



Agenda

1. Call to Order

2. Agenda Adjustment

3. Approval of Minutes

- a. Approve the minutes for the November 2, 2021 Technical Review Committee Meeting

4. Requests and Communications

- a. Edwards Drive Mixed-Use

5. Other Business

6. 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



Town of Holly Springs

Technical Review Committee

Special Meeting

Minutes: November 2, 2021

Agenda Item 1: ROLL CALL

The Technical Review Committee met virtually on Tuesday, November 2, 2021 via Zoom Webinar at 3:00 p.m. when quorum was established.

Members Present: Randy Harrington
Scott Chase
Elizabeth Goodson
Irena Krstanovic
LeeAnn Plumer
Kendra Parrish
Christine Kelly (Town Council)
Ernie Carpico (Planning Board)

Members Absent: Dan Berry (Town Council Alternate)
Mark Stuckey (Planning Board Alternate)

Staff Members

Present: Chris Hills
Sean Ryan
Rachel Jones
Cheryl Caines
Kathy White

The Board completed roll call.

Agenda Item 2: AGENDA ADJUSTMENT

No agenda adjustment was made.

Agenda Item 3: APPROVAL OF MINUTES

Motion to approve minutes of August 2, 2021

Motion: Scott Chase
Second: Randy Harrington
Vote: Unanimous

Agenda Item 6: Development Petition(s)

a. North Main St

In attendance for this item was: Randy Cosby, LBD Investments and Laura Holloman, McAdams

Sean Ryan presented the Committee with an overview of the project.

Overview

Randy Cosby of LBD Investments is proposing the development of approximately 12 acres of land located northeast of the intersection of N. Main Street and Holly springs Road. The proposal consists of standalone apartments as well as a vertical mixed-use component with ground floor commercial and upper level apartments.

The applicant is requesting consideration of rezoning to the proposed Downtown Mixed-Use (DMX) zoning district, which is the new district to replace the current TV Town Village district. The DMX district encourages mixed-use development through the Conditional Zoning process by permitting residential dwellings (either in vertical mixed-use or standalone buildings) up to an unlimited units per acre (although the final unit per acre is determined with the Conditional Zoning process). This would allow the applicant to achieve the desired 22 units per acre. He then introduced Randy Cosby, of LBD Investments.

Mr. Cosby explained that they are out of Virginia and focus on multi-family and mixed-use developments. They're looking forward to working with Holly Springs and the future land use plan. He feels that with the recent large economic development projects in Holly Springs, a variety of quality housing is important to incentivize incoming employees to live where they work.

This proposed development is an assemblage of three different ownerships over five different parcels. The current zoning is Local Business, but based on the future land use designation would be Downtown Village District. He's proposing a Downtown Mixed Use with Conditional Zoning that would accommodate a pedestrian-friendly development pattern with a mix of land uses, compatible architecture, plazas and public spaces. He showed the Conceptual Site Plan, which includes 276 1, 2, or 3-bedroom apartments, and 25,000sf of commercial/retail space. He expressed their intent to preserve the historic character of the Town in this development. He showed a required Stormwater Retention Pond, that will be designed to be an amenity, and explained other proposed amenities of the project. He also discussed that they intend to designate a percentage of the units as affordable housing, without changing the look or design of the project.

Ernie Carpico asked for clarification of the site plan related to the storm water retention pond and asked if the buffer on the east side was 50ft. Mr. Cosby confirmed it was.

Christine Kelly feels it's a good thing to extend the Village District, but she wants to keep in mind that this development would be in the "old" Holly Springs, where most people don't have HOA's. She has concerns about tree preservation. Also, she also is concerned about getting a light at Third street, considering how many people would be moving into that area. She also feels affordability is a big issue, not only because new employees will be coming to Holly Springs, but current local business employees are having issues finding affordable housing.

Randy Harrington asked if Mr. Cosby has approached the owners of the other three parcels to make it a more cohesive corner. He would like him to consider what the residents in the single-family homes to the east will think about four story buildings going up in their backyard. He complimented him on the stormwater feature, the dog park and all of the amenities that were presented.

Scott Chase has some concerns on how the Holly Springs Road exit would work, and some of the architectural features. Overall, he's very supportive of the plan.

Chris Hills said the street frontages on Holly Springs Road and Main Street should be very well considered, and how you can incorporate public spaces in the development. He also expressed concerns about so much surface parking. He feels that the central traffic flow could feel more like street section if you didn't use 90-degree parking. Although you'd lose some of the parking, it would give the area a completely different feel.

Christine Kelly also asked who the retail portion was targeted toward? She has concerns about the traffic flow in and out of the development.

Rachel Jones explained that this area is included as a Hot Spot in the CTP update. They discussed the possibility of a roundabout at Third Street and N. Main. Randy Harrington explained that there are two proposed roundabouts in the CTP update. Kendra Parrish said they've had a lot of positive feedback on roundabouts, and that they eliminate U-turns.

Irena Krstanovic commented on the importance of creating residential walkability to bring people to the amenities that already exist in the downtown Village District area. She also echoed Randy Harrington's recommendation to work with the owner of the other parcels, as that corner is one of the gateways to the Village District.

Kendra Parrish said that the Omni pump station in that area is one of Holly Springs' oldest, and we're looking at taking it offline. Part of this plan would need to extend the gravity line. This would need to be done prior to the rezoning. There are adequate water lines on either side of this development. She also discussed the future widening of Holly Springs Road, and how that would affect this development. There's also an existing flood study that would need to be adhered to.

Summary

Ms. Goodson stated the following:

1. There's a lot of support in extending the Village District Area Plan to this area, but we need to watch how the pedestrian and vehicular transportation connects to the site.
2. There are lots of coordinated projects in the area and any design here would need to be considered.
3. It would be great to see coordination with the owners of the corner properties for integration or encompassing into this project.
4. It's important to capture the Old Holly Springs character, and consider how this development would impact the current residents with traffic/displacement/tree preservation.

The developer thanked the TRC for their feedback.

Motion/Action Requested:
None Required

Agenda Item 7: OTHER BUSINESS

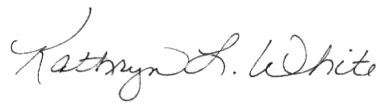
None

Agenda Item 8: ADJOURNMENT

Motion: Randy Harrington
Second: Scott Chase

The meeting adjourned at 3:55pm

Respectfully Submitted on Tuesday, April 5, 2022

A handwritten signature in cursive script that reads "Kathryn L. White". The signature is written in dark ink and is positioned above a horizontal line.

Kathy White, TRC Clerk



THE TOWN OF

Holly Springs

Land Use Advisory Committee

Subject Title: Edwards Drive Mixed-Use
Meeting Date: April 5, 2022
Presenter: Sean Ryan, Rachel Jones, Development Services
Attachments: LUAC Application, Site Plan, Example Photos

