve/deny Rezoning 25-REZ-09 from RR Rural Residential to RR-CD Rural Residential Conditional Zoning District, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the the Town Council.

Explanation:

- The applicant has submitted a petition for a rezoning from RR Rural Residential to RR-CD Rural Residential Conditional Zoning District for an expansion of an existing Montessori school and childcare center at 5617 Sunset Lake Road.
- The proposed rezoning is Option 2, (i.e. rezoning with a conceptual Master Plan). If approved, the applicant must submit a Development Plan for review.
- For Type 6 (Legislative) reviews, including rezonings, the Town Council holds a legislative public hearing to receive public comment prior to the Planning Board's review and recommendation.
- Following the Planning Board review and recommendation, it is anticipated to return to Town Council for action at the July 21st meeting.

Town Council Public Hearing:

- The public hearing was held on March 17th, 2026. A link to the public hearing video is included in the staff report.
- Summary of issues or concerns:
 - Queueing and stacking of vehicles onto Sunset Lake Road during the drop-off / pick-up times.
 - Current traffic situations during drop-off / pick-up, such as drivers turning around in adjacent neighborhoods.
 - Size of the future expansion.
 - Providing sidewalk connections to adjacent neighborhoods for students to walk.

Application Modifications:

The following modifications have been made to the application as a result of feedback received

Planning Board Meeting
June 23, 2026

during the public hearing:

- The applicant has added a condition to reserve a location for a pedestrian stub to their eastern property line provided the Camp Branch Greenway alignment is determined within 5 years of zoning approval.

Staff Recommendation: Approve

Background:

- The project is located within Town limits.
- In accordance with the updated Town Council Legislative review process, consideration of this application will take place on the following schedule:
 - Tuesday, March 17th - Town Council Public Hearing
 - Tuesday, June 23rd - Planning Board review and recommendation
 - Tuesday, July 21st - Town Council consideration and decision

Funding Source(s):

N/A

Attachment(s):

1. 25REZ09_NewSchoolMontessori_PBStaffReport_062326
2. 25REZ09_NewSchoolMontessori_Application
3. 25REZ09_NewSchoolMontessori_Plans

Project Type: Zoning Map Amendment (Rezoning)
 Conditional Zoning District
 Master Plan (Option 2)

Concurrent Applications:

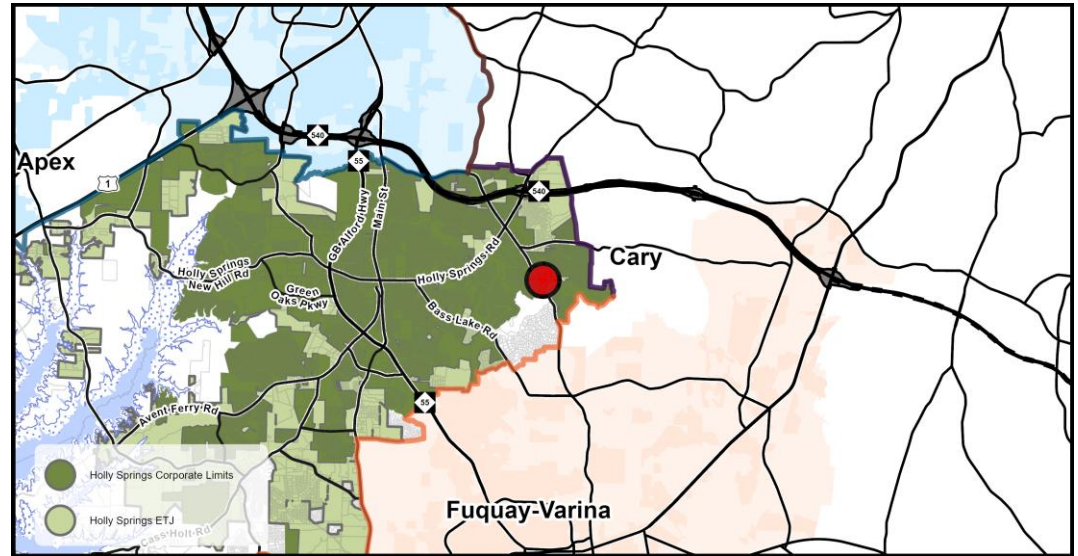
Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:

Laura Holloman, McAdams on behalf of The New School Montessori

Property Address: 5617 Sunset Lake Road

Property Area: 11.22 ac.



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

Project Summary:

A rezoning of 11.22 acres from RR Rural Residential to RR-CD Rural Residential Conditional Zoning District location at 5617 Sunset Lake Rd. for the expansion of the existing school and childcare center on the site.

Requested Action:

Advisory Decision: The Planning Board will review the petition and make a recommendation to the Town Council to approve or deny the requested Zoning Map Amendment petition.

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Case Summary	Page 2
Current Zoning Information	Page 3
Land Use & Character Information	Page 4
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Parks, Recreation, & Greenways Information	Page 9
Community Facilities Information	Page 10
Utility & Infrastructure Information	Page 11
Natural Resources & Open Space Information	Page 13
Conditional Zoning District Information	Page 16
Decision-Making Information	Page 17

Case Summary

Current Zoning:

- RR Rural Residential
- Conditional Zoning District

Proposed Zoning:

- RR Rural Residential
- Conditional Zoning District
- Master Plan (Option 2)



Aerial Photograph

Growth Strategy Map:

- Places to Preserve
- Places to Enhance

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

- Natural Area
- Residential Neighborhood

Staff Analysis:

The Zoning Map Amendment is: Consistent with Adopted Plans/Ordinances Inconsistent with Adopted Plans/Ordinances

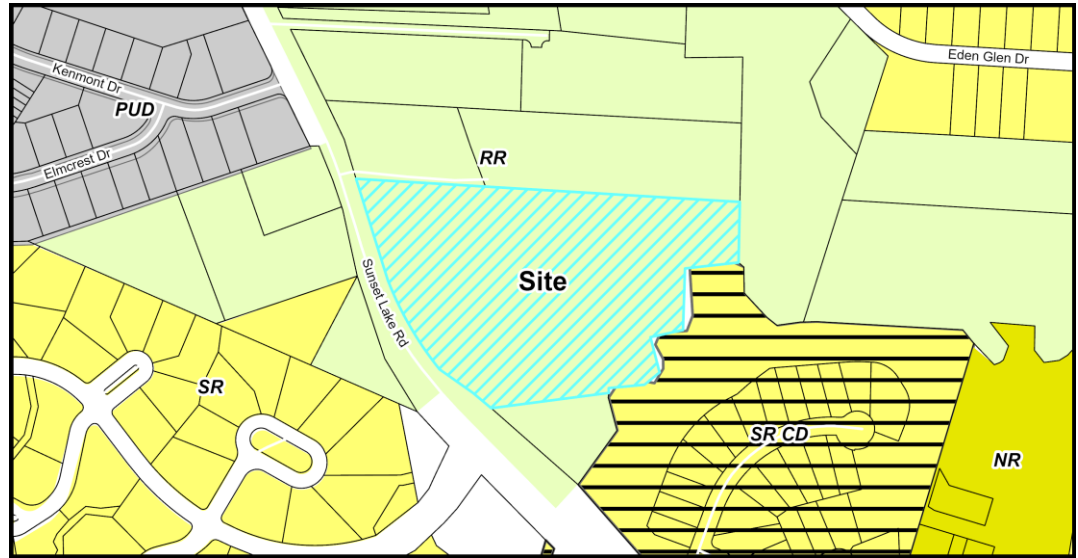
As highlighted in the Land Use and Character Plan, Residential Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses. The appropriate non-residential or civic uses do include Schools and Child Care Centers which are being provided with this development to support the adjacent existing residential uses. Minimal modifications to the Unified Development Ordinance are being proposed, including smaller setbacks along Sunset Lake Road to allow larger areas of Tree Preservation to be maintained in the rear of the site. This accomplishes the goal of the Comprehensive Plan of development being sensitive to existing natural resources including large tree stands. The applicant is providing the improvements to Sunset Lake Road that are required by the Town's Comprehensive Transportation Plan which will make steps towards providing greater pedestrian connectivity to this segment of Sunset Lake Road. Overall, the proposed rezoning to allow for the expansion of the existing school and child care facility is consistent with Town's adopted plans.

Staff Recommendation: Approve Deny



Current Zoning Information

Parcel #	Zoning	Area
0669330330	RR	11.22 ac
	Total Area	11.22 ac



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR Rural Residential	School & Child Care Facility
North	RR Rural Residential	Detached Dwellings
South	RR Rural Residential & SR-CD Suburban Residential Conditional District	Vacant / Detached Dwellings
East	RR Rural Residential	Vacant
West	RR Rural Residential & SR Suburban Residential	Vacant

Parcel Rezoning History

Rezoning Number: 22-REZ-01 (2022 UDO Update Zoning Reassignment)
 Original Zoning: R-30
 Approved Zoning: RR Rural Residential
 Approval Date: March 1, 2022

Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map:

Places to Enhance

Future Land Use:

Natural Area
Residential Neighborhood

Small Area Plan:

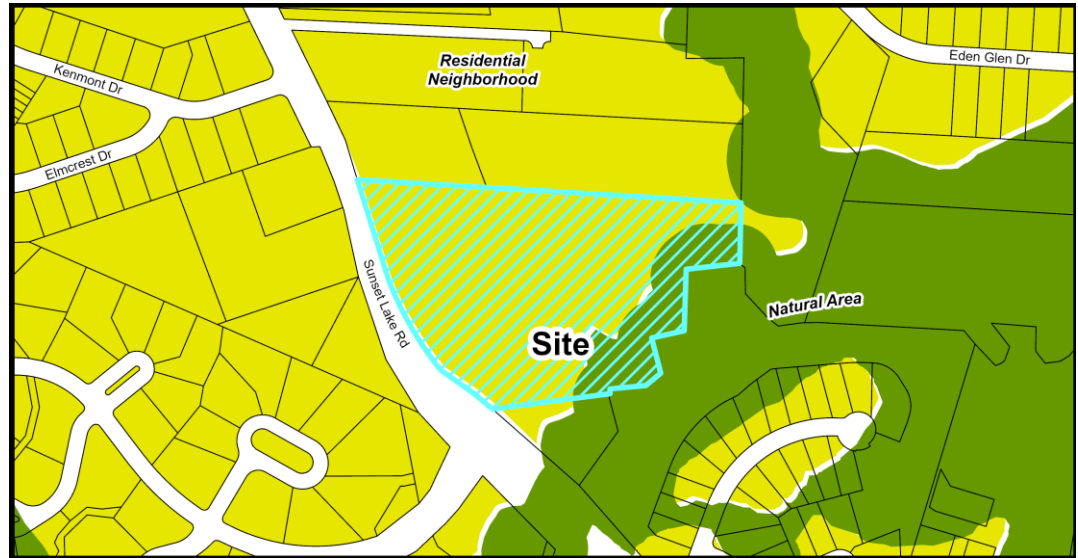
N/A

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 Land 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	Description
<input type="checkbox"/> Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
<input type="checkbox"/> Suburban Remix	Activate neighborhood centers
<input type="checkbox"/> Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
<input type="checkbox"/> Context-Sensitive Infill Development Choices	Infill around single use residential areas
<input checked="" type="checkbox"/> Transitions	Complement existing development and avoid incompatibilities
<input type="checkbox"/> Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
<input type="checkbox"/> Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
<input checked="" type="checkbox"/> 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: Residential Neighborhood

A **Residential Neighborhood** area includes one housing type – single dwelling detached – on different lot sizes that vary enough to provide a range of home choices in the same neighborhood. Homes are oriented towards streets with rear yards larger than front yards. Some **Residential Neighborhood** areas may mix lot and house sizes on the same block, or provide accessory dwelling units. Pedestrian-scale blocks and a grid street network support a well-connected, cohesive community. New **Residential Neighborhood** areas should include a comprehensive and connected network of open space throughout the site to accommodate small parks, gathering spaces, and community gardens; preserve large tree stands; and help manage stormwater run-off. Internal streets and open space in a **Residential Neighborhood** area should connect to existing or future neighborhoods nearby. **Residential Neighborhoods** are primarily residential but may include limited civic or other non-residential (non-commercial) uses.

Key Characteristics Include:

- Streets should provide connections to adjacent neighborhoods and development.
- Development should be sensitive to existing natural resources including large tree stands and drainage-ways. Mass grading and tree clearing should be avoided whenever possible.
- Low impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Civic buildings, including schools, may be appropriate in some Residential Neighborhood areas.
- Very walkable, with sidewalks, bike facilities, paths and trails.

Future Land Use: Natural Area

Natural areas are largely undeveloped and reserved for preservation and low-impact recreation (trails and greenways) because of their outstanding beauty, environmental features, or proximity to Harris Lake.

Key Characteristics of Natural Area include:

- Single dwelling residential houses are permitted.
- Any development should be sensitive to existing conditions. Mass grading is not permitted. Tree clearing is not permitted except on properties under forest management programs agriculture, recreation, or for a single dwelling residential home site.
- Any civic or recreational open space is informal in character.

Small Area Plan: N/A

Land Use & Character Information (cont.)

Historic Structures: None

Land Use & Character Staff Analysis:

The Zoning Map Amendment is: Consistent Inconsistent with the Land Use & Character Plan/Ordinances

The Future Land Use Map of the Land Use and Character Plan designates this site as Residential Neighborhood. The proposed Option 2 Conditional Zoning District rezoning is for the future expansion of the existing school (k-12) and Child Care Center.

As highlighted in the Land Use and Character Plan, Residential Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses. The appropriate non-residential or civic includes Schools and Child Care Centers. Developments within the Residential Neighborhood designation should also be sensitive to existing natural resources including large tree stands and drainage-ways with mass grading and tree clearing being avoided whenever possible. Additionally, the preservation of specimen trees on the site is encouraged.

