



Agenda

1. Call to Order

2. Agenda Adjustment

3. Approval of Minutes

- a. Approve April 5, 2022 Land Use Advisory Committee Minutes

4. Requests and Communications

- a. Cass Holt Subdivision
- b. Circle K

5. Consent Agenda

6. Other Business

7. 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 Land Use Advisory Committee

Minutes: *April 5, 2022*

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, April 5, 2022 in the Holleman Room of Town Hall at 3:00 p.m. when quorum was established.

Members Present: Randy Harrington
Scott Chase
Daniel Weeks
Chris Hills
Irena Krstanovic
LeeAnn Plumer
Kendra Parrish
Dan Berry (Town Council Representative)
Chris Deshazor (Planning Board Alternate)

Members Absent: Ernie Carpico, Planning Board Representative
Kristi Bennett (Town Council Alternate)

Elected Official
Present: Mayor Sean Mayefskie

Staff Members
Present: Elizabeth Goodson
Sean Ryan
Rachel Jones
Matt Beard
Kathy White (recording the minutes)

As this was the first official meeting of the Land Use Advisory Committee, Mr. Hills suggested Board members and staff introduce themselves.

Agenda Item 2: AGENDA ADJUSTMENT

No agenda adjustment was made.

Agenda Item 3: APPROVAL OF MINUTES

Motion to approve minutes of November 2, 2021 (formerly TRC) as submitted.

Motion: Scott Chase
Second: Dan Berry
Vote: Unanimous

Agenda Item 5: Development Petition(s)

a. 4801 Sunset Lake Rd., JACO Acquisitions

In attendance for this item was: Matthew Carpenter, Parker Poe, Jamie Schwedler, Parker Poe, Ryan Fisher, WithersRavenel, Josh Karrick, Cline Design, Michael Latthner, Cline Design, Bill Edwards, Kettler, Tucker McKenzie, WithersRavenel, and Duncan Jones, Akridge.

Sean Ryan presented the Committee with an overview of the request as presented in the staff report.

Overview

The applicant 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 mix of commercial uses (that could include restaurants, retail, and entertainment), townhomes, and apartments. He then turned the presentation over to Jamie Schwedler.

Ms. Schredler gave an overview the team members involved and prior projects they've worked on. She showed some conceptual drawings of what the development could look like, with a regional center surrounded by residential and mixed use. She explained how they believe this project ties well into the NE Gateway Project. They held a neighborhood meeting and received a lot of positive feedback from residents, who were very interested in the possible commercial and amenities that would be offered. They were also very interested in the what the transition from this development to the existing neighborhoods would look like.

She continued by describing the topographical challenges of the project, the project assemblage and conceptual layout. She stressed the importance of tying their project into what Holly Springs has already created, what the Town is envisioning, as well as maximizing the Northeast Gateway Master Plan. The three parcels are owned by three separate families, who, by right, could go forward with a modified form of commercial or residential, but it would bring the same amount of excitement. The applicant's preference is to use this rezoning and make this area a place in keeping with Holly Springs' vision.

Randy Harrington asked for clarification on where the proposed plaza would be located. She explained that the plaza would be located on the east side of the project, with smaller respite areas scattered through the townhome areas. But there's a lot of flexibility in the design and it can be adjusted.

Chris Hills said the Northeast Gateway is an new front doorway into the community, and he's not sure if this mixture is the right mixture. Is this the right economic development opportunity? He also feels the Town might be on a different timeline than the applicants. Ms. Schwedler says the topographical features of the area poses challenges for commercial development. Also, it's a big risk to build a major commercial building without having tenants set up in advance. They feel it's better build the residential and smaller commercial first, that gives people a reason to come and stay in the area, and then build a larger office building.

Chris Deshazor asked how the current residents feel about seeing such a large development going up, since when they bought their homes years ago, they thought it would be a quiet place to live. He was told that the buildings would make a better buffer for the noise on 540 than a retaining wall would be. They also said many people who attended the meetings said this was on the right track, and they were curious as to what kind of amenities