Topic Highlights/Summary

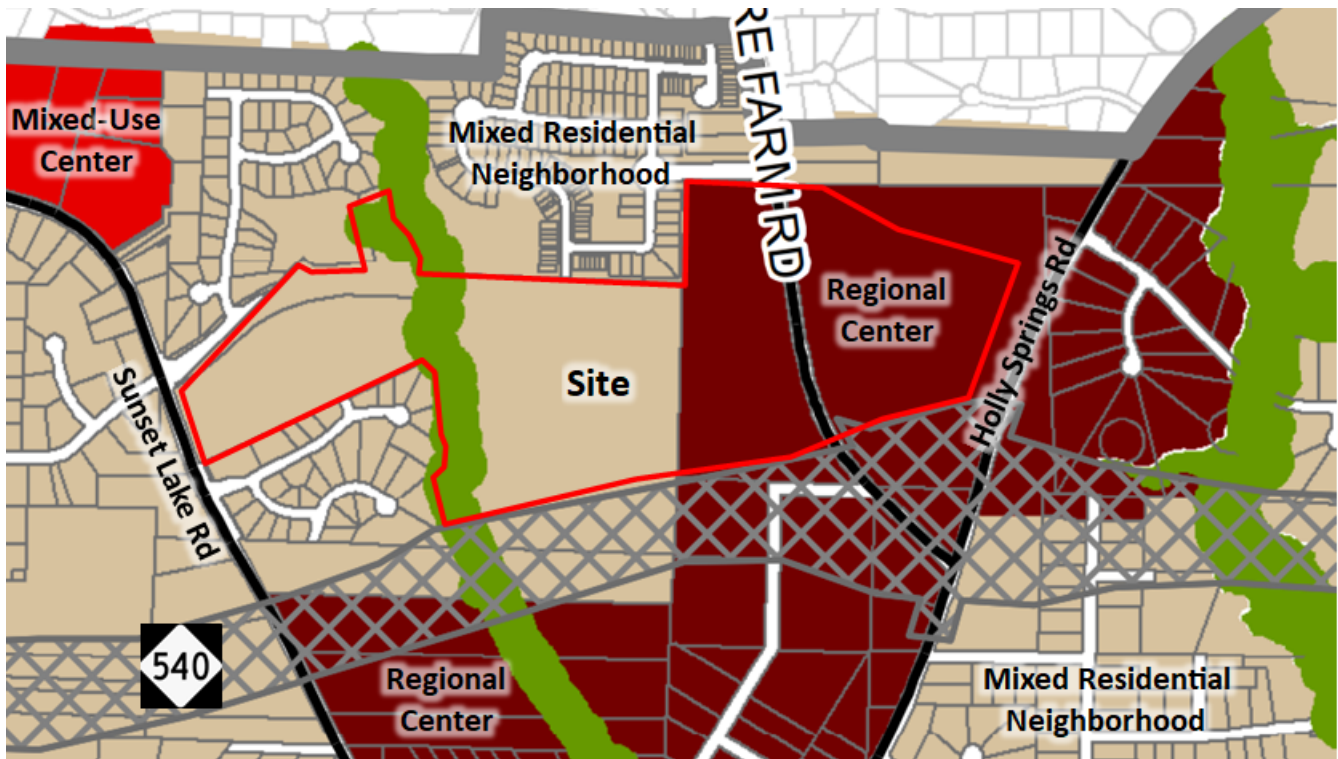
Matthew Carpenter, representing JACO Acquisitions, has requested to meet with the Land Use Advisory Committee to discuss the potential development of ~ 79 acres of land located north NC 540 between Sunset Lake Road and Kildaire Farm Road. The proposal consists of a mix of commercial uses (that could include restaurants, retail, and entertainment), townhomes, and apartments. The applicant can describe their proposal and the various site elements including anticipated mix of residential products and potential number of units anticipated.



Staff Analysis of Proposed Concept

Future Land Use Plan Compatibility

The Future Land Use Map designates the project area as Mixed Residential Neighborhood and Regional Center, with a Natural Area running north/south through the western portion of the project area.



Mixed Residential Neighborhood:

A **Mixed Residential Neighborhood** includes several housing types — single dwelling detached, single dwelling attached, and multi-dwelling — that provide a range of home choices (densities) in the same neighborhood. This mixed approach allows residents at all stages of life, with different housing needs and preferences, to live in a multi-generational community for a lifetime. Residents can start in a smaller, less expensive option like an apartment or townhome early in life, and move to larger detached single dwelling homes on larger lots as their families grow and change. Empty nesters can downsize to a townhome or senior living option without ever leaving the neighborhood.

In a **Mixed Residential Neighborhood**, homes are oriented toward the street with on-street parking in front of more dense housing options. Some neighborhoods may mix housing types on the same block, or provide accessory dwelling units. Smaller blocks and a grid street network support a well-connected, cohesive community. New **Mixed Residential Neighborhoods** should include a comprehensive and connected network of open space that provide gathering space; preserve large tree stands; and help manage stormwater run-off. These neighborhoods are organized around a neighborhood-scale park which can serve as a central gathering place, within a five-minute walk of all homes. Smaller open spaces like pocket parks and community gardens are distributed throughout the neighborhood, within a shorter walk of homes.

The density of **Mixed Residential Neighborhoods** is highest around the central gathering place, where attached and multi-dwelling housing types like townhomes, apartments and condo buildings define the space. Moving out from the center, lots transition from smaller to larger, and become exclusively single dwelling detached. If a **Mixed Residential Neighborhood** is built adjacent to an existing conventional neighborhood, this variation from more dense to less dense will provide an appropriate transition.

Key features of development of Mixed Residential Neighborhoods:

Street & Block Patterns

- Streets are generally in a grid network.
- Blocks vary in size, growing larger from the center to the edge of the neighborhood.
- Streets should provide connections to adjacent neighborhoods and development.
- New residential uses have off-street parking at the side or rear of the lot to enhance the streetscape and walkability. Parking areas on larger lots may be accessed from frontloaded driveways, while smaller lots may be served by rear alleys.
- Marked or unmarked parking is provided on-street.

Open Spaces & Natural Resources

- 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, however developments of this type may require significant grading, tree clearing, retaining walls or stormwater management features.
- Community open spaces may include small parks and community gardens.
- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Specimen tree preservation is encouraged.

Lot Size & Building Placement

- Lot width and depth is variable, with larger lots for single dwelling detached near the edges of the neighborhood and smaller lots for smaller single dwellings and attached dwellings near the center, creating a mix of densities throughout the neighborhood.
- Front and side setbacks are variable, with larger setbacks near the edges of the neighborhood and smaller setbacks near the center.
- Front-facing garages should be avoided.
- Where garages face the street, they should be set back significantly from the facade of the building.

Building Types & Massing

- Building types are primarily residential and may include single dwelling detached homes, single dwelling attached, multi-dwelling, and accessory dwelling units.
- Building types may be mixed within blocks, or may be organized with more dense building types near the center of the community, and less dense types near the edges.
- Civic buildings, including schools, may be appropriate in some Mixed Residential Neighborhood areas.
- Multi-dwelling buildings may be up to 4 stories in height. Single-dwelling and other buildings may be up to 3 stories in height.
- Small infill projects may not be required to have a mix of housing products within the new development; rather they should provide housing types that complement adjacent existing buildings while providing new housing options.

Transportation Network

- Multi-modal walkable streets with curbs and formal street tree planting.
- Very walkable, with sidewalks, bike facilities, paths and trails providing pedestrian connectivity.

Regional Center:

A **Regional Center** is a hub for entertainment and employment, located immediately off the 540 interchange at Holly Springs Road and at Old Holly Springs Apex Road. These areas are envisioned as energized centers containing a mix of business, entertainment, civic, and cultural activities with a mix of housing types within and surrounding the center. As a magnet to surrounding towns and neighborhoods, a regional center becomes an iconic symbol and exciting focal point in southern Wake County. Buildings may stand two to ten stories tall in the immediate center of the development, and the public spaces between buildings should be designed for active living, community gathering, and interesting street life. Residential units or office space may be found above storefronts. Parking should be satisfied using on-street parking, structured parking, and shared rear-lot parking strategies.

A **Regional Center** may be surrounded by one or more Residential Neighborhoods or Mixed Residential Neighborhoods. The design, scale, character, and intensity of development in the **Regional Center** should be compatible with, and transition to, adjacent land uses; and the character of existing adjacent neighborhood should be preserved.

The project area was featured in the Land Use & Character Plan as a “Concept” illustration to visualize the character features of a Regional Center. The concept description is found on pages 70-77 of the Land Use & Character Plan and are attached with this memo.

Key features of development of a Regional Center:

Street & Block Patterns

- Blocks are relatively small, and streets are in a grid network.
- Larger blocks should provide cross-block pedestrian passages or walkways to maximize multi-modal connectivity.
- Lots are rear-loaded to maximize walkability and reduce the emphasis on automobiles.
- All parking is located in and accessed from the rear.
- The majority of parking is on-street and in structured lots with shared parking agreements.

Open Spaces & Natural Resources

- In this urban context, community open spaces are formal in nature, and can include squares, plazas, and pocket parks.
- Open spaces should include fun, entertaining features like public art, sculpture, interactive streetscape elements, fountains and seating areas.
- The compact urban development patterns place less emphasis on preservation of the natural landscape, and prioritizes the provision of a variety of formal public spaces for community gathering.
- Grading of topography and clearing of vegetation may be necessary in order to achieve the higher density and compact development desired in the center.
- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Green roof elements and/or rooftop gardens are encouraged.

Lot Size & Building Placement

- Lots are relatively small, with nearly 100% frontage buildout along the street.
- There are typically no front setbacks, and minimal side and rear setbacks.