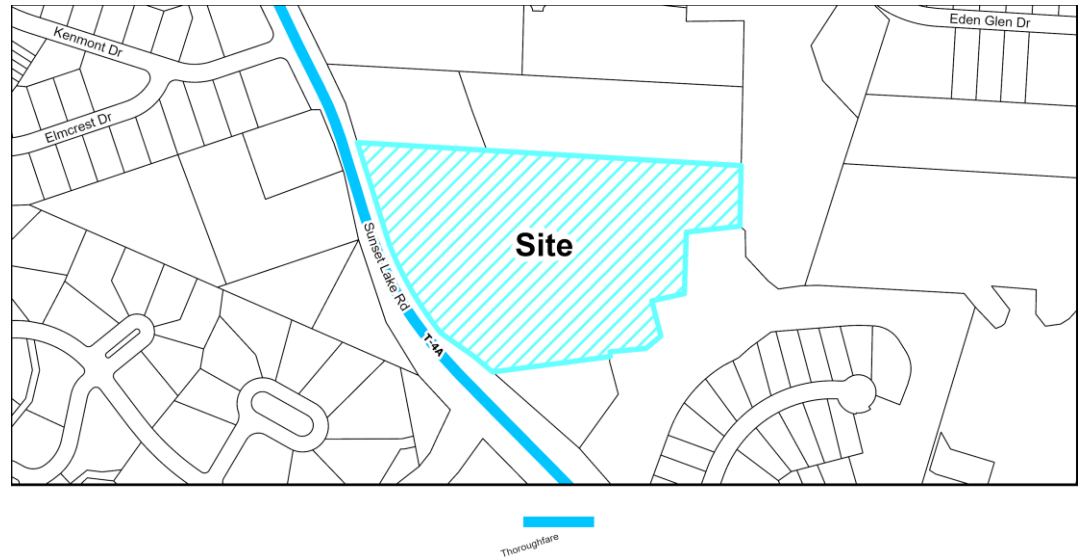
While this site is not developed as a typical Residential Neighborhood with detached dwellings, the proposed use of school (k-12) and Child Care Facility are uses that support the existing adjacent neighborhoods with limited impacts on those properties. This development is maintaining the large tree stands on site as shown on the Open Space & Preservation Plan. While some specimen trees near the front of the site do need to be removed to allow for additional development, a vast majority of the specimen trees on site will be preserved in line with the Comprehensive Plan. Overall, staff finds the proposed use 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 Sunset Lake Road. In accordance with the Comprehensive Transportation Plan (CTP), UDO, and the proposed set of uses, Sunset Lake Road is required to be a 4-lane median-divided roadway. This project is required to construct half of the cross-section along the property frontage of Sunset Lake Road, which includes a 10' sidepath. The project will continue to utilize the existing driveway on Sunset Lake Road.

The nearest sidewalk connection point is 300 feet north and is on the opposing side of the street so the UDO does not require a connection. Staff requested the applicant extend the sidewalk/sidepath north along Sunset Lake Road to connect to existing sidewalk at Kenmont Drive (entrance to Sunset Ridge subdivision) or to consider other pedestrian connections such as to the Creekside subdivision to the south, or by extending an internal pedestrian connection to their eastern property line that could eventually connect to the proposed Camp Branch Greenway. The applicant has included a condition to reserve a location for a pedestrian stub to their eastern property line provided the Camp Branch Greenway alignment is determined within 5 years of zoning approval.

New Location Roadways:

There are no new CTP Roadways through this parcel. However, a vehicular stub will be provided to the northern property line.

Hotspot/Safety Study Location:

N/A

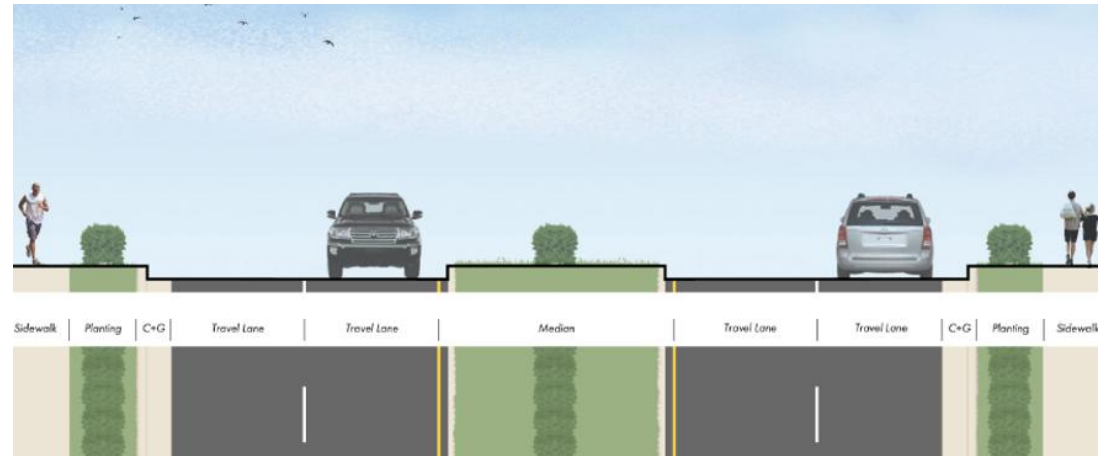
Improvement Prioritization:

N/A

Transportation Information (cont.)

Traffic Study Policy

- Traffic Study Required
- Tier 1
- Tier 2
- Tier 3
- Traffic Verification Memo



Example of T-4A Thoroughfare Cross Section

Traffic Study Summary

A Site Specific Traffic Assessment (SSTA) (Tier 2 traffic study) was completed with the rezoning petition. This development is required to adhere to, and construct, the recommended improvements as follows:

Sunset Lake Road and Existing Site Driveway

- Construct the Existing Site Driveway with two egress lanes; one exclusive left-turn and one exclusive right-turn lane.
- Provide the maximum allowable right-turn lane storage length that can be constructed within the site.

Transportation Staff Analysis:

The Zoning Map Amendment is: Consistent Inconsistent with the Comprehensive Transportation Plan/Ordinances

In accordance with the proposed set of uses, the mitigation improvements shown with the Rezoning are consistent with Traffic Study Policy and the frontage widening is consistent with the Comprehensive Plan. In response to feedback at the public hearing, the applicant has included a condition to reserve a location for a pedestrian stub to their eastern property line provided the Camp Branch Greenway alignment is determined within 5 years of zoning approval.

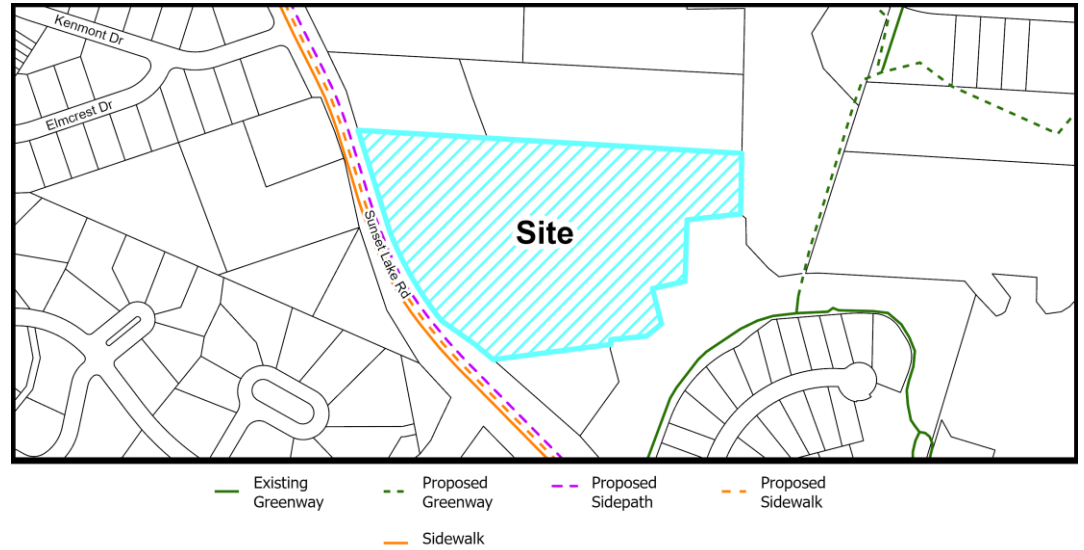


Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

- Yes
- No



Active Transportation Map

Required Active Transportation Improvements

- Greenway
- Sidepath

A 10-ft wide sidepath will be constructed along the Sunset Lake Road frontage as part of the road widening improvements in accordance with the Parks, Recreation, & Greenways Master Plan.

Parks, Recreation, & Greenways Summary

A 10-ft wide sidepath will be constructed along the Sunset Lake Road frontage as part of the road widening. The nearest sidewalk connection point is 300 feet north and is on the opposing side of the street so the UDO does not require a connection. Staff requested the applicant extend the sidewalk/sidepath north along Sunset Lake Road to connect to existing sidewalk at Kenmont Drive (entrance to Sunset Ridge subdivision). The applicant declined to commit to making that improvement at this time.

Parks, Recreation, & Greenways Staff Analysis:

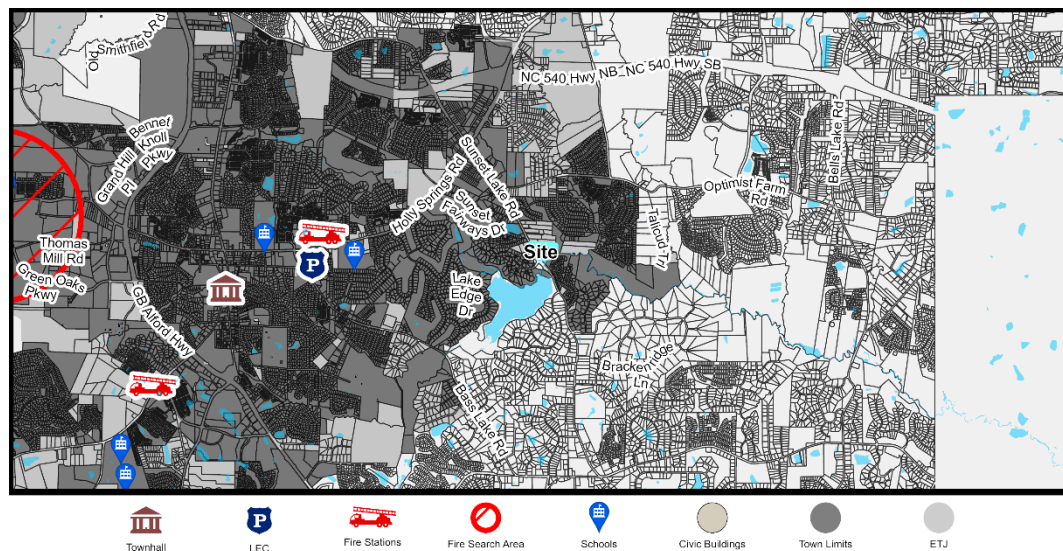
The Zoning Map Amendment is: Consistent Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

The site is not within a park search area and not proposing residential dwelling units; therefore, public park land dedication is not required. The applicant has proposed a sidepath along the Sunset Lake Road frontage in accordance with the Parks, Recreation, & 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

Community Facilities Staff Analysis:

The requested Zoning Map Amendment is: Consistent Inconsistent with the Community Facilities Plan

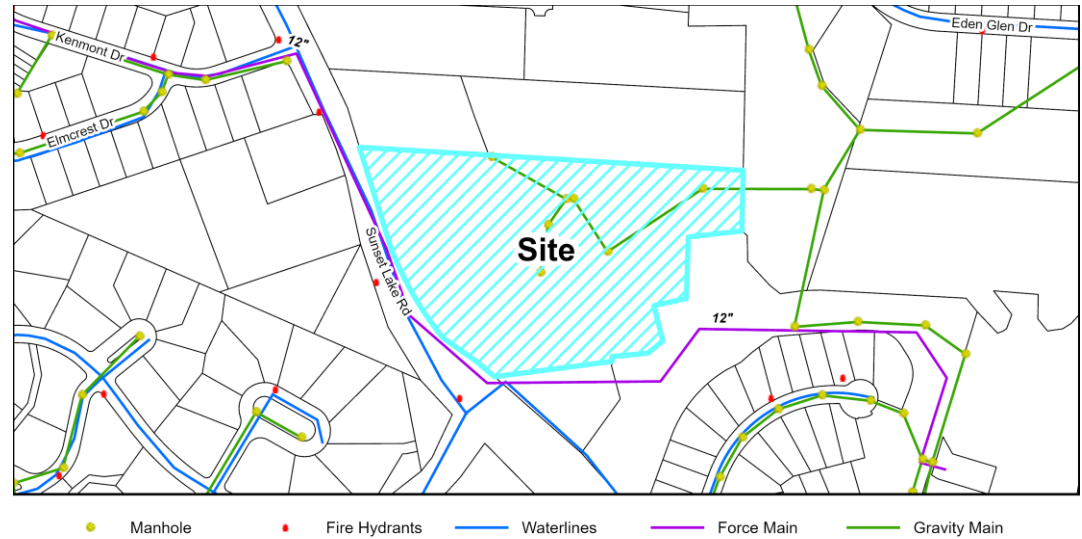
The subject property is outside of a search area for a public safety station as designated on the previous Community Facilities Map. The community facilities map adopted in November 2025 shows this site within search area #4. The proposed expansion does not have an impact the schools.

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 currently served by Town water facilities. Watermain currently exists within Sunset Lake Road, along the entire property frontage. At the time of future expansion, a water stub will be provided to the northern property line, adjacent to the existing sewer stub. A fire flow analysis will be completed at the time of Major Subdivision.

Sanitary Sewer:

A Sewer Study was submitted in 2020 to accompany the extension of sewer main to the project site, which was installed in 2023-2024. The sewer installation included sewer stubs to upstream parcels. An update to the Sewer Study was provided with this rezoning application. Based on the school's current water usage rates, and the proposed expansion, the school can operate under the existing sewer permit without exceeding the previously approved flow. Therefore, the existing infrastructure is adequate to serve the proposed expansion, and a Utility Allocation Request is not required.

Reclaim:

The project is outside of the Town's Reclaimed Water Service Area.



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

As previously discussed, the school expansion will be able to continue operating under their previously approved sewer permit, and therefore, additional utility allocation is not needed with this rezoning.

Infrastructure & Utility Staff Analysis:

The Zoning Map Amendment is: Consistent Inconsistent with the Infrastructure & Utilities Plan/Ordinances

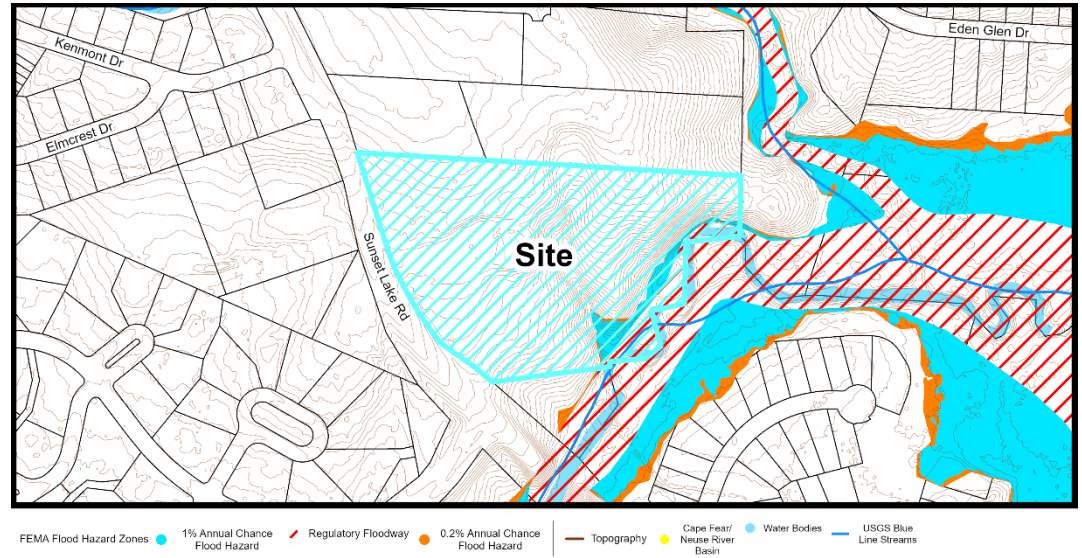
The proposed utility connections and extensions are consistent with the Comprehensive Plan.



Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space	3.32 ac.
Tree Preservation Area	25% or 2.76 ac.
Active Recreation Area	0% or 0 ac.
Urban Civic Space	0% or 0 ac.
Flexible Space	5% or 0.55 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant is providing more than the required open space for this development. This development is providing 5.1 acres of Tree Preservation area and 0.6 acres of flexible space being dedicated toward the Tree Preservation area for a total area of 5.7 acres. Additionally, while not required by the Unified Development Ordinance, the applicant is proposing 1.2 acres of Active Recreation Area on the site.

Stormwater:

This project is located within the Neuse River Basin and proposes 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, ponds, and Riparian buffers.

Natural Resources & Open Space Staff Analysis:

The Zoning Map Amendment is: Consistent Inconsistent with the Natural Resources Plan/Ordinances

The applicant is proposing more than the minimum required open space with mostly Tree Preservation area and a smaller area of Active Recreation. Overall, the open space is consistent with the Unified Development Ordinance (UDO).

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):

Building Height	UDO Standard	Proposed Standard
Maximum Building Height	35'	35'

Building Setbacks	UDO Standard	Proposed Standard
Front	20'	20'
Side	10'	5'
Rear	25'	25'
Thoroughfare Setback	50'	25'

Permitted Uses (UDO Section 3):

	UDO Standard	Proposed Standard
Child Care Center	SUP	P

Landscaping (UDO Section 5):

Perimeter Buffers	UDO Standard	Proposed Standard
Adjacent to RR	5' Type A	10' Type B
Thoroughfare Setback	5' Type A	5' Type A

Parking (UDO Section 6):

Vehicle Parking Locations	UDO Standard	Proposed Standard
Front Yard Restricted	Not Permitted	Permitted*

*Only for existing parking. All new parking shall meet the requirements of the Unified Development Ordinance.

Additional Standards

Proposed Façade Standards
<ul style="list-style-type: none"> Vertical Variations shall not be required of existing or proposed building. Type 1 Materials shall constitute a minimum of 35% of the building façade. Type 2 Materials shall be allowed to constitute up to 50% of the façade. Type 3 materials shall constitute a maximum of 10% of the façade. The maximum allowable expanse of blank wall shall be 35'. The building facades and architectural finishes shall be similar and compatible to with the existing school building on site.

Proposed Site Design (UDO Section 8 and Conditional Zoning District)



Site Design Highlights

- Existing Building to remain on site.
- Large area of tree preservation on the eastern portion of the site.
- 10' side path to be constructed along the road frontage.



Conditional Zoning District Standards Staff Analysis

The Zoning Map Amendment is: Consistent Inconsistent with Conditional Zoning District Standards/Ordinances

The applicant is requesting minimal changes to the Development Standards with the largest change being the reduction of the thoroughfare setback to allow for buildings to be located closer to Sunset Lake Road. This reduction allows for a greater focus to be placed on the buildings along the streetscape and larger areas of tree preservation to be maintained in the rear of the site and adjacent to other properties. The development is incorporating the existing natural features to help preserve the sites character to be more compatible with the adjacent residential uses and provide more desirable use of the open spaces. Changes are also proposed to the façade standards to allow for the newly constructed buildings to be consistent with the existing buildings on site. This allows for the development to be more consistent in look and feel once the site is fully constructed.

The applicant is proposing to change the use of Child Care Center from a Special Use Permit to Permitted by right, which is allowable through the Conditional District Rezoning Process. Additionally with the use of a School (K-12) only being permitted within the Conditional Zoning District within the Rural Residential District, this rezoning is helping to bring a currently legal non-conforming use into compliance.

Decision-Making Information

Comprehensive Plan and Conditional Zoning District Consistency Summary Table

Vision Holly Springs Comprehensive Plan	
Land Use & Character Plan/Ordinances (Section 1)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Comprehensive Transportation Plan/Ordinances (Section 2)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Parks, Recreation & Greenways Master Plan/Ordinances (Section 3)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Community Facilities Plan/Ordinances (Section 4)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Infrastructure & Utilities Plan/Ordinances (Section 5)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Natural Resources Plan/Ordinances (Section 6)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent
Unified Development Ordinance	
Conditional Zoning District Standards/Ordinances	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> 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 Ordinances 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:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Consistent with Adopted Plans/Ordinances | <input type="checkbox"/> Inconsistent with Adopted Plans/Ordinances |
| <input checked="" type="checkbox"/> Reasonable and in the Public Interest | <input type="checkbox"/> Not Reasonable and in the Public Interest |

As highlighted in the Land Use and Character Plan, Residential Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses. The appropriate non-residential or civic uses do include Schools and Child Care Centers which are being provided with this development to support the adjacent existing residential uses. Minimal modifications to the Unified Development Ordinance are being proposed, including smaller setbacks along Sunset Lake Road to allow larger areas of Tree Preservation to be maintained in the rear of the site. This accomplishes the goal of the Comprehensive Plan of development being sensitive to existing natural resources including large tree stands. The applicant is providing the improvements to Sunset Lake Road that are required by the Town's Comprehensive Transportation Plan which will make steps towards providing greater pedestrian connectivity to this segment of Sunset Lake Road. Overall, the proposed rezoning to allow for the expansion of the existing school and child care facility is consistent with Town's adopted plans.

Staff Recommendation: Approve Deny



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: 6/26/2025

Summary of Issues:

- Concerns regarding the traffic that is created along Sunset Lake Road.

Legislative Public Hearing

Public Hearing Date: 3/17/2026

Public Hearing Video: <https://hollyspringsnc.portal.civicclerk.com/event/640/media> (Public Hearing begins at 2:19:09)

Legislative Public Hearing Summary

Prior to the Legislative Public Hearing:

- Mailed notice has been sent to all property owners within 500 feet of the project.
- Published notice has been made twice in the News & Observer.
- Posted notice has been made with a public hearing sign on the property.

Public Hearing Discussion:

- Queueing and stacking onto Sunset Lake Road during the drop off / pick up times.
- Current traffic situation with drop off / pick up traffic turning around in adjacent neighborhoods.
- Size of the future expansion.
- Providing sidewalk connections to adjacent neighborhoods.

Application Modifications

The following modifications have been made to the application as a result of feedback received during the public hearing:

- The applicant has included a condition to reserve a location for a pedestrian stub to their eastern property line provided the Camp Branch Greenway alignment is determined within 5 years of zoning approval.



Planning Board Consideration & Action

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.

Action #1: Zoning Map Amendment Plan Consistency Statement

The Planning Board must determine whether the Zoning Map Amendment is consistent or inconsistent with Vision Holly Springs Comprehensive Plan.

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 amendment by the Town Council.

Motion to Adopt the following Plan Consistency Statement (choose the appropriate Plan Consistency Statement):

Option 1: Staff Recommended Plan Consistency Statement

The Planning Board may adopt the staff recommended Plan Consistency Statement or modify the staff recommended Plan Consistency Statement.

The requested Zoning Map Amendment from RR Rural Residential to RR-CD Rural Residential Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Residential Neighborhood and the Rural Residential Conditional Zoning District provides low intensity, limited public and institutional uses, such as schools and daycares, that are at a scale and design compatible with nearby residential development. The requested rezoning is reasonable and in the public interest because it fulfills the goals and objectives of the Comprehensive Plan, including development being sensitive to existing natural resources, providing appropriate civic use, and preserving specimen trees.

Option 2: Alternate Plan Consistency Statement

The Planning Board may adopt an alternate Plan Consistency Statement using the guidance below.

The requested amendment is **consistent** with Vision Holly Springs Comprehensive Plan

or

The requested amendment is **inconsistent** with Vision Holly Springs Comprehensive Plan

for the following reasons:

Option 3: Plan Consistency cannot be Determined

The Planning board is unable to agree by majority vote on whether the Zoning Map Amendment is consistent with Vision Holly Springs Comprehensive Plan.

Action #2: Zoning Map Amendment Petition Motion

The Planning Board must make a recommend to the Town Council on the Zoning Map Amendment.

Motion to recommend that the Town Council approve / deny Zoning Map Amendment Petition #25-REZ-09 to change the zoning of 11.22 acres of Wake County PIN #0669330330 from RR: Rural Residential to RR-CD: Rural Residential Conditional Zoning District as submitted by Laura Hollomen, McAdams on behalf of The New School Montessori, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Next Steps**Town Council Consideration & Decision**

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.

Anticipated Town Council Consideration and Decision: 7/21/2026



REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment
 DPM Appendix #A.02 Supplement 20 September 2024

PETITION CONTACT INFORMATION <i>(Attach additional sheets if needed)</i>	
Applicant and Financially Responsible Party will need to register for an account on the Portal.	
Project Applicant 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:
Design Professional	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Developer	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
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:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:



REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment
 DPM Appendix #A.02 Supplement 20 September 2024

PETITION TYPE – each request must be a separate application in the Portal	
<input type="checkbox"/>	Zoning Map Change – General Use District
<input type="checkbox"/>	Zoning Map Change – Conditional Zoning District <input type="checkbox"/> Option 1 Plan: Development Plan or Subdivision Plan (Preliminary Plat) <input type="checkbox"/> Option 2 Plan: Master Plan
<input type="checkbox"/>	Comprehensive Plan Amendment <input type="checkbox"/> Text Amendment <input type="checkbox"/> Future Land Use Map Amendment <input type="checkbox"/> Small Area Plan Map Amendment
<input type="checkbox"/>	UDO Text Amendment – UDO Section:

PROJECT INFORMATION	
https://www.hollyspringsnc.gov/742/Maps	
Project Name	
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
PIN(s)	
Real Estate ID	
Project Acreage	Partial Parcel? Yes No
Current Zoning	
Proposed Zoning	
Current Future Land Use Designation	
Proposed Future Land Use Designation	
Small Area Plan Designation <i>(if applicable)</i>	
Special Study Scoping Meeting Dates	
Sketch Plan Review <i>(pre-submittal)</i> Meeting Date:	
Neighborhood Meeting Date:	

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:	Date:



REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment
DPM Appendix #A.02 Supplement 20 September 2024

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

SECTION 1: LAND USE & CHARACTER

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

SECTION 3: PARKS, RECREATION



REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment
DPM Appendix #A.02 Supplement 20 September 2024

SECTION 4: COMMUNITY FACILITIES

SECTION 5: INFRASTRUCTURE & UTILITIES

SECTION 8: NATURAL RESOURCES

STATEMENT OF REASONABLENESS

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.

Plan Consistency Statement

Executive Summary

The Future Land Use Map (“FLUM”) designates the project site as Residential Neighborhood. The FLUM description and characteristics of Residential Neighborhood call for developments consisting of one housing type on a varied lot sizes, but also notes that limited civic and non-commercial, non-residential uses may be included as part of this designation. The proposed rezoning is to allow for an expansion of the existing use on the site, which is a private school. The New School Montessori school seeks to expand their existing on-site building, as well as improve their open space and recreation areas for students. The TIA has been conducted to accommodate for an additional 87 students. In this regard, as described below and as depicted on the development plan and associated materials, the proposed development furthers the following specific recommendations of the Future Land Use Plan:

- a. FLU-1 Encourage Use of the Land Use & Character Plan in Everyday Decision Making
- b. SI-4 Improve the Land Use-Transportation Connection
- c. SI-11 Safeguard Access to Quality Education
- d. CC-3 Improve Parking Design
- e. CC-8 Improve Walkability

Land Use and Character

The rezoning request and proposed development are consistent with the land use designation for the site as shown on the Future Land Use Map. The FLUM identified this site as a Residential Neighborhood. The proposed development and rezoning will allow for the existing school on the site to expand. This would align with the FLUM as it states that non-commercial, non-residential uses can be permitted in areas designated as residential neighborhood.

The rezoning request is consistent with the Comprehensive Plan Objectives:

1. **“To prevent sprawl and ensure that community services and infrastructure are used strategically and conservatively.”**

The proposed development will expand upon existing development in Holly Springs, rather than developing a new parcel further out in Town. The sidewalk improvements along Sunset Lake Road would allow students to safely and easily walk to school. In addition, the expansion and improvement of the school would enable more students to enroll there, reducing some of the burden on existing public schools in Town.

1. **“To preserve and protect, where appropriate agricultural land, green space, woodland, and the natural environment.”**

The proposed rezoning will ensure that significant areas of existing trees and woodlands on-site are preserved. This will help to ensure an adequate buffer between the school and surrounding properties. Additionally, this will help to preserve key natural areas and native habitats in Holly Springs.