Building Types & Massing

- Building types are primarily commercial on the ground floor with a storefront to activate the street, and may include residential or office uses on upper floors.
- Buildings should be five to ten stories tall in the core of the Regional Center, and then step down to transition to surrounding character areas.
- Building height shall vary, with shorter buildings at the edges and taller buildings in the center, in order to transition smoothly from adjacent smaller-scale development.

Transportation Network

- Urban character with formal street tree planting.
- Grid street patterns with high street connectivity.
- Sidewalks and bike facilities provide links to adjacent neighborhoods.
- Streets should be furnished with seating areas, bike racks, and other facilities for pedestrians and cyclists.

Natural Areas:

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.

Northeast Gateway Master Plan

The project area is located within the boundaries of the Northeast Gateway Master Plan and is identified as Key Opportunity Site #1. The Northeast Gateway Master Plan is an ongoing project that will guide and support development of the Northeast Gateway Area. The primary objective of the Master Plan will be to build upon the goals and objectives established in the Land Use & Character Plan and develop those goals and objectives into a development concept and strategic implementation plan. The Master Plan is expected to include, among other things, the following:

- Recommendations for the appropriate mix of commercial, office, and residential uses, potential building massing and locations, and approximate square footage/density of the highest and best land uses for the project area.
- Recommendations on improving connectivity and maintaining appropriate development transitions within and between the project area and the surrounding residential neighborhoods.
- A design manual or pattern book that sets standards and guidelines for the public realm including streetscape design, parking, and open space, as well as architectural patterns that establish the residential and commercial/mixed-use architectural styles for the project area.
- Identify priorities, timelines, and strategies to assist the Town in making decisions about the timing and location of development such that the area can develop in a consistent and connected manner.

Staff expects the initial land use recommendations to be presented to the Master Plan Advisory Committee and the general public in late April with adoption of the plan in summer 2022.



Key Opportunity Sites

- Site 1: Northwest NC 540 and Holly Springs Road
- Site 2: Northwest of NC 540 and Pierce Olive Road
- Site 3: Southwest of NC 540 and Pierce Olive Road

Context

- Northeast Gateway Project Area
- NC 540

Future Land Use Analysis

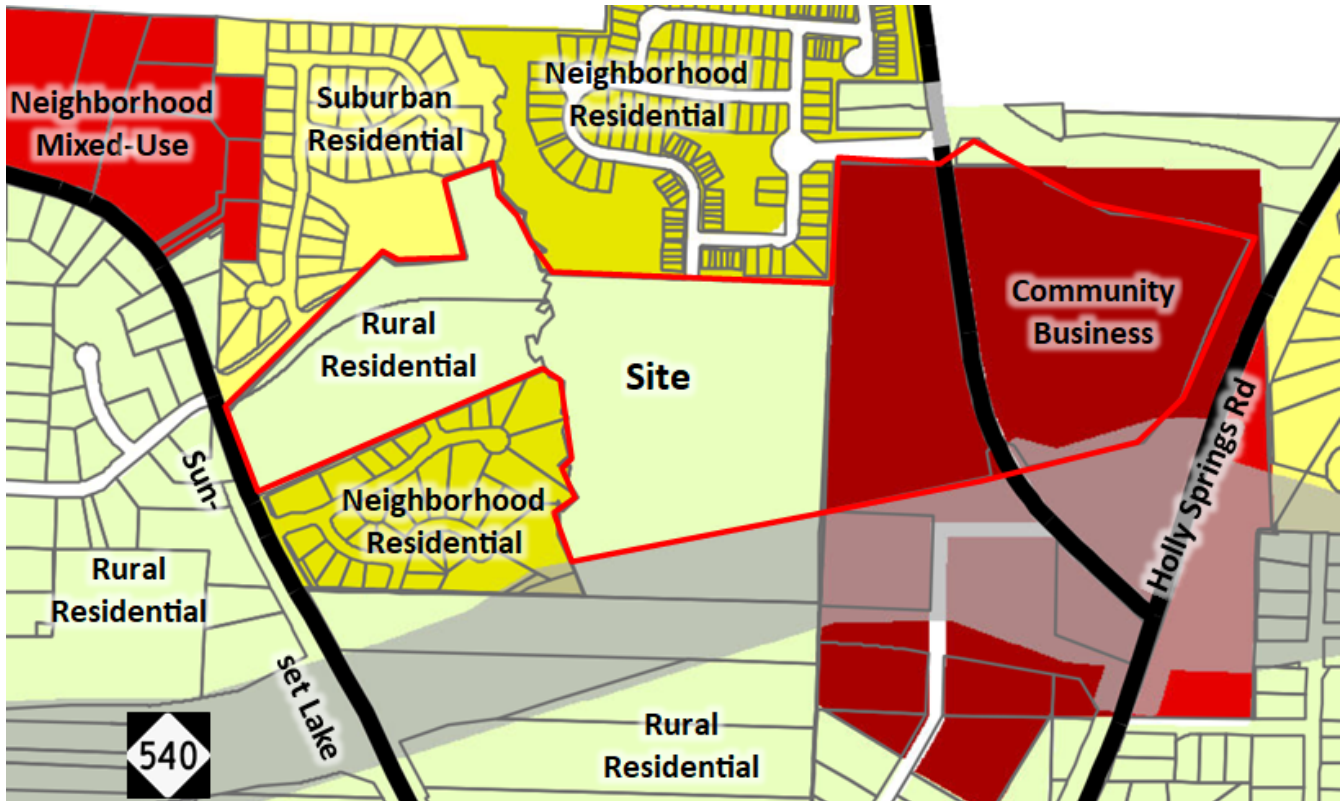
The proposed project incorporates several of the key themes from the Land Use & Character Plan, specifically in the residential portions. This includes connections to adjacent neighborhoods and developments, limiting front-facing garages, and providing a mix of building types such as single dwelling attached and multi-unit dwellings up to 4 stories in height. The residential densities are higher near NC 540 and transition to lower densities closer to adjacent residential neighborhoods.

Commercial portions of the project designated as the Regional Center are less consistent with the key themes from the Land Use & Character Plan such as locating all parking to the rear of buildings, on-street, or in parking structures, the distribution of community open spaces such as squares, plazas, and pocket parks with entertaining features like public art, sculpture, interactive streetscape elements, fountains and seating areas, and providing mixed-use building types with commercial on the ground floor with residential or office uses on upper floors standing five to ten stories tall in the core of the Regional Center.

Zoning Compatibility

The project area is zoned CB Community Business and RR Rural Residential. The RR District is generally for agricultural uses, rural residential uses, and preservation of prime agriculture land. These

districts are typically in the Town's ETJ and are zoned RR in anticipation that the property will be rezoned in accordance with the Land Use & Character Plan once the property is ready for development. The CB Community Business District accommodates locations for auto-oriented, high volume and high intensity commercial uses along major corridors, such as large format retail stores and centers.



The applicant is requesting consideration of rezoning to the Regional Mixed-Use (RMX) District, which is a new district designed to implement the Regional Center character area. There are no properties in Holly Springs that are currently zoned RMX. The Regional Mixed-Use District offers the opportunity to serve broader economic, entertainment, and housing needs in the community. The compact, walkable environment and mix of residential and non-residential uses in the district supports multiple modes of transportation, including the potential for future transit supportive development. Uses permitted by right in the RMX District generally include upper level apartments, business services, offices, retail, personal services, bars, drive through facilities, restaurants, and recreation uses. Development standards allow for up to 20 units per acre in mixed-use buildings, require building placement close to the street, and all buildings must be a minimum of 2-stories.

With a Conditional Zoning District (CD), applicants can propose flexible development standards such as different building setbacks or architectural standards. Residential densities may be greater than 20 units per acre and buildings may be up to 10 stories or 110 feet.