Residential Neighborhood

The proposed development is consistent with the Future Land Use designation for this area as Residential Neighborhood. The proposed development will allow for an expansion and improvement of the existing school on the site. The Residential Neighborhood FLUM designation does allow for limited non-commercial, non-residential uses, which would include the school.

Comprehensive Transportation Plan

The rezoning request is consistent with the Comprehensive Plan Objectives. The development will improve the roadways along the site's frontage in accordance with the Comprehensive Transportation Plan as well as construct the improvements outlined in the approved Traffic Impact Analysis (TIA) report. The project will be responsible for their half of the CTP T4-A cross-section on Sunset Lake Road, including the provision of sidewalks on their half of the ROW. This will provide greater pedestrian connectivity along Sunset Lake Road. In addition a vehicular stub will be provided via public street or drive aisle to the parcels to the north of the site, in accordance with the Town's UDO and ED&CS at the time of site plan.

Parks and Recreation

The proposed rezoning is not located within a park search area. The development will provide active recreation space for students to use and enjoy. Additionally, the site will provide an area of Urban Civic Space on the northern portion of the site, balancing school safety needs and public benefits.

Community Facilities

This rezoning request is consistent with 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 urban civic space 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 safely maneuver through all access points and amenity parking areas.

Infrastructure and Utilities

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 project will 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 the time of development plan. Along with the preservation of existing environmentally sensitive areas, the proposed development satisfies the spirit and intent of the Policy. In addition, a sewer study has been completed and approved as part of this rezoning request and all required mitigation recommendations from that study shall be completed with this development in line with that study. A Fire Flow Analysis will be submitted at time of major subdivision plan.

Natural Resources

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. In addition, there will be tree preservation consistent with and in excess of the Town’s tree protection ordinance minimum standards. This will ensure that existing habitats and natural areas are protected. This will also help to improve and moderate air quality in the Town, by maintaining existing tree mature tree canopy.

Statement of Reasonableness

The proposed rezoning and associated development are reasonable and in the public interest. The rezoning and conditions proffered as part of the rezoning align with the goals and vision for the Town, as outlined in the Comprehensive Plan and Future Land Use Map. The rezoning will allow for a residential development that is of a high quality in both design and substance, as well as being compatible with the surrounding developments.

Additionally, the conditional district rezoning requested ensures a higher re-development and improvement of the site than the town would otherwise achieve through a by-right development of the site. The architectural finishes and cohesive design principles embodied in the proposed development are achieved only with the conditional district rezoning requested herein.

The project will provide improved access to educational opportunities for students and young families as the Town of Holly Springs continues to grow, especially with the arrival of employment centers such as Amgen and Fujifilm which will draw increased numbers of families to the Town. The proposed rezoning will allow for a reasonable expansion of the existing Montessori School on site, which will provide additional educational opportunities and school options for families in Holly Springs.

Public Benefits Statement

This proposal will provide significant public benefit to the Town of Holly Springs and its residents. The development will also improve the roadways along the site's frontage in accordance with the Comprehensive Transportation Plan as well as the recommendations outlined in the Traffic Impact Analysis (TIA) report. The proposed development complements the surrounding uses and encourages connectivity to the public realm and other neighborhoods. The open space and recreation areas will ensure that trees and plants are abundant in the development, improving the air quality of the community. Sidewalk improvements along Sunset Lake Road will provide key pedestrian connections to the site, enabling students who live nearby to safely walk to school and reduce vehicle trips. Additionally, the site will enhance public health outcomes by ensuring students can safely walk to school, providing additional recreation opportunity. The proposed rezoning also provides significant tree preservation on site which will help to improve air quality in the community. The proposed rezoning will allow for a reasonable expansion of the existing Montessori School on site, which will provide additional educational opportunities and school options for families in Holly Springs helping to reduce the burden of a growing population on the public school system.



REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment
 DPM Appendix #A.02 Supplement 20 September 2024

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.

Notification of Owners:

1. The Petitioner (or 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 within a 500' radius of the subject property. Mailing notices shall include surrounding property owners and property owner's association (or equivalent), and the Town of Holly Springs (Attn: Development Services). 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 all addresses of the property itself, including apartment or suite addresses.
2. The notice shall include the date, time and location of the Neighborhood Meeting, the name of the Petitioner and 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 mailed not less than ten (10) days nor more than twenty-five (25) days before the date of the Neighborhood Meeting.

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	
Meeting Time:	
Meeting Location:	
CONDUCT OF MEETINGS <i>(Attach additional sheets if needed)</i>	
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:	
Changes made to the Petition as a result of the meeting:	
Additional attachments required:	
<ul style="list-style-type: none"> • A listing of those persons and organizations that were sent notification about the Neighborhood Meeting. • A copy of the signed attendance list that includes the names and addresses of those in attendance. • A copy of the mailed notice. 	
Preparer's Signature:	Date:

5617 Sunset Lake Road
Neighborhood Meeting Notes
June 26, 2025

At 5:30pm, the applicant opened the meeting and presented the proposed rezoning for the New School Montessori expansion located at 5617 Sunset Lake Rd. The applicant discussed the rezoning, future land use designation, provided the concept map for context, discussed the rezoning process and then opened the meeting up for questions. The following is a summary of the questions and comments:

1. What is the primary reason for the rezoning request? **The rezoning is required to pursue the expansion through a conditional district.**
2. What is planned for the “tree preservation” area? Any buildings, trails, etc.? **No buildings are permitted in that area, though trails may be added if the school chooses.**
3. There is already a traffic problem during drop-off and pick-up times. Is there a traffic control planned? **There is no specific traffic control plan at this stage, a traffic impact analysis has been conducted and is currently being reviewed by the Town.**
4. I live in Sunset Lake Village and my only concern is the expansion down the road. What will be done to alleviate the traffic in the AM and PM? **As mentioned, road frontage improvements are tied to the expansion and will not occur until that begins. The timing is uncertain, but traffic will continue to be evaluated throughout the process**
5. What are the areas to be expanded, such as enrollment, facilities, both? **The facilities will be expanded, which will naturally lead to increased enrollment.**
6. How big is the planned expansion? How many students today? How many in the future? **We don’t have an answer currently, as the expansion is still in early stages. It’s too soon for specific figures.**
7. Will there be a sidewalk added when the road is widened? Traffic lights? **Yes, a sidewalk will be added, This is an NCDOT road, signal placement must be warranted and approved by NCDOT.**
8. What is specifically expanding? **The goal is to work within the existing building footprint shown on the Concept Plan. The intent is to expand the school, but to maintain it as a small specialty institution.**
9. I live in the development across the street. Apart from school traffic, I cannot exit north from my neighborhood during rush hour without someone stopping to wave me in. There is too much traffic to accommodate additional traffic, even if the school widens their frontage. **Thank you. We will note your traffic concern and review it carefully.**
10. What is the urban civic space on the map? **"Urban civic space" is the Town’s term for required open space in rezonings, typically including public amenities like benches.**



AFFIDAVIT OF OWNER'S CONSENT

Before me personally appeared New School Montessori Center 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:

0669330330	

and does hereby authorize Laura Holloman of McAdams to act
(name of representative/applicant)

on their behalf as their agent with regard to the processing of said Development Project.

Signature of Owner

Julie Schroer on behalf of New School Montessori Center
5617 Sunset Lake Road
Holly Springs, NC 27540

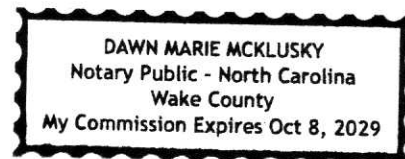
Sworn to or affirmed and subscribed before me this 24th day of June, 20 25.

NOTARY PUBLIC:

Dawn Marie McKlusky
Official Signature of Notary

(Official Seal)

Dawn Marie McKlusky, Notary Public
Print Name



My commission expires: 10-8-29

NEW MONTESSORI SCHOOL

5617 SUNSET LAKE ROAD
 HOLLY SPRINGS, NORTH CAROLINA 27540

25-REZ-09/PLRZ202500155 MASTER PLAN

PROJECT NUMBER: SPEC25055

DATE: JUNE 26, 2025

SHEET INDEX

C1.00	EXISTING CONDITIONS
C1.01	OVERALL TREE SURVEY
C1.02	TREE SURVEY SAMPLE AREAS
C2.00	CONCEPT PLAN
C2.01	TRANSPORTATION PLAN
C2.02	OPEN SPACE & PRESERVATION PLAN
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
L5.00	LANDSCAPE PLAN
C8.00	TYPICAL SECTIONS
C8.01	DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS (RR)

Development Intensity	UDO Standard	Proposed Standard
Open Space and Landmarks		
Overall Minimum Open Space Required	30%	30%
Building Setbacks - All Structures (ft)		
Front	Min. 20'	Min. 20'
Side	10'	5'
Side Corner	20'	5'
Rear	25'	25'
Building Setback along Thoroughfare (Sunset Lake Road)	50'	25'
Buffer		
RR Buffer	5' Type A	10' Type B
Thoroughfare Buffer	5' Type A	5' Type A
Building Height		
All Primary Structures	Maximum: 35'	Maximum: 35'
Accessory Structures (maximum)	25'	25'
All other applicable development standards not listed here shall follow UDO standards and requirements.		

PERMITTED USE TABLE

Use	Permitted
School, Elementary/Middle	P
Childcare Center	P
Office Building	P
Community Support Facility	P
Religious Use	P
Recreation Facility, Outdoor (<50 acres)	A
Infrastructure /Utilities (minor)	PS
Fitness Facilities	A
Recreation Facility, Indoor	A
Solar Energy Systems-Small	A

P = Permitted, X= Not Permitted, A= Accessory Use, PS= Permitted with additional standards per the UDO

SITE DATA

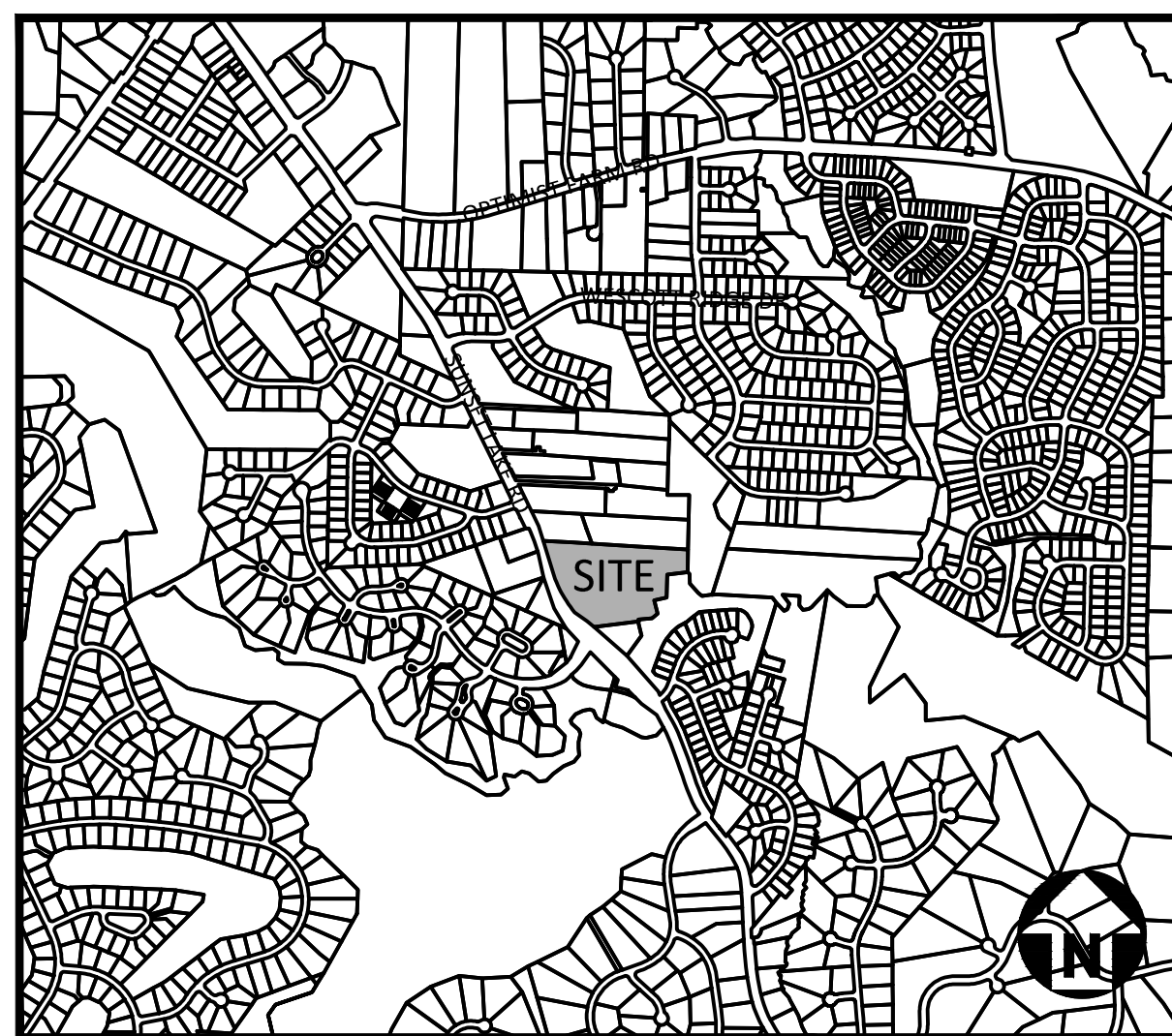
OWNER	NAME	PIN	REAL ESTATE ID
	THE NEW SCHOOL INC.	0669330330	0236765
SITE ADDRESS	5617 SUNSET LAKE ROAD HOLLY SPRINGS, NC 27540		
DEVELOPER	THE NEW SCHOOL INC.		
EXISTING ZONING	RURAL RESIDENTIAL (RR)		
PROPOSED ZONING	RR-CD (RURAL RESIDENTIAL CONDITIONAL DISTRICT)		
SITE AREA	GROSS SITE AREA: 11.22 ACRES (488,743 SF) RIGHT OF WAY DEDICATION: 0.15 ACRES (6,738 SF) (1.1%) NET SITE AREA: 11.07 ACRES (482,209 SF)		
RIVER BASIN	NEUSE RIVER BASIN		
WATERSHED OVERLAY	NONE APPLICABLE		
EXISTING USE	SCHOOL, CHILDCARE CENTER		
PROPOSED USES	SCHOOL, CHILDCARE CENTER		

RR-CD ZONING OPEN SPACE SITE DATA

NET SITE AREA	11.07 ACRES (482,209 SF)
TOTAL MINIMUM REQUIRED OPEN SPACE	REQUIRED: 3.32 ACRES (30%) PROVIDED: ± 6.9 ACRES
TREE PRESERVATION AREA	REQUIRED: 2.76 ACRES (25%) PROVIDED: ± 5.1 ACRES
ACTIVE RECREATION AREA	REQUIRED: 0.55 ACRES (5%) PROVIDED: ± 1.2 ACRES
FLEXIBLE SPACE	REQUIRED: 0.55 ACRES (5%) PROVIDED: ± 0.60 ACRES

GENERAL NOTES

- SIDEWALKS, GREENWAY MULTI-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.
- 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.
- ALL MODIFICATIONS TO MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH UDO SECTION 11.16.
- 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.
- CHANGES TO THE USE/INTENSITY AND PROPOSED USES SHALL REQUIRE A REZONING.
- ALL RECOMMENDED IMPROVEMENTS IN THE TIA WILL BE DESIGNED AND CONSTRUCTED WITH THIS DEVELOPMENT.



VICINITY MAP

N.T.S.

X:\Projects\SPEC-2025\25-REZ-09\PLRZ202500155\New Montessori\Center\04-Production\Planning - Design\Master Plan\Current Drawings\SPEC25055-C1.dwg, 2/19/2026 11:03:57 AM, Oliver Robinson



McADAMS

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 fax 919. 361. 2269
 license number: C-0293, C-187

www.mcadamsco.com

CONTACT

LAURA HOLLOWAN
 HOLLOWAN@mcadamsco.com
 PHONE: 919. 361. 5000

CLIENT

JULIE SCHROER
 5617 SUNSET LAKE ROAD
 HOLLY SPRINGS, NC 27540
 PHONE: 919 303 3636

PROJECT DIRECTORY

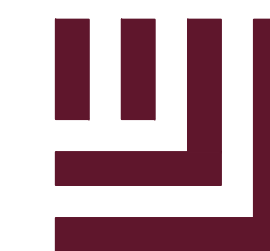
REVISIONS

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3	11.07.2025	REV PER TOWN COMMENTS
4	01.16.2026	REV PER TOWN COMMENTS
5	02.05.2026	REV PER TOWN COMMENTS
6	02.20.2026	REV PER TOWN COMMENTS

MASTER PLAN DRAWINGS FOR:

NEW MONTESSORI SCHOOL
 MASTER PLAN
 5617 SUNSET LAKE DR.
 HOLLY SPRINGS, NC 27540
 PROJECT NUMBER: SPEC-25055

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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**NEW MONTESSORI SCHOOL
MASTER PLAN
5617 SUNSET LAKE ROAD
HOLLY SPRINGS, NORTH CAROLINA 27540**

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PLAN INFORMATION

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FILENAME SPEC24230-S1
CHECKED BY MV
DRAWN BY OR
SCALE 1"=50'
DATE 06.26.2025

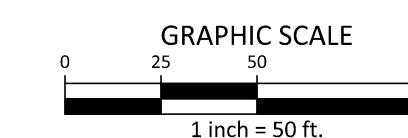
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EXISTING CONDITIONS

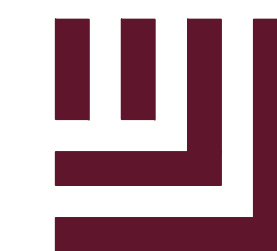
C1.00



NUM	RADIUS	ARC	DELTA	CHORD BRG	CHORD
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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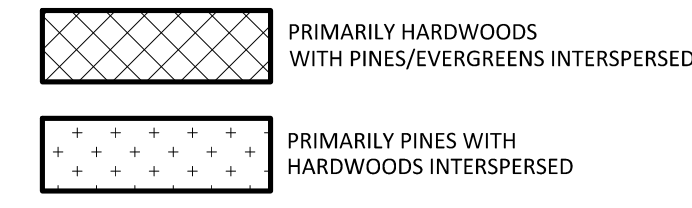
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HOLLY SPRINGS, NC 27540
PHONE: 919 303 3636

**NEW MONTESSORI SCHOOL
MASTER PLAN
5617 SUNSET LAKE ROAD
HOLLY SPRINGS, NORTH CAROLINA 27540**

SPECIMEN TREE TABLES

PRESERVED		TO BE REMOVED	
TYPE	SZ	TYPE	SZ
BE	28	BE	28
BE	27	D-G	25
BE	34	DG	4
BE	37	DG	4
BE	29	H	26
BE	27	T-WO	39
BE	27		
BE	25		
BE	30		
H	29		
M-PO	32		
O	25		
O	25		
P	30		
PO	26		
PO	24		
PO	39		
PO	38		
PO	30		
PO	25		
PO	43		
PO	28		
PO	27		
PO	30		
PO	24		
PO	24		
WO	26		

TREE CANOPY TYPE LEGEND



TREE LEGEND

- ⊙ BE BEECH
 - ⊙ CH CHERRY
 - ⊙ DG DOGWOOD
 - ⊙ G SWEETGUM
 - ⊙ HAC HACKBERRY
 - ⊙ H HICKORY
 - ⊙ HO HOLLY
 - ⊙ HCR HORNBEAM
 - ⊙ M MAPLE
 - ⊙ O OAK
 - ⊙ P PINE
 - ⊙ PO POPLAR
 - ⊙ SO SOURWOOD
 - ⊙ WO WHITE OAK
- DIAMETER INCH AT BREAK HEIGHT
- TYPE OF TREE
- ⊙-X DOUBLE-TRUNK
 - ⊙-X TRIPLE-TRUNK
 - ⊙-X MULTI-TRUNK

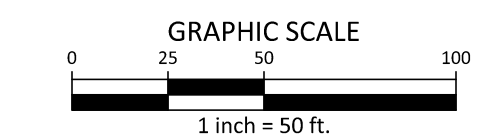
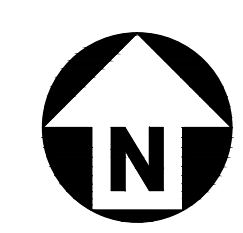
GENERAL NOTES:

- IDENTIFIED TREES WERE APPROXIMATELY LOCATED BY MCADAMS USING A TRIMBLE CATALYST GPS UNIT. AS THESE GPS UNITS DO NOT PROVIDE SURVEY GRADE ACCURACY THIS DATA SHOULD BE CONSIDERED APPROXIMATE AND USED FOR PLANNING PURPOSES ONLY. IF AN ACCURATE LOCATION IS REQUIRED A NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SHOULD BE ENGAGED.
- THE SITE IS ALMOST ENTIRELY WOODED WITH HEALTHY TREES, CONTAINING A MIXTURE OF PINES AND HARDWOODS RANGING IN SIZE BETWEEN 1-INCH AND 30-INCHES, WITH A SMALL NUMBER OF TREES BETWEEN 30 AND 42 INCHES.

TREE SURVEY CERTIFICATION:

THE SURVEYED TREES SHOWN ON THIS TREE SURVEY SHEET ARE CORRECT IN REGARD TO SIZE, SPECIES, AND LOCATION.

TREE SURVEY AND TREE PROTECTION PLAN
PROVIDED BY ANDERS LINDQUIST,
ISA CERTIFIED ARBORIST SO-10544A



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	REV PER TOWN COMMENTS
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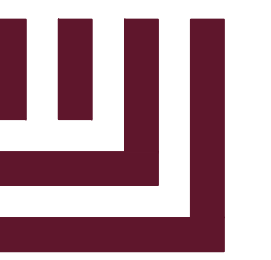
PLAN INFORMATION

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 CHECKED BY MV
 DRAWN BY OR
 SCALE 1"=50'
 DATE 06.26.2025

**OVERALL
TREE SURVEY
C1.01**



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McADAMS

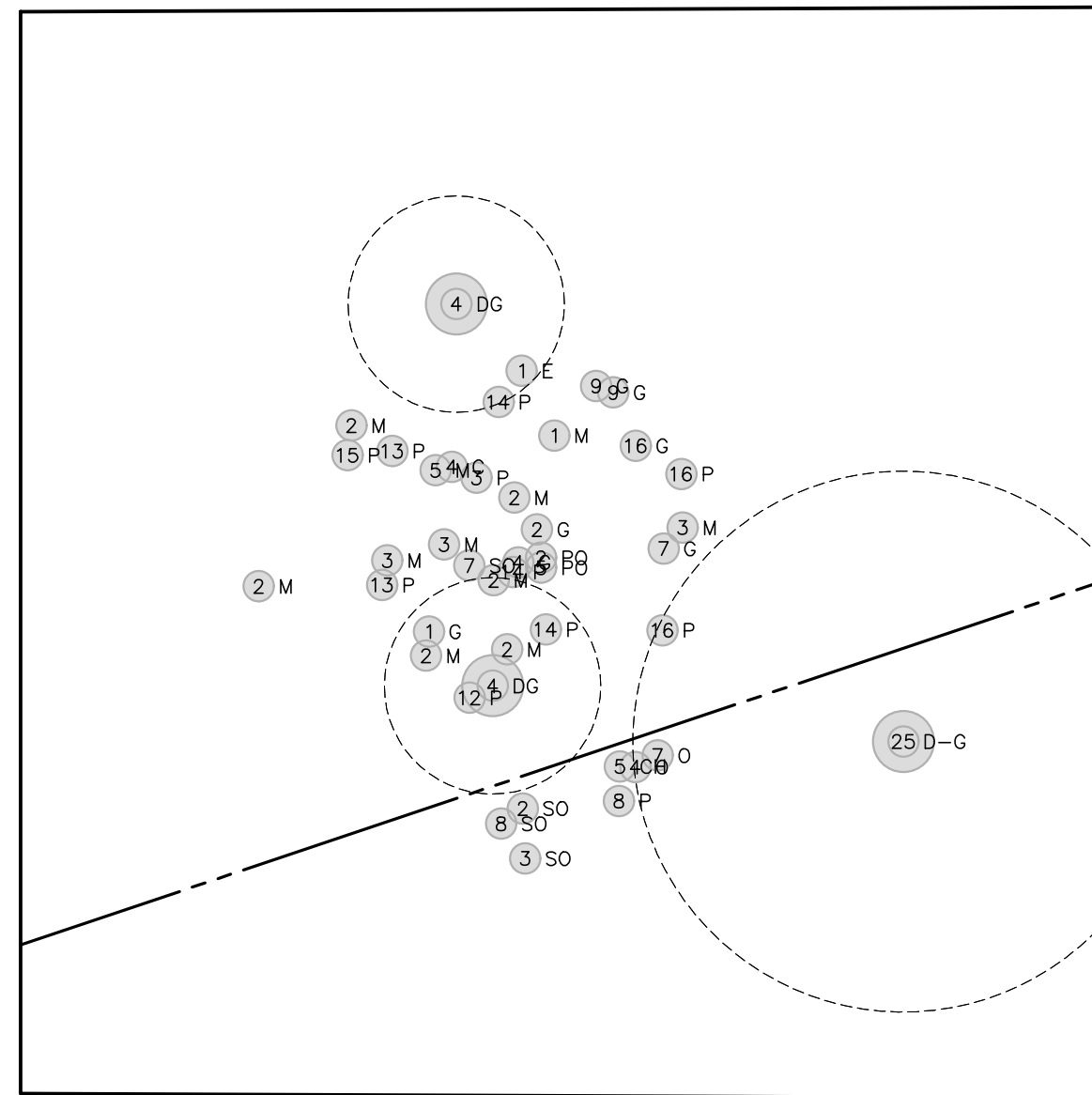
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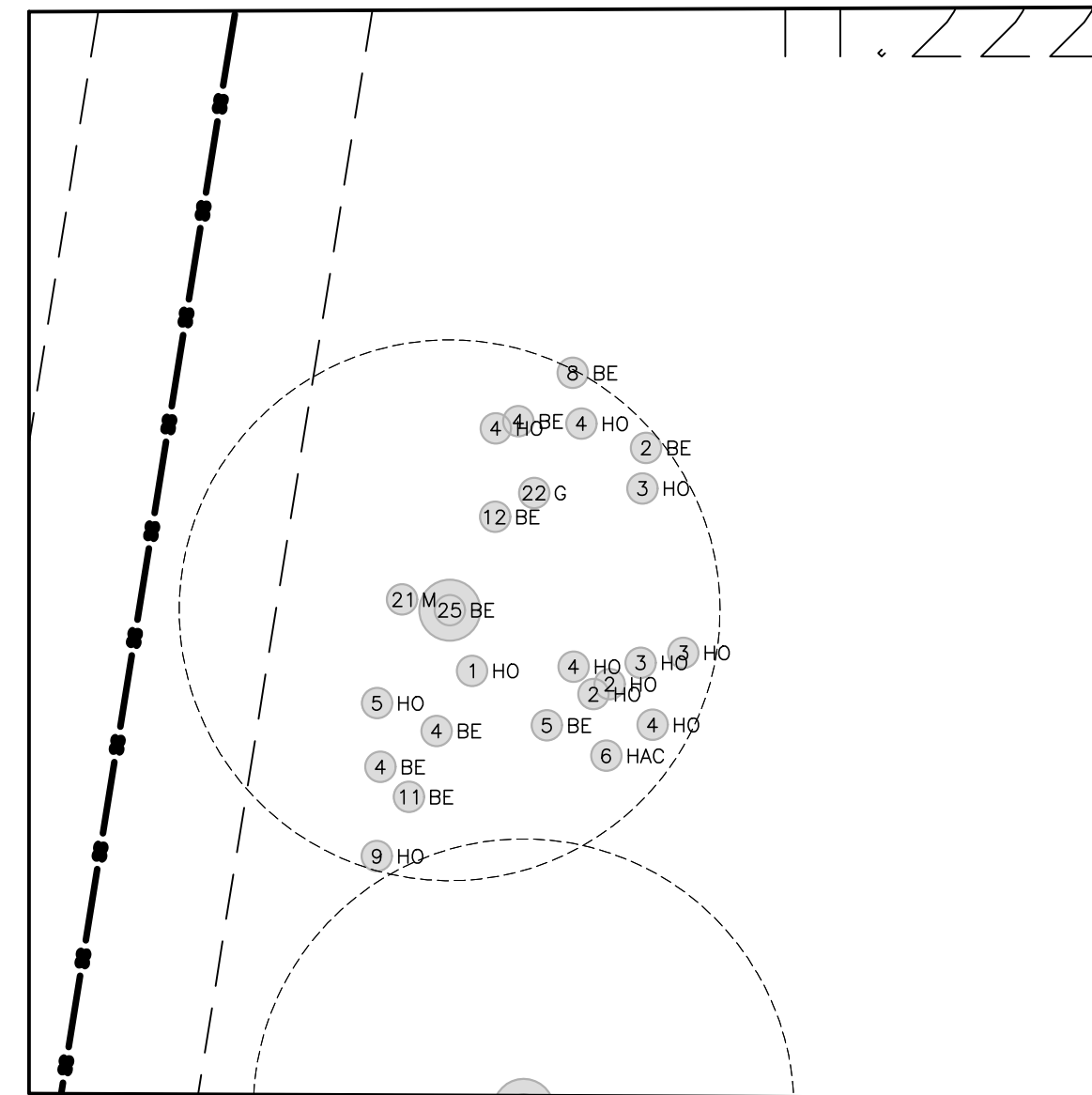
CLIENT