Transportation

Comprehensive Transportation Plan (CTP)

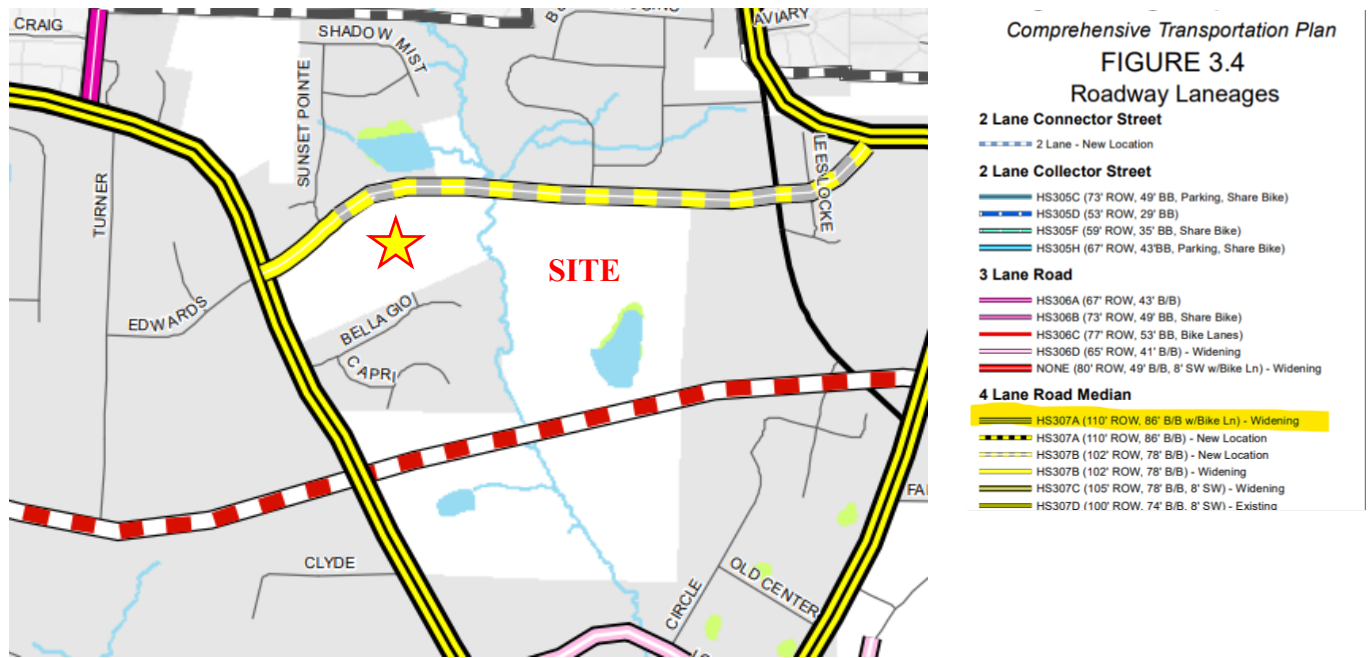
Road Widening:

According to the Comprehensive Transportation Plan (CTP) and Unified Development Ordinance (UDO), right-of-way dedication and construction of thoroughfare widening to meet ½ of the ultimate street cross section, across the proposed project property frontages is required. This property has frontage along Holly Springs Rd., Sunset Lake Rd. and Kildaire Farm Rd. The ultimate street cross

sections for these roadways in the CTP are 4-lane median divided thoroughfares (See Figure 3.4 below). It should be noted that Kildarie Farm Rd. is being realigned with the NC 540 project.

Edwards Drive Extension:

As shown in the Figure 3.4 of the CTP below, Edwards Dr. is planned to be extended to the east of Sunset Lake Rd. and ultimately tie into Kildaire Rd.



Comprehensive Transportation Plan Draft Updates (2022)

The Town's Comprehensive Transportation Plan (CTP) is being updated and expected to go before Town Council for approval in May 2022. As part of the Roadway Network Map updates, the Edwards Drive extension to the east of Sunset Lake Road is recommended to be a 3-lane street cross section instead of the 4-lane street cross section shown in today's CTP maps.

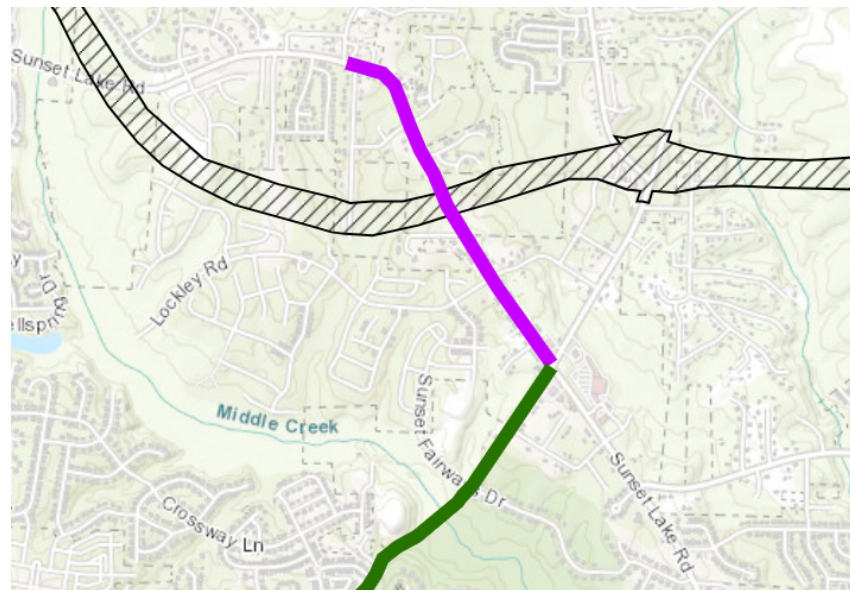
NCDOT's Complete 540 Project:

The NCDOT 540 Extension Project will impact the development's access design and is required to be closely coordinated with the NCDOT and the Town. See below an excerpt from the Town's CTP, Figure 3.7, *Intersection Recommendations*; and from the NCDOT's *Complete 540 Map*.

Transportation Bond Funded



Transportation Bond and
Partner Funded



Traffic Impact Analysis (TIA):

A Traffic Impact Analysis (TIA) is required with the proposed Rezoning to analyze the impact of the development on the Town's and NCDOT's transportation facilities and recommend improvements required to mitigate the project impact. All improvements identified during the TIA review process and required by the NCDOT are required to be shown on the subsequent Master Plan and Development Plans. Improvements are required to be designed and constructed by the developer. A TIA Scoping Meeting is required with the developer's Transportation team, the Town and NCDOT. The TIA is required to be submitted with the first Rezoning Petition Submittal.

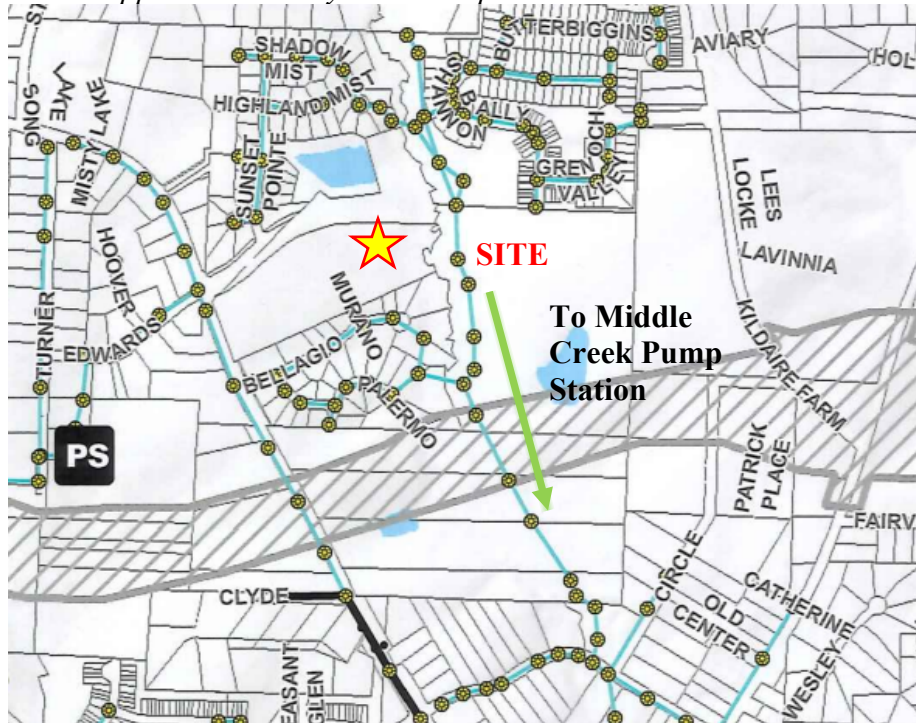
Public Utilities:

With the development of these properties, public utility connection is required in accordance with the Town's Unified Development Ordinance (UDO) and Engineering Design & Construction Standards (ED&CS) and other governing standards.