JULIE SCHROER
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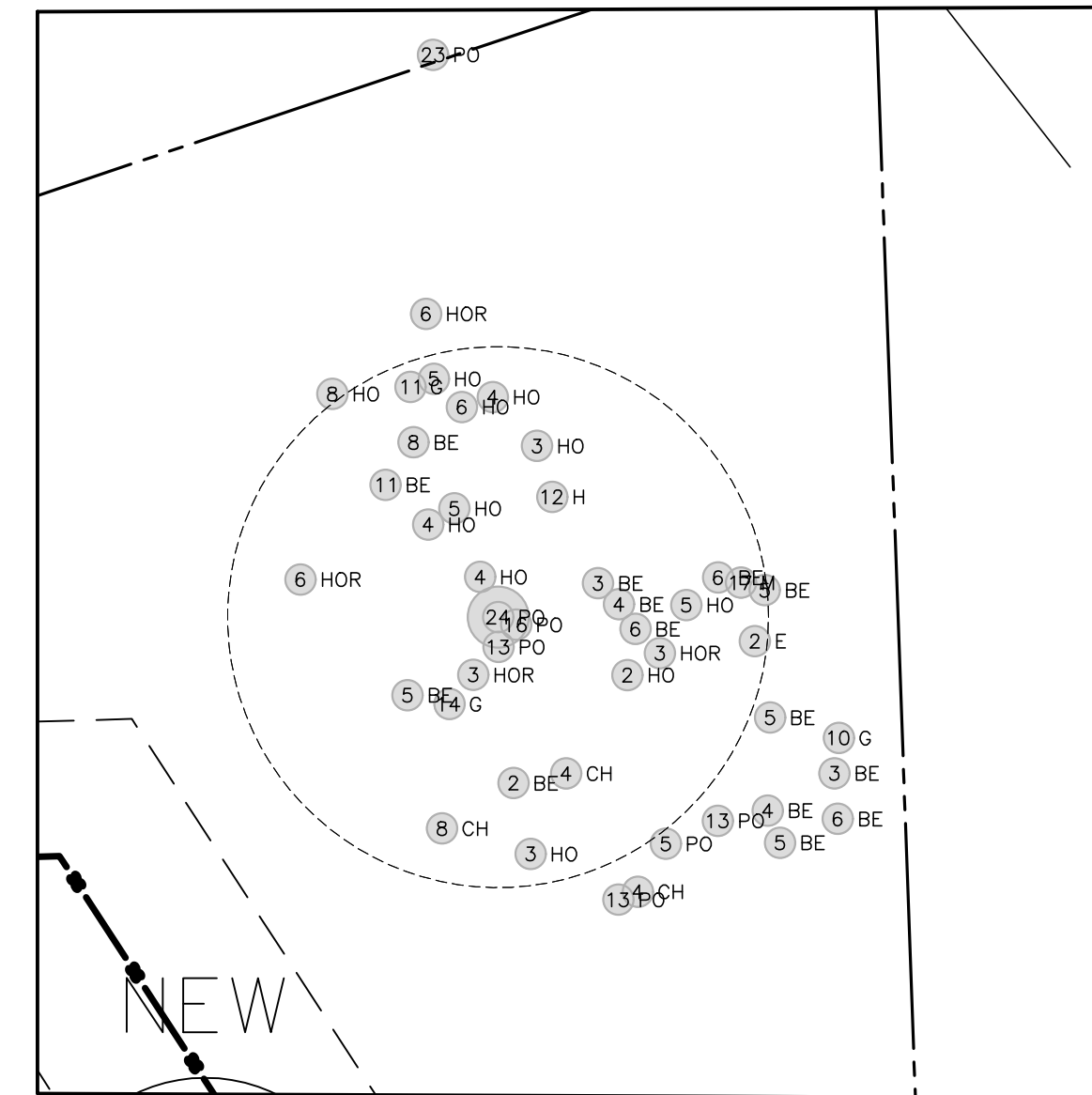
NEW MONTESSORI SCHOOL
MASTER PLAN
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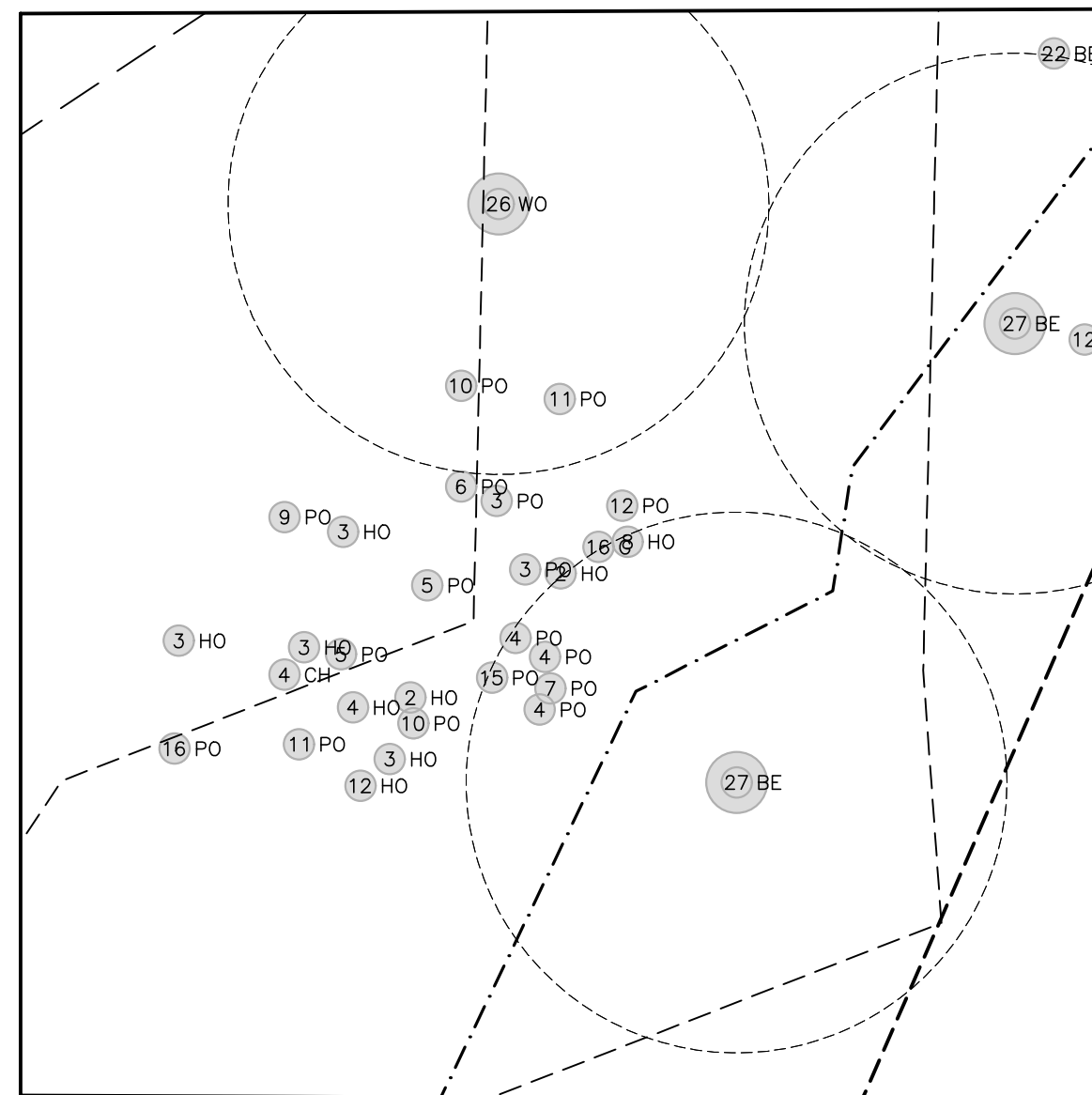
SAMPLE AREA #1



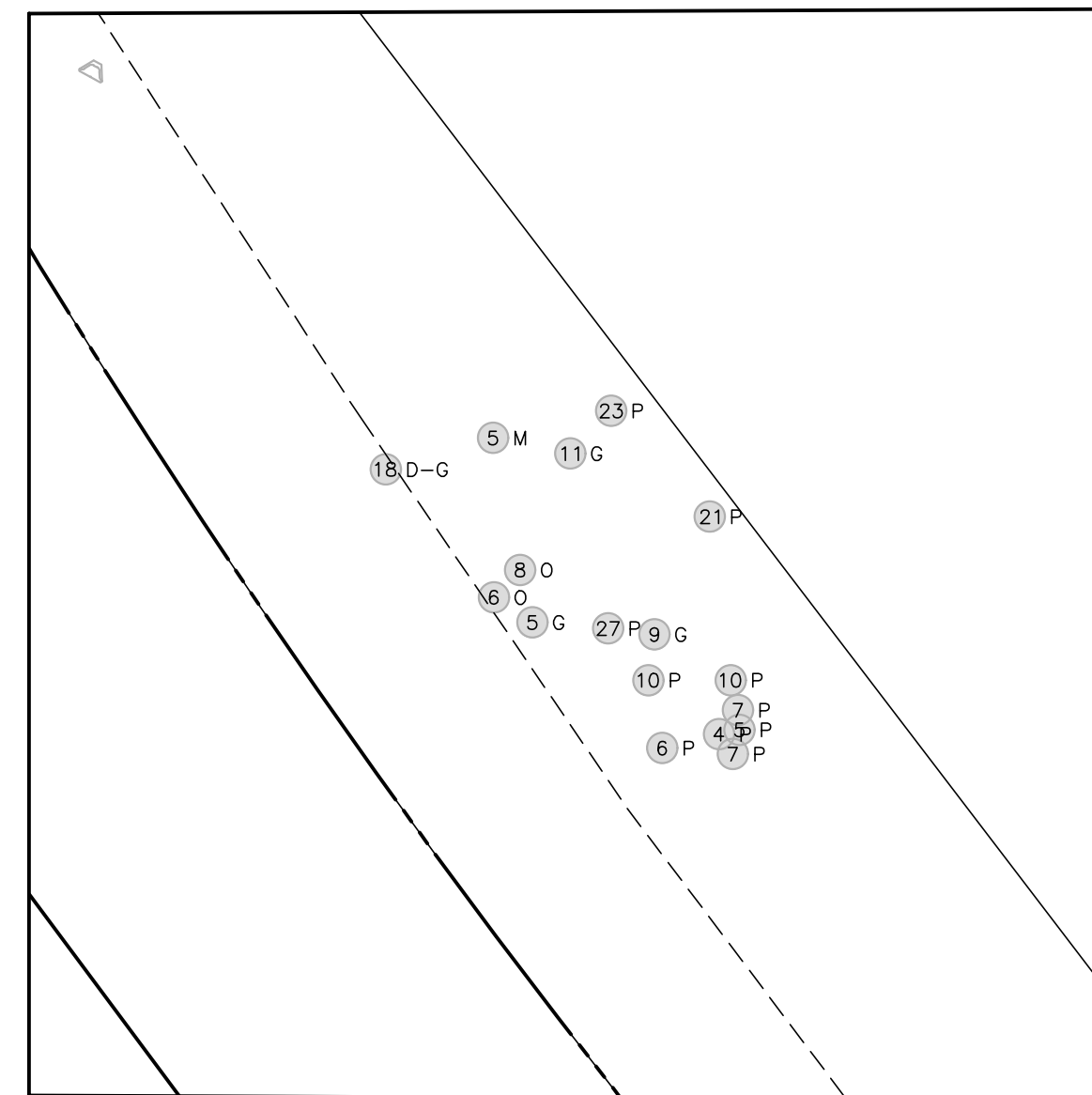
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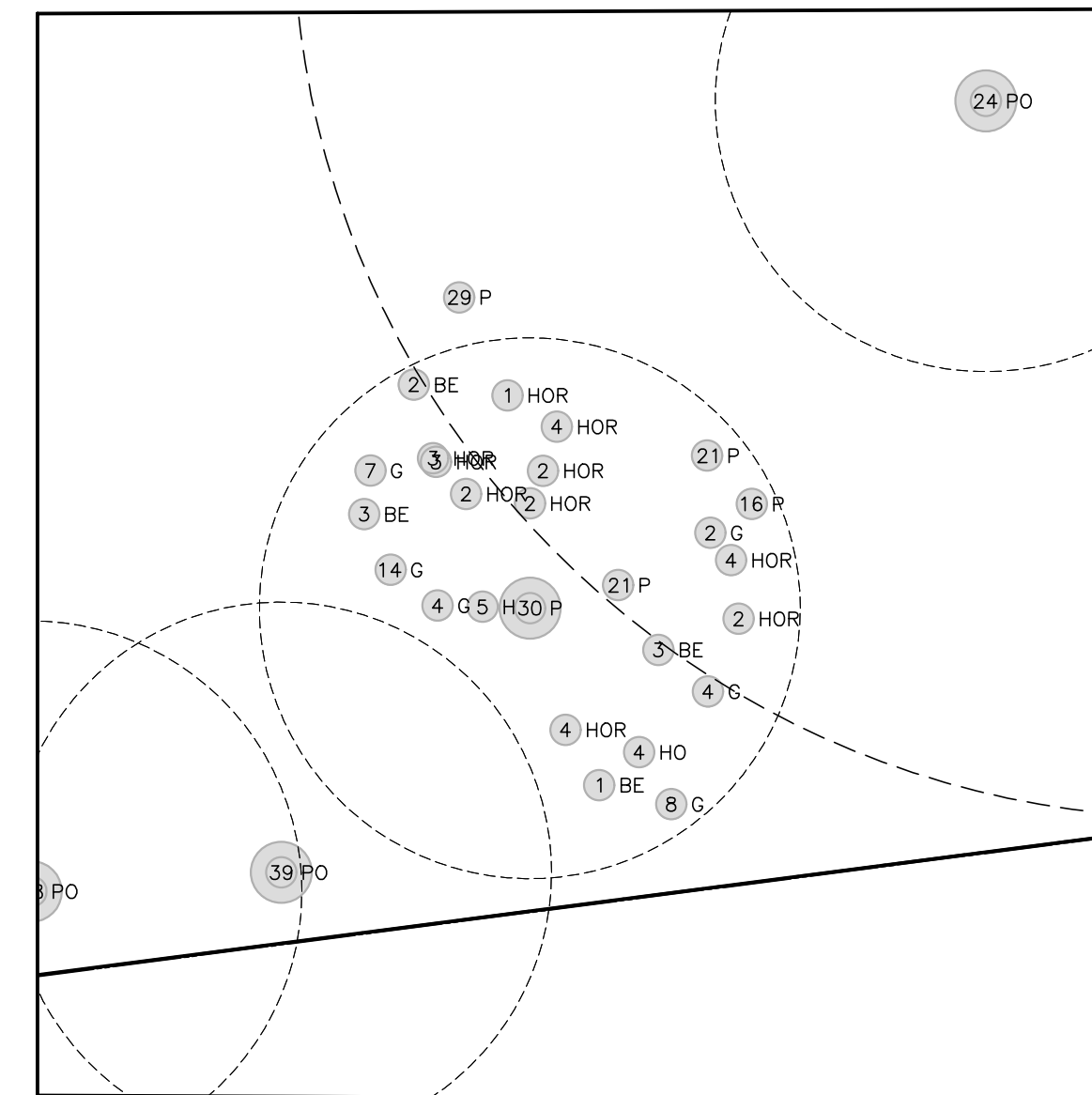
SAMPLE AREA #3



SAMPLE AREA #4



SAMPLE AREA #5



SAMPLE AREA #6

TREE LEGEND

- BE BEECH
 - CH CHERRY
 - DG DOGWOOD
 - G SWEETGUM
 - HAC HACKBERRY
 - H HICKORY
 - HO HOLLY
 - HOR HORNBEAM
 - M MAPLE
 - O OAK
 - P PINE
 - PO POPLAR
 - SO SOURWOOD
 - WO WHITE OAK
- DIAMETER INCH AT BREAST HEIGHT
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 - X TRIPLE-TRUNK
 - X MULTI-TRUNK

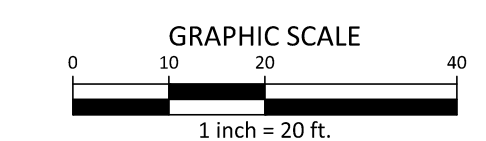
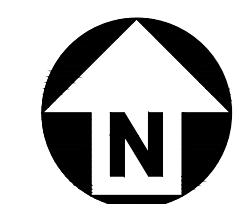
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- THE SITE IS PARTIALLY WOODED WITH HEALTHY TREES, CONTAINING A MIXTURE OF PRIMARILY HARDWOODS AND AREAS OF PINE RANGING IN SIZE BETWEEN 1-INCH AND 30-INCHES, WITH ONLY A FEW TREES BETWEEN 30 AND 43 INCHES.

TREE SURVEY CERTIFICATION:

THE SURVEYED TREES SHOWN ON THIS TREE SURVEY SHEET ARE CORRECT IN REGARD TO SIZE, SPECIES, AND LOCATION.

TREE SURVEY AND TREE PROTECTION PLAN
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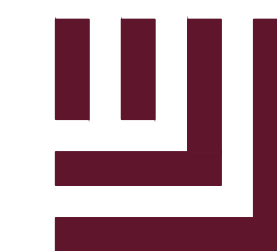
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SHEET

TREE SURVEY
SAMPLE AREAS

C1.02



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PHONE: 919 303 3636

**NEW MONTESSORI SCHOOL
MASTER PLAN**
5617 SUNSET LAKE ROAD
HOLLY SPRINGS, NORTH CAROLINA 27540

SITE DATA			
OWNER	NAME	PIN	REAL ESTATE ID
	THE NEW SCHOOL INC.	0669330330	0236765
SITE ADDRESS	5617 SUNSET LAKE ROAD HOLLY SPRINGS, NC 27540		
DEVELOPER	THE NEW SCHOOL INC.		
EXISTING ZONING	RURAL RESIDENTIAL (RR)		
PROPOSED ZONING	RR-CD (RURAL RESIDENTIAL CONDITIONAL DISTRICT)		
SITE AREA	GROSS SITE AREA:	11.22 ACRES (488,743 SF)	
	RIGHT OF WAY DEDICATION:	0.15 ACRES (6,738 SF) (1.1%)	
	NET SITE AREA:	11.07 ACRES (482,209 SF)	
RIVER BASIN	NEUSE RIVER BASIN		
WATERSHED OVERLAY	NONE APPLICABLE		
EXISTING USE	SCHOOL, CHILDCARE CENTER		
PROPOSED USES	SCHOOL, CHILDCARE CENTER		

RR-CD ZONING OPEN SPACE SITE DATA	
NET SITE AREA	11.07 ACRES (482,209 SF)
TOTAL MINIMUM REQUIRED OPEN SPACE	REQUIRED: 3.32 ACRES (30%) PROVIDED: ± 6.9 ACRES
TREE PRESERVATION AREA	REQUIRED: 2.76 ACRES (25%) PROVIDED: ± 5.1 ACRES
ACTIVE RECREATION AREA	REQUIRED: 0.55 ACRES (5%) PROVIDED: ± 1.2 ACRES
FLEXIBLE SPACE	REQUIRED: 0.55 ACRES (5%) PROVIDED: ± 0.60 ACRES

LEGEND

- PROPOSED SITE ACCESS (Blue arrow)
- FUTURE PEDESTRIAN STUB (Orange arrow)
- 10' SIDEPATH (Red dotted line)
- SCHOOL BUILDINGS (Yellow)
- PARKING AREA (Grey)
- TREE PRESERVATION AREA (Light Green)
- ACTIVE RECREATION AREA (Medium Green)
- FLEXIBLE SPACE (Dark Green)
- FLOODWAY (Dashed line)
- FLOODPLAIN (1%) (Dotted line)



N/F
PIN: 0669236750
RUFUS H. JONES
DB 3772 PG 763

N/F
PIN: 0669239770
WILLIE G & JACQUELINE J MCKINNEY
DB 4476 PG 365

THE APPLICANT SHALL, AT THE TIME OF DEVELOPMENT PLAN APPROVAL, RESERVE A LOCATION FOR A FUTURE PEDESTRIAN STUB CONNECTION INTENDED TO ACCOMMODATE A FUTURE CONNECTION TO THE PLANNED CAMP BRANCH GREENWAY, AS IDENTIFIED IN THE TOWN OF HOLLY SPRINGS GREENWAY PLAN OR OTHER ADOPTED TOWN PLANS.

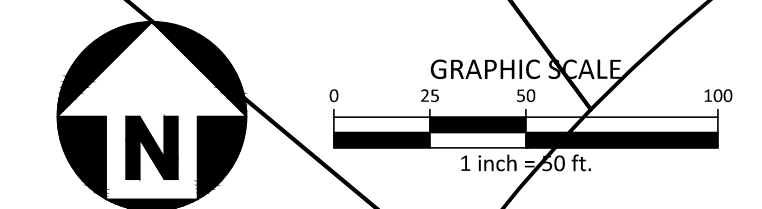
THE LOCATION AND DESIGN OF THE GREENWAY STUB CONNECTION SHALL BE COORDINATED WITH THE TOWN AND SHALL REASONABLY CONSIDER THE OPERATIONAL, CIRCULATION, AND SAFETY NEEDS OF THE NEW SCHOOL, MONTESSORI CAMPUS, INCLUDING STUDENT SAFETY, VEHICULAR CIRCULATION, AND PEDESTRIAN ACCESS. IF FINAL DESIGN AND ALIGNMENT OF THE CAMP BRANCH GREENWAY DOES NOT UTILIZE THE RESERVED CONNECTION LOCATION OR IF WITHIN FIVE (5) YEARS OF ZONING APPROVAL, DESIGN AND ALIGNMENT OF THE CAMP BRANCH GREENWAY IS NOT FINALIZED, NO STUB SHALL BE PROVIDED.

N/F
PIN: 0669336883
TOWN OF
HOLLY SPRINGS
DB 15544 PG 158

N/F
PIN: 0669336192
CREEKSIDE AT SUNSET LAKE
HOMEOWNERS ASSOCIATION
BM 2016 PG 1005

N/F
PIN: 0669228671
BENJAMIN B
SLAUGHTER
DB 8489 PG 1679

SUNSET LAKE RD.
EXISTING SR 1301
(APPR. AVG. EXISTING 88' PUBLIC R/W & 41' EDGE-EDGE)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	REV PER TOWN COMMENTS
1	08.08.2025	REV PER TOWN COMMENTS
2	09.19.2025	REV PER TOWN COMMENTS
3	11.07.2025	REV PER TOWN COMMENTS
4	01.16.2026	REV PER TOWN COMMENTS
5	02.05.2026	REV PER TOWN COMMENTS
6	02.20.2026	REV PER TOWN COMMENTS

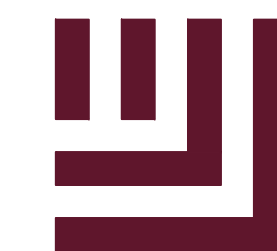
PLAN INFORMATION

PROJECT NO.	SPEC25055
FILENAME	SPEC24230-S1
CHECKED BY	MV
DRAWN BY	OR
SCALE	1"=50'
DATE	06.26.2025

SHEET

**CONCEPT
PLAN
C2.00**

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NEW MONTESSORI SCHOOL

MASTER PLAN
5617 SUNSET LAKE ROAD
HOLLY SPRINGS, NORTH CAROLINA 27540

LEGEND

- PROPOSED SITE ACCESS
- 10' SIDE PATH
- SCHOOL BUILDINGS
- PARKING AREA
- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- FLEXIBLE SPACE
- FLOODWAY
- FLOODPLAIN (1%)

RR-CD ZONING OPEN SPACE SITE DATA

NET SITE AREA	11.07 ACRES (482,209 SF)
TOTAL MINIMUM REQUIRED OPEN SPACE	REQUIRED: 3.32 ACRES (30%) PROVIDED: ± 6.9 ACRES
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ACTIVE RECREATION AREA	REQUIRED: 0.55 ACRES (5%) PROVIDED: ± 1.2 ACRES
FLEXIBLE SPACE	REQUIRED: 0.55 ACRES (5%) PROVIDED: ± 0.60 ACRES

ACTIVE OPEN SPACE ELEMENTS

ACTIVE REC. AREA 1	1) PLAYGROUND 2) VEGETABLE GARDEN 3) POLLINATOR GARDEN 4) OUTDOOR CLASSROOM 5) UNPAVED WALKING TRAILS
--------------------	---

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 LUDO 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.



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GRAPHIC SCALE

0 25 50 100
1 inch = 50 ft.