Sanitary Sewer:

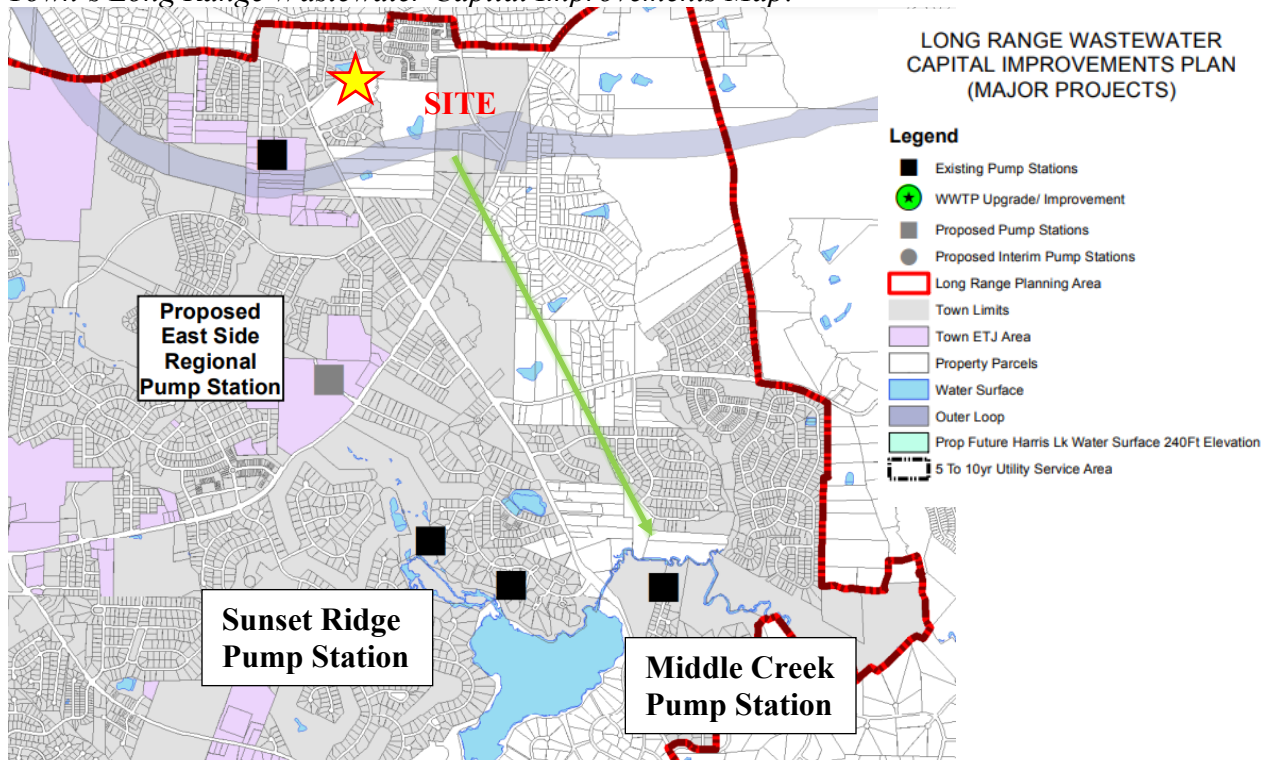
There is existing 8-inch gravity sewer available through the subject site. Wastewater flow from this project will discharge to the Middle Creek Pump Station and Sunset Ridge Pump Station. A Downstream Sewer Evaluation and Pump Station Report will be required at the time of Rezoning petition submittal to evaluate the capacity and condition of existing downstream sewer infrastructure and pump stations to determine the project impact. This project will be required to provide a sewer stub to all adjacent upstream properties to serve future development where feasible.

Town's Approved Sanitary Sewer Map:



With the addition of this development, or any additional development in these sewer basins, the future Eastern Regional Pump Station shown in the Town's Long Range Wastewater Improvements Plan, is expected to be required to adequately serve the additional development demands. In addition, upgrades to the existing Middle Creek and Sunset Ridge pump stations and downstream sewer lines are expected to be needed. These sanitary sewer infrastructure improvements are in the Town's CIP for a future horizon year.

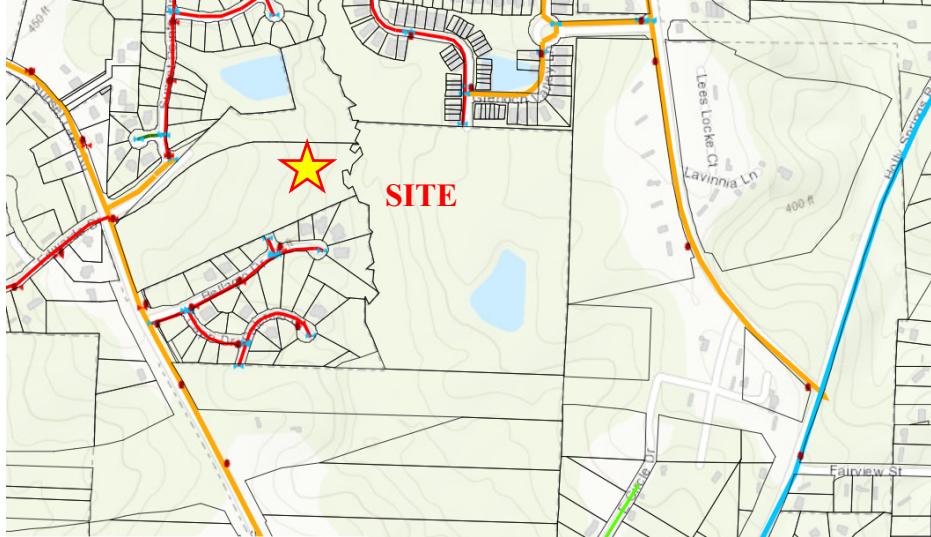
Town's Long Range Wastewater Capital Improvements Map:



Potable Water:

There is an existing 16-inch watermain in Holly Springs Rd. and an existing 12-inch watermain in Sunset Lake Rd. and Kildaire Farm Rd. along the subject property frontages. Watermain will be extended throughout the site to serve the project site and extended to adjacent properties for future connection. A Hydraulic/Fire Flow Evaluation and Report will be required with the Master Plan and Development Plans to verify that adequate pressure and fire flow is available.

Town's Approved Potable Water Map



LUAC Discussion

The Land Use Advisory Committee is being asked to discuss the acceptability of the development proposal and consistency with the Land Use & Character expectations for development.

No official action of the LUAC will be made other than providing verbal feedback on the proposal.

The applicant has also requested guidance from LUAC on the following:

- Provide general impressions of the project and preliminary sketch plan.

The applicant intends to submit an application for rezoning towards the end of April and has held the required neighborhood meeting.

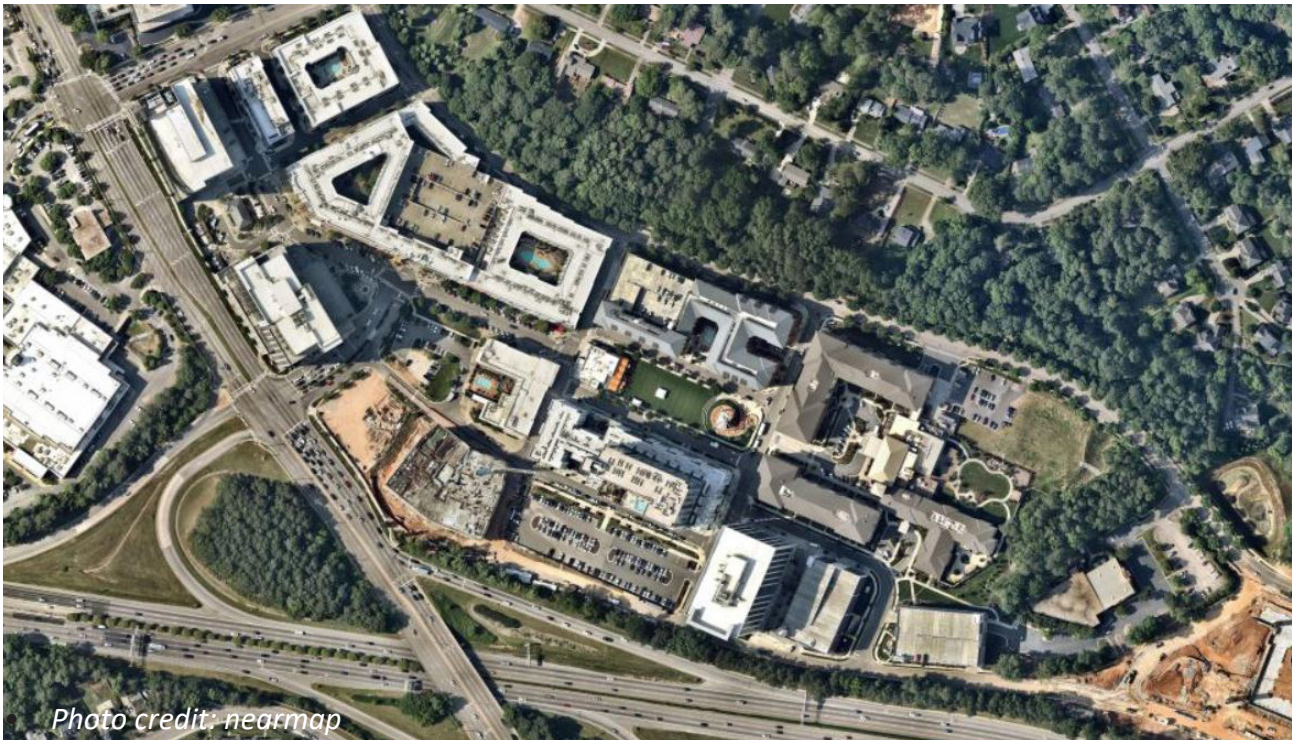
Motion/Action Requested

No action is requested. The purpose of this agenda item is to provide the developer feedback and guidance regarding a potential rezoning and development request for the property in question.

Agenda Item Contact Information				
Agenda item prepared by:				
Agenda Item Department Head Approval for Review and TRC Discussion				
	Approved for Distribution			
Staff	Yes	No	Initials	Department Head Comments
Rachel Jones	X		RDJ	
Sean Rvan	X		SR	

For Department Use Only:

LUAC Discussion/Action



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A **Regional Center** may be surrounded by one or more Residential Neighborhoods or Mixed Residential Neighborhoods. The design, scale, character, and intensity of development in the **Regional Center** should be compatible with, and transition to, adjacent land uses; and the character of existing adjacent neighborhood should be preserved.



Street & Block Patterns

- Blocks are relatively small, and streets are in a grid network.
- Larger blocks should provide cross-block pedestrian passages or walkways to maximize multi-modal connectivity.
- Lots are rear-loaded to maximize walkability and reduce the emphasis on automobiles.
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Open Spaces & Natural Resources

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- Grading of topography and clearing of vegetation may be necessary in order to achieve the higher density and compact development desired in the center.
- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Green roof elements and/or rooftop gardens are encouraged.

Lot Size & Building Placement

- Lots are relatively small, with nearly 100% frontage buildout along the street.
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Building Types & Massing

- Building types are primarily commercial on the ground floor with a storefront to activate the street, and may include residential or office uses on upper floors.
- Buildings should be five to ten stories tall in the core of the Regional Center, and then step down to transition to surrounding character areas.
- Building height shall vary, with shorter buildings at the edges and taller buildings in the center, in order to transition smoothly from adjacent smaller-scale development.

Transportation Network

- Urban character with formal street tree planting.
- Grid street patterns with high street connectivity.
- Sidewalks and bike facilities provide links to adjacent neighborhoods.
- Streets should be furnished with seating areas, bike racks, and other facilities for pedestrians and cyclists.

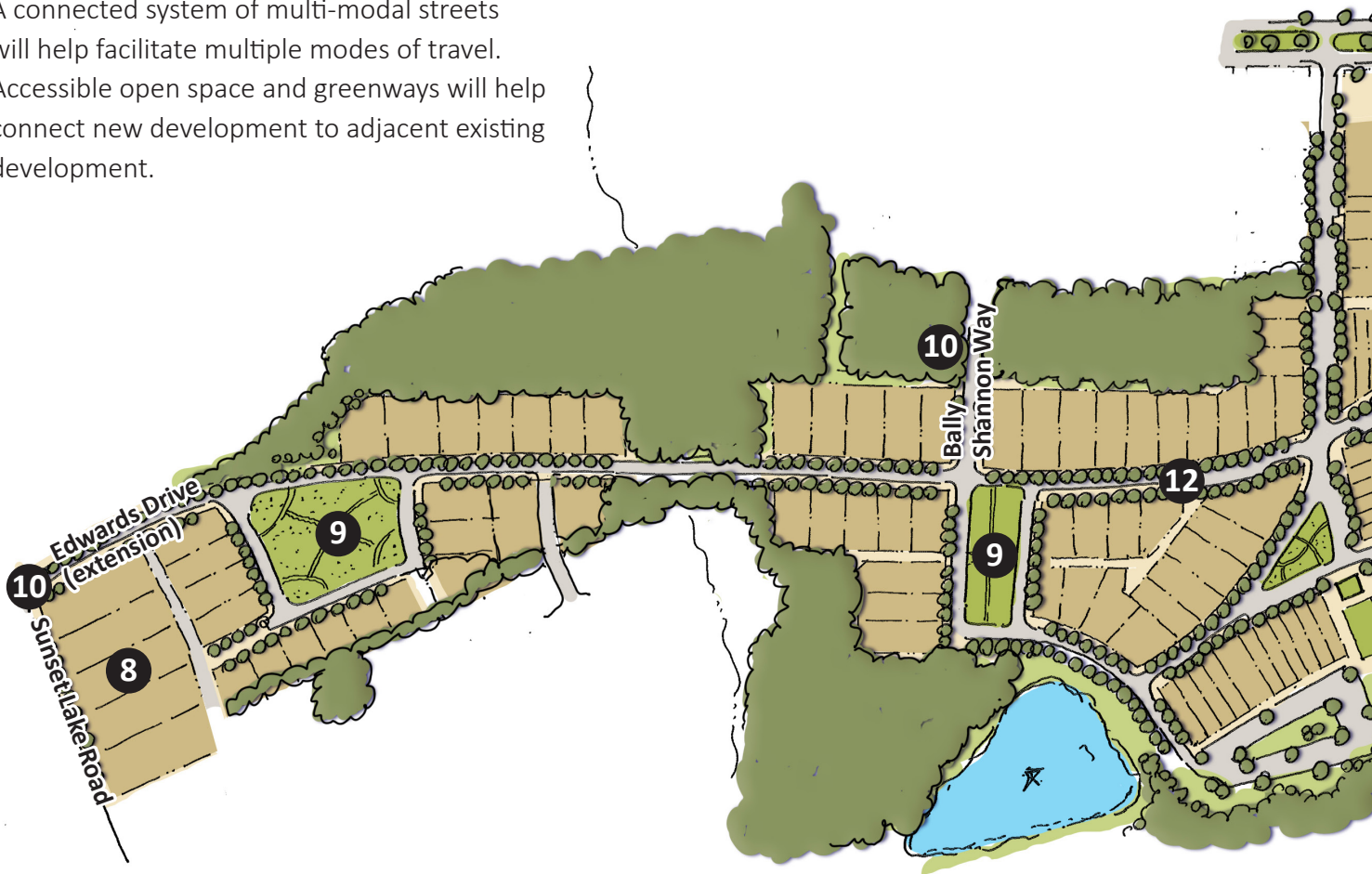
Planning Concepts: Regional Center

Similar to other areas along the I/NC-540 corridor in the Triangle Region, these areas have an opportunity to support new development and redevelopment that will combine regional- and local-serving commercial uses, integrated with residential development, to create a mixed-use center. Regional retail, hotels, and prime office space will be drawn to major corridors and interchanges. Additional office space, neighborhood-scale retail, services and civic uses will likely comprise the outer edges of Regional Center areas. The range of housing types will likely appeal to a broad range of age groups and, with appropriate transitions, will complement the existing neighborhoods. A connected system of multi-modal streets will help facilitate multiple modes of travel. Accessible open space and greenways will help connect new development to adjacent existing development.