North Arrow

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

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5	02.05.2026	REV PER TOWN COMMENTS
6	02.20.2026	REV PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SPEC25055
FILENAME	SPEC24230-51
CHECKED BY	MV
DRAWN BY	OR
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DATE	06.26.2025

SHEET

OPEN SPACE & PRESERVATION PLAN
C2.02



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**NEW MONTESSORI SCHOOL
MASTER PLAN
5617 SUNSET LAKE ROAD
HOLLY SPRINGS, NORTH CAROLINA 27540**

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PLAN INFORMATION

PROJECT NO. SPEC25055
FILENAME
CHECKED BY MV
DRAWN BY OR
SCALE 1"=50'
DATE 06.26.2025

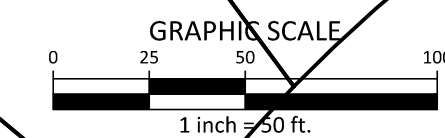
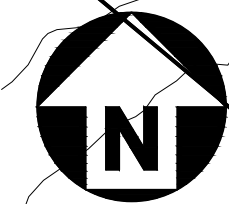
SHEET

**GRADING
PLAN**

C3.00

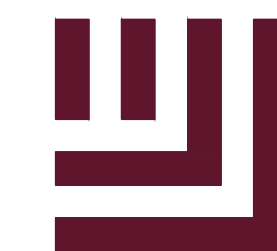
LEGEND

- PROPOSED SITE ACCESS
- 10' SIDEPATH
- SCHOOL BUILDINGS
- PARKING AREA
- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- FLEXIBLE SPACE
- FLOODWAY
- FLOODPLAIN (1%)
- FLOW
- GENERAL FLOW DIRECTION ESTIMATE
- FFE = +/- 280.00
- GENERAL FFE ESTIMATE



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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5617 SUNSET LAKE ROAD
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PLAN INFORMATION

PROJECT NO. SPEC25055
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 CHECKED BY MV
 DRAWN BY OR
 SCALE 1"=50'
 DATE 06.26.2025

SHEET

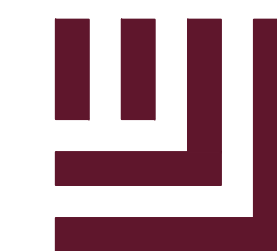
**UTILITY
PLAN
C4.00**

- LEGEND**
- EXISTING SANITARY SEWER LINE
 - EXISTING PUBLIC WATER LINE
 - PROPOSED SITE ACCESS
 - 10' SIDEPATH
 - SCHOOL BUILDINGS
 - PARKING AREA
 - TREE PRESERVATION AREA
 - ACTIVE RECREATION AREA
 - FLEXIBLE SPACE
 - FLOODWAY
 - FLOODPLAIN (1%)



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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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PLAN INFORMATION

PROJECT NO. SPEC25055
 FILENAME
 CHECKED BY MV
 DRAWN BY OR
 SCALE 1"=50'
 DATE 06.26.2025

SHEET

LANDSCAPE PLAN
L5.00

LEGEND

- PROPOSED SITE ACCESS
- 10' SIDEPATH
- TREE PRESERVATION AREA
- ACTIVE RECREATION AREA
- FLEXIBLE SPACE
- FLOODWAY
- FLOODPLAIN (1%)

TYPE 'B' BUFFER DETAILS

SHRUBS (10/100 LF)
CANOPY TREE (3/100 LF)

10' TYPE 'B' BUFFER
NOT TO SCALE

PLANTING PERFORMANCE STANDARDS:

TYPE 'B' BUFFER
SEMI-OPAQUE LANDSCAPING CREATES A PARTIAL VISUAL AND SOUND BARRIER AND IS INTENDED FOR USE ON LOTS WHERE THE DISTRICT OF THE ADJACENT LOTS INCLUDES PERMITTED USES THAT MAY BE SIMILAR IN LAND USE INTENSITY, BUT MAY STILL CONTAIN LIGHTS, SOUNDS AND REGULAR OPERATIONS WHICH MAY ADVERSELY IMPACT ADJACENT PROPERTIES. TYPE B LANDSCAPING REQUIRES A MIXTURE OF PLANTS WITH SUFFICIENT EVERGREEN CONTENT TO PROVIDE SOME YEAR ROUND BUFFERING. ANY EVERGREEN SPECIES THAT DROPS ITS LOWER BRANCHES SHALL NOT BE PERMITTED AS "EVERGREEN" TREES IN A TYPE B AREA.

OPACITY: 40%
 DECIDUOUS TREES/FT: 3/100
 PERCENT EVERGREEN: 40%
 SHRUBS/FT: 10/100
 HEIGHT OF BUFFER: 4'
 WIDTH OF BUFFER: 10'-20' (SEE PLANS)

THOROUGHFARE STREET TREE DETAIL

TREES ROTATED SMALL AND LARGE
ROW
SMALL TREES
LARGE TREE

TREES WITHIN 5' OF RIGHT-OF-WAY
THOROUGHFARES
NOT TO SCALE

5.3.5 STREET TREES

THOROUGHFARES SHALL BE REQUIRED TO INSTALL DECIDUOUS TREES AS SPECIFIED BY THE APPROVED STREET TREE LIST OF UD0 SECTION 5.3.4.E, OR AS FURTHER SPECIFIED IN THE COMPREHENSIVE PLAN THOROUGHFARE PLANTING PLAN. WHERE EXISTING OVERHEAD UTILITIES INTERFERE WITH PART OF THE LANDSCAPE AREA, THE LARGE DECIDUOUS TREE REQUIREMENT MAY BE SUBSTITUTED BY INSTALLING SMALL DECIDUOUS TREES.

MIN. SIZE AT PLANTING: 2.5" CALIPER
 MIN. SPACING: 40' FROM CENTER OF TRUNK
 MAX. SPACING: 60' FROM CENTER OF TRUNK

LOCATION: TREES SHALL BE LOCATED WITHIN 5' FROM THE RIGHT-OF-WAY LINE ON THE PRIVATE PROPERTY SIDE.

TYPE 'A' BUFFER DETAILS

SHRUBS (5/100 LF)
CANOPY TREE (2/100 LF)

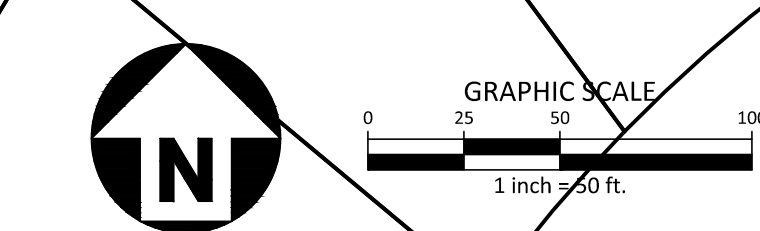
5' TYPE 'A' BUFFER
NOT TO SCALE

PLANTING PERFORMANCE STANDARDS:

TYPE 'A' BUFFER
OPEN LANDSCAPING CREATES A PLEASANT VISUAL EXPERIENCE BUT PROVIDES A MINIMAL VISUAL OR SOUND BARRIER AND IS THEREFORE INTENDED FOR USE ON LOTS WHERE THE DISTRICT OF THE ADJACENT LOTS INCLUDES PERMITTED USES WITH SIMILAR INTENSITIES, LIGHTS, SOUNDS AND REGULAR OPERATIONS AND WOULD HAVE MINIMAL, IF ANY, NEGATIVE IMPACT ON ADJACENT PROPERTIES. TYPE A LANDSCAPING REQUIRES A MAJORITY OF THE PLANTS TO BE OF A LARGE DECIDUOUS TREE VARIETY WITH ABILITY TO ADD COLOR, INTEREST OR HEAVIER VISUAL SCREENING, IF DESIRED.

OPACITY: 0%
 DECIDUOUS TREES/FT: 2/100
 PERCENT EVERGREEN: 0%
 SHRUBS/FT: 5/100
 HEIGHT OF BUFFER: 0'
 WIDTH OF BUFFER: 5' (SEE PLANS)

NOTE: ALL STREETS SHALL HAVE STREET TREES SPACED AT A MINIMUM OF 40' O.C. OF TRUNK WITH A MAXIMUM OF 60' O.C. OF TRUNK. AVERAGE AND WILL BE PLANTED ACCORDING TO TOWN OF HOLLY SPRINGS PLANTING STANDARDS.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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TYPICAL STREET SECTIONS

T-4A THOROUGHFARE (SUBURBAN)

T-4A
Thoroughfare | 4 Lanes

T-4A Minimum



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 SUNSET LAKE ROAD ALONG SITE FRONTAGE ARE BASED ON THE T-4A (TYP.) SECTION WITH SUBURBAN DIMENSIONS PER THE TOWN CTP.

T-4A	Design Elements	Element Included	Minimum Dimension	Land Use Character Area			
				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	-	-	-	-	-
	Sidewalk	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.

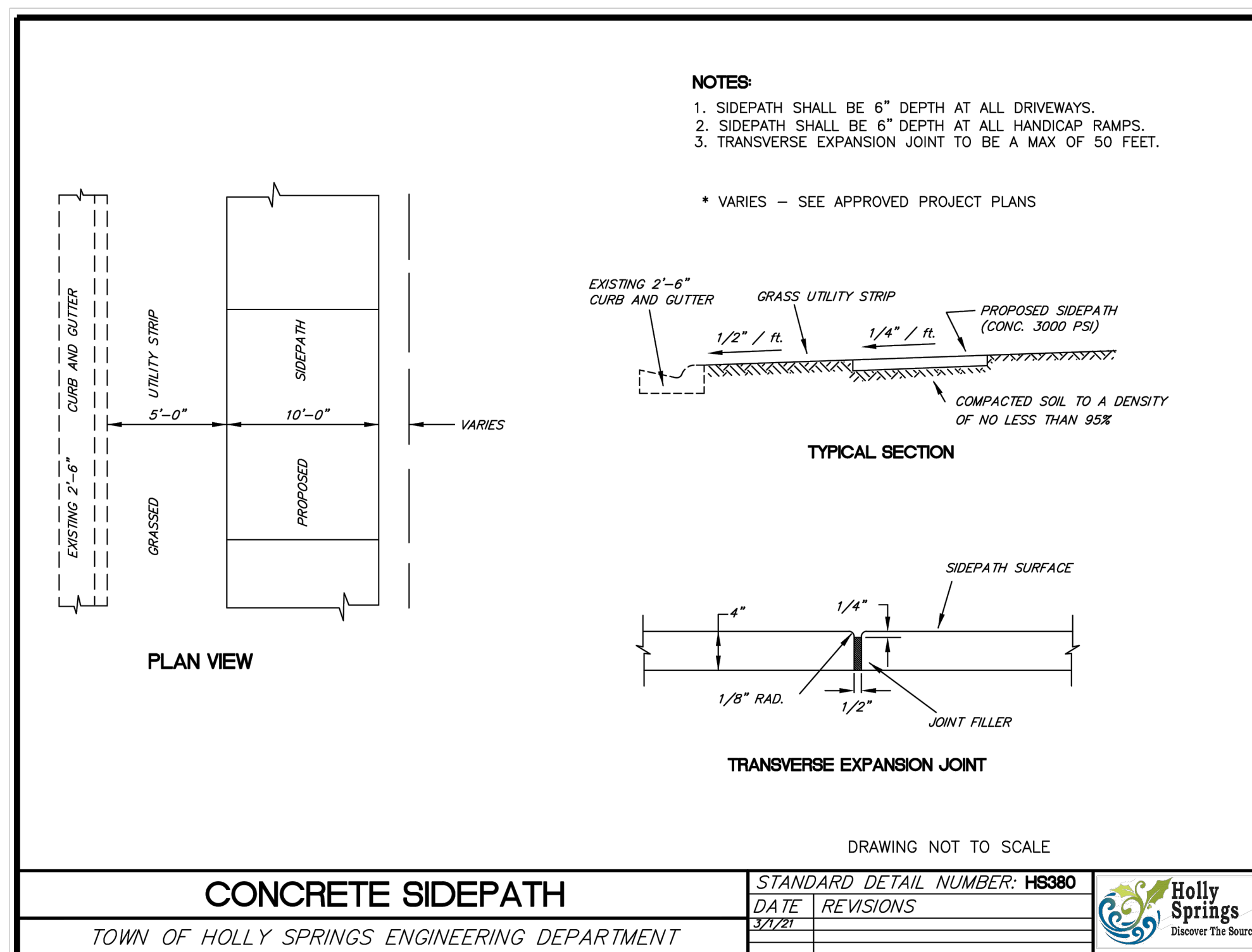
Supplement #7

The Network Visualized 124

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NEW MONTESSORI SCHOOL
 MASTER PLAN
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6	02.20.2026	REV PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SPEC25055
FILENAME	SPEC24230-TS1
CHECKED BY	MV
DRAWN BY	OR
SCALE	1"=50'
DATE	06.26.2025

SHEET

TYPICAL SECTIONS
C8.00

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 below:

Development Intensity	UDO Standard	Proposed Standard
Open Space and Gathering Area		
Overall Minimum Open Space Required	30%	30%
Building Setbacks - All Structures (ft)		
Front	Min: 20'	Min: 20'
Side	10'	5'
Side Corner	20'	5'
Rear	25'	25'
Building Setback along Thoroughfare (Sunset Lake Road)	50'	25'
Buffers		
RR Buffer	5' Type A	10' Type B
Thoroughfare Buffer	5' Type A	5' Type A
Building Height		
All Primary Structures	Maximum: 35'	Maximum: 35'
Accessory Structures (maximum)	25'	25'
All other applicable development standards not listed here shall follow UDO standards and requirements.		

Open Space shall be provided as follows:

OPEN SPACE SITE DATA TABLE		
Total Site Area:	UDO Standard	Proposed Standard
11.22 acres		
On-site Private Open Space	30%	30%
Tree Preservation Area	25%	25%
Flex Space	5%	5%

The following standards shall apply to all proposed and existing buildings within the development. Building and Site Design shall be in accordance with UDO Section 8, except as modified in this section:

VERTICAL VARIATIONS

Vertical variations shall not be required of existing or proposed buildings on site.

FACADE STANDARDS

- »Type 1 materials shall constitute a minimum of 35% of the building facade.
- »Type 2 materials shall be allowed to constitute up to 50% of the facade.
- »Type 3 Materials shall constitute a maximum of 10% of the facade.
- »The maximum allowable expanse of blank wall shall be 35'.

The building facades and architectural finishes shall be similiar and compatible with the existing school building on site. The existing building on-site also complies with these standards. The proposed buildings shall also comply with these standards.

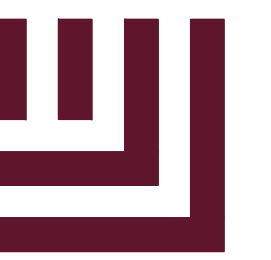
PARKING

Parking shall be permitted between the existing school building(s) and Sunset Lake Road in order to accomodate the existing parking on the site. Parking shall otherwise comply with UDO section 6.

PERMITTED USE TABLE

Use	
School, Elementary/Middle	P
Childcare Center	P
Civic Building	P
Community Support Facility	P
Religious Use	P
Recreation Facility, Outdoor (<50 acres)	A
Infrastructure /Utilies (minor)	PS
Fitness Facilities	A
Recreation Facility, Indoor	A
Solar Energy Systems-Small	A

P = Permitted, X= Not Permitted, A= Accessory Use, PS= Permitted with additional standards per the UDO



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NEW MONTESSORI SCHOOL

MASTER PLAN
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PLAN INFORMATION

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FILENAME	SPEC24230-D1
CHECKED BY	MV
DRAWN BY	OR
SCALE	1"=50'
DATE	06.26.2025

SHEET

DEVELOPMENT STANDARDS
C8.01



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 4.

New Business

Title: Town Council Official Action Overview

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive project updates.
 - Moratorium on Data Centers

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 5.

New Business

Title: Committee Reports

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive updates from Planning Board representatives for:
 - Land Use Advisory Committee (LUAC)
 - Tree Advisory Committee (TAC)

Explanation:

- The Planning Board appoints members to represent the Board on various committees.

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 6.

New Business

Title: Development Services Report

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive Development Services Department updates.

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 7.

New Business

Title: Other Business

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

None