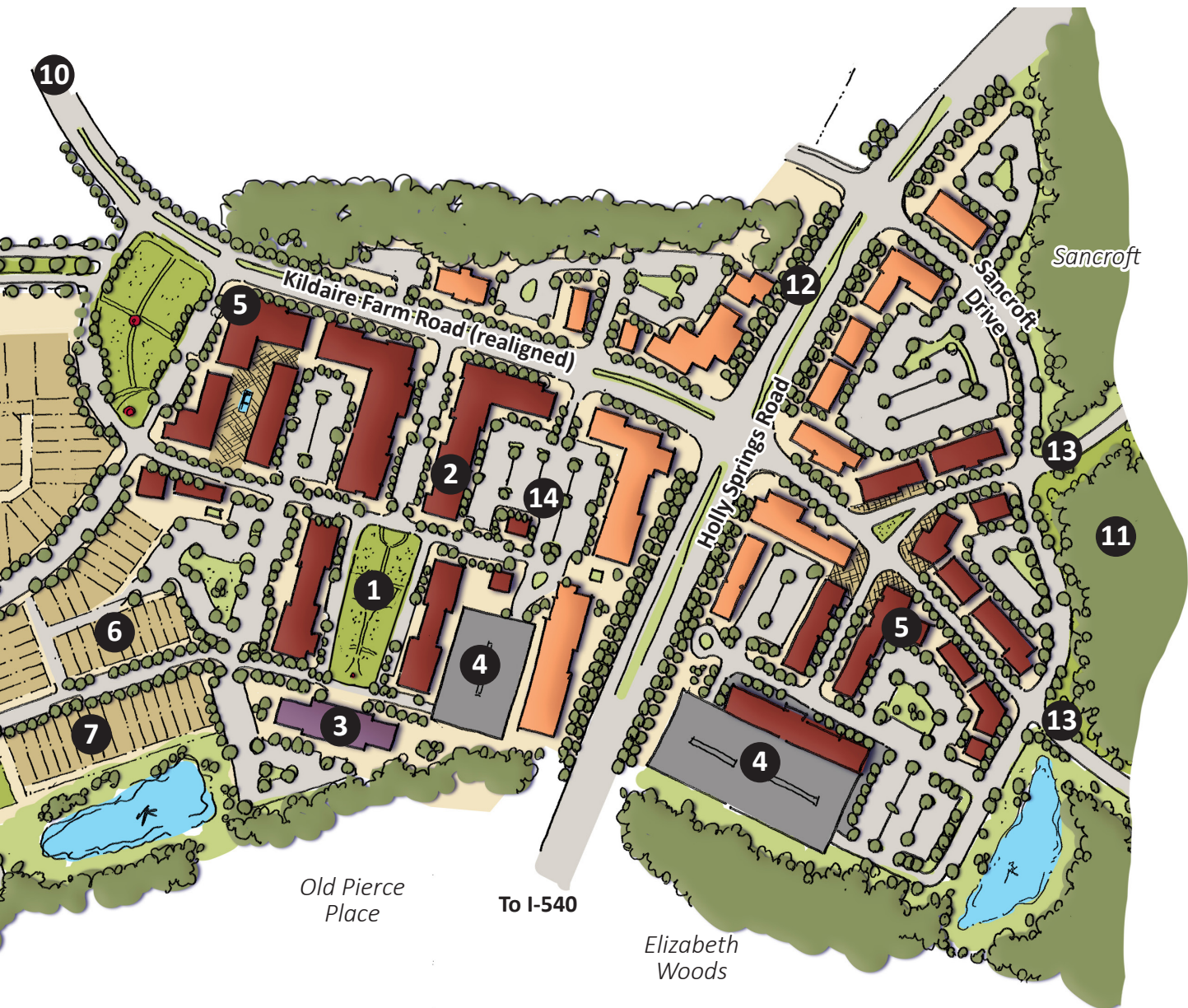
This concept plan is for illustrative purposes only, and is intended to provide an example of the type of development that could take place in any Regional Center Character Area.

- Mixed-Use Building
- Office Building (may be Mixed-Use with Office on one or more floors)
- Hotel

Scots
Laurel



- | | |
|------------------------------------|---|
| 1 Regional-Scale Civic Space | 8 Large Single Dwelling at Neighborhood Edge |
| 2 Mixed Use Entertainment District | 9 Neighborhood Scale Civic Space |
| 3 Hotel | 10 Connections to Existing Streets |
| 4 Parking Structure | 11 Integrated Preserve |
| 5 High Density Multi-dwelling | 12 Street Trees |
| 6 Medium-High Density | 13 Pedestrian & Vehicular Connections Access Preserve |
| 7 Medium Density Single Dwelling | 14 Parking in Rear |



Planning Concepts: Regional Center

RC-1 Take a closer look to ensure the opportunity is maximized.

The development potential of the area around the NC-540 and Holly Springs Road interchange can be compared to other similar interchange development areas in the Triangle and Charlotte regions. The conceptual plan presented here is conceptual in nature, and additional study will be necessary to understand the unique potential of the Regional Center sites. In order to facilitate economic development in these areas, the Town will need to assess factors including specific market conditions, infrastructure needs, opportunities for amenities and green space (i.e., a greenway along Rocky Branch Creek), historic and culturally-important features, and land ownership.

RC-2 Create a gateway and a sense of place.

As a new front door into the Town, this interchange area can be developed in a manner that presents a positive image of the Town and reinforces its identity. The mix of uses, the quality of architecture and open space, and the integration of public art will not only make a statement about the Town as people arrive or simply pass through, but provide a positive experience for those regularly shopping, dining, working, and living in this area. Attention to details, especially scale, will ensure this interchange reads as a welcoming point of entry while creating a destination distinguished from the rest of the town.

RC-3 Facilitate the creation of this mixed-use area in accordance with the plan.

Support development proposals that help realize the vision for the area. This includes support for a broad mix of local- and region-serving commercial uses as well as residential uses. The range of uses envisioned suggests a development process that involves multiple developers and is accomplished through phasing over several years. The Town's best role may be participation in the provision of public facilities to address potential gaps in or implement more efficient approach to open space, stormwater management, utilities, and street and sidewalk connections.

Facilitate the assemblage and reconfiguration of key parcels. Seek ways to assist investors with acquisitions of remnant and other parcels following the completion of NC-540 that may be key pieces of future commercial frontage. Through the subdivision approval process, facilitate the combination and reconfiguration of parcels to better respond to new roadway alignments.

RC-4 Elevate the role of open space.

Promote the integration of a variety of indoor and outdoor spaces designed for the enjoyment and safety of the users. Modify the UDO to improve design standards for open space and building orientation. Standards should require usable open space between or at the fronts of buildings to help create a public realm that is safe, inviting, and designed to support programming as well as informal use. Standards should result in open space that creates a comfortable transition between residential and nonresidential buildings; is located, scaled, designed, and appropriately amenitized for frequent use by residents, workers, and visitors; and serves as an extension of commercial spaces so retail and restaurants can “spill” onto the open space, blurring the lines between private and public space, so spaces are lively and shoppers will want to linger longer.

RC-4 Consider connections to adjacent development

Once NC-540 is constructed, it will create a barrier separating a portion of the Town’s jurisdiction from the rest of Holly Springs. In addition to ensuring local street connections, the Town should implement the proposed greenway connection along the Rocky Branch Creek corridor, which will link the northeast and southeast quadrants of the future interchange and also tie into the larger network of trails planned for the Town.

RC-6 Weave new development into the existing fabric.

Through street and sidewalk extensions, new development can be connected to the existing development that flanks it. But seamlessly blending new with old in a sensitive, compatible manner can be accomplished through other transitions. For example, the continuation of a stubbed street may warrant the continuation of the existing lot pattern so new structures (homes, for example) are comparable in scale to the established structures. To ensure compatibility where new development meets existing development, the Town should establish standards for accomplishing comparable street cross-sections, streetscape, lots sizes and other details so the lines between existing development and new development are not discernible. Consider design guidelines or amendments to the UDO and the Engineering Design and Construction Standards.

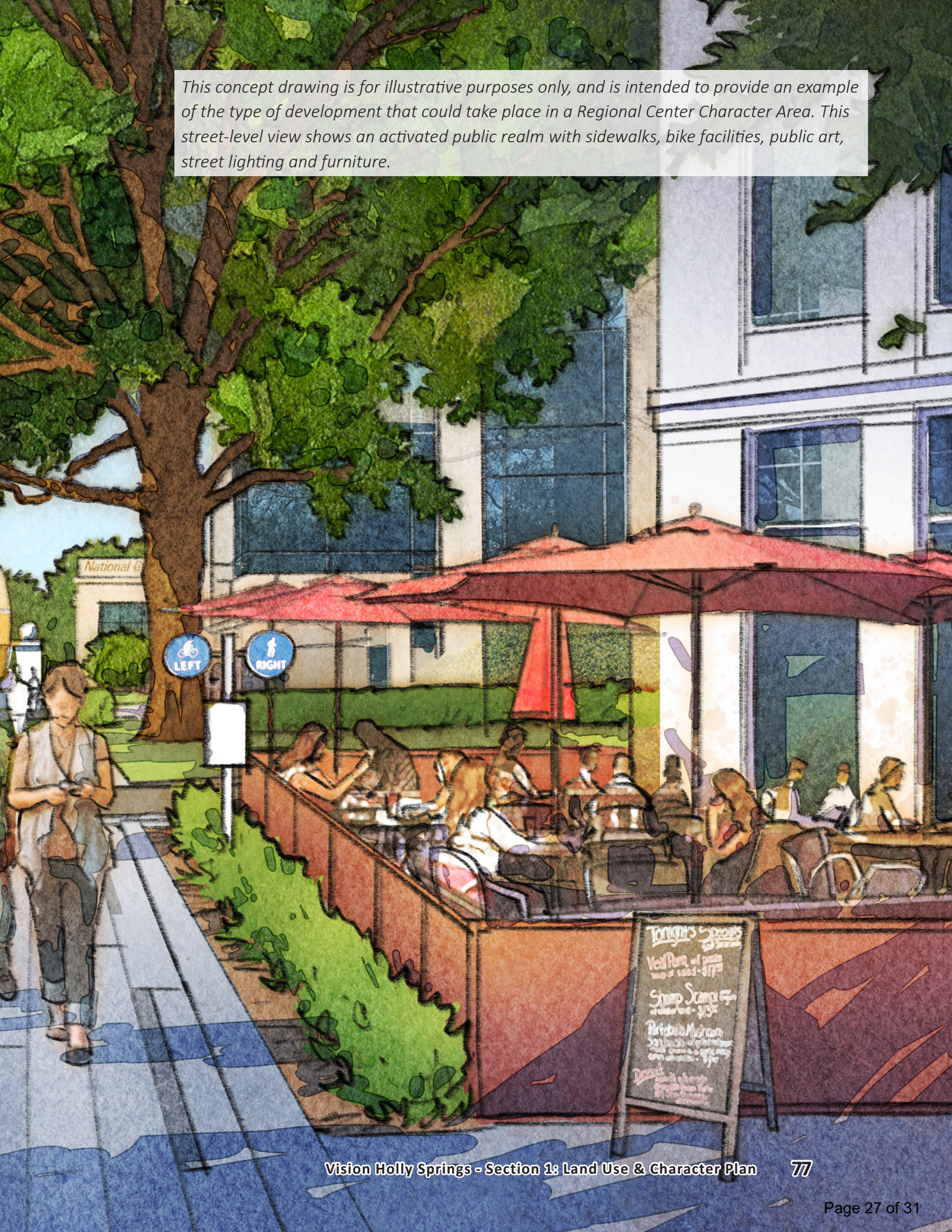


This concept drawing is for illustrative purposes only, and is intended to provide an example of the type of development that could take place in the core of a Regional Center Character Area. This illustration depicts a variety of building types in a mixed-use environment with residential and office uses above ground floor commercial. Parking is located interior to the block or on-street. The public realm is activated with a number of civic open spaces, including plazas, outdoor dining areas, and a park with a band shell for large community events. This level of development intensity would be most appropriate at the center of the development; with density decreasing towards the edges and appropriate character transitions to adjacent neighborhoods.





This concept drawing is for illustrative purposes only, and is intended to provide an example of the type of development that could take place in a Regional Center Character Area. This street-level view shows an activated public realm with sidewalks, bike facilities, public art, street lighting and furniture.



LAND USE ADVISORY COMMITTEE REQUEST & COMMUNICATIONS APPLICATION

The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule:
www.hollyspringsnc.us/2170/Development-Services



TRC Meeting Date Requested

LUAC Meeting Date Requested: **April 5**

Note: A maximum of two items shall be scheduled per LUAC meeting agenda in the order that they are received, your request will be placed on the closest meeting date to the date requested.

Has this item been presented to the LUAC previously? **No**

Project Type (check all that apply)

☐ **Zoning Map Change: Conditional District**

For DS Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

Project Information

Project Name: See attached

Project Location: _____

Use street address. If none, use the closest intersection

☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation

PIN(s): _____ Project Acreage: _____

General Inquiry Meeting Date: _____

Current Zoning: _____ Proposed Zoning: _____

Current Future Land Use Designation: _____

Proposed Future Land Use Designation: _____

Area Plan Designation (if applicable): _____

Discussion Topics

What are the specific topic areas or questions that you are seeking feedback from the LUAC? *(attach sheets if necessary)*
See attached

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 _____

Name See attached Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # () _____ E-Mail _____

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 _____

**Attachment to Land Use Advisory Committee Request Application
Holly Springs**

Property Information

PIN 0760111738
406 Lavinnia Lane
Owner: E&M Johnson Enterprises Inc.
Acreage: 34.22
Current Zoning: Commercial Business (CB)
LUM: Regional Center
Proposed Zoning: Regional Mixed Use Conditional District (RMX-CD)
Within Town limits

PIN 0750915352
400 Bally Shannon Way
Owner: Cheryl Russell Byler
Acreage: 28
Current Zoning: Residential 30 (R-30)
LUM: Regional Center
Proposed Zoning: Regional Mixed Use Conditional District (RMX-CD)
In ETJ

0750813459
4801 Sunset Lake Road
Owner: Florence Irving Francis
Acreage: 11.47
Current Zoning: Residential 30 (R-30)
LUM: Regional Center
Proposed Zoning: Regional Mixed Use Conditional District (RMX-CD)
In ETJ

0750815984
0 Sunset Lake Road
Owner: Florence Irving Francis
Acreage: 5.3
Current Zoning: Residential 30 (R-30)
LUM: Regional Center
Proposed Zoning: Regional Mixed Use Conditional District (RMX-CD)
In ETJ

Project Description

The applicant is requesting the property be rezoned to Regional Mixed Use Conditional District (RMX-CD) to facilitate the development of a mixed-use community with a mix of commercial uses (that could include restaurants, retail, and entertainment), townhomes, and apartments. The project will be located just north of the future 540 extension, allowing convenient access for patrons traveling from other portions of Holly Springs and Wake County. The project is consistent with the property's Regional Center designation which calls for "energized centers containing a mix of business, entertainment, civic, and cultural activities with a mix of housing types.."

Contact Information

Project Applicant/Contact

Developer: JACO Acquisitions
c/o Matthew J. Carpenter, Parker Poe
301 Fayetteville Street, Suite 1400
Raleigh, NC 27601
919-835-4032
MatthewCarpenter@parkerpoe.com

Property Owner Contact

c/o Thomas G. Drake
Drake Commercial Properties
PO Box 6327
Raleigh, NC 27628
919-880-0832
Tdrake31@gmail.com

Discussion Items

- General impressions of the project and preliminary sketch plan.

SITE DATA

TOWNHOME UNITS: 180-230 TOWNHOME UNITS

- ±20' X 40' TOWNHOMES
- 20'+ X 40' TOWNHOMES

MULTI-FAMILY: 700-900 MULTI-FAMILY RESIDENTIAL UNITS

- 3-4 STORY MULTI-FAMILY
- 4-5 STORY MID-RISE

RETAIL: 60K-90K SQUARE FEET OF RETAIL SPACE

PROPOSED TRAFFIC LIGHT

POTENTIAL FREE STANDING DOUBLE-FACE SIGN

RIGHT IN RIGHT OUT

PROPOSED KILDAIRE FARM ALIGNMENT

BMP #5

FREE STANDING DOUBLE-FACE SIGN

RETAINING WALL

LARGE ILLUMINATED GROCER SIGN

WALL SIGN

BMP #4

BMP #3

BMP #2

BMP #1

GREENWAY CONNECTION ALONG EXISTING SEWER LINE

SUNSET LAKE ROAD

FUTURE 540 ALIGNMENT

HOLLY SPRINGS ROAD



Holly Springs, North Carolina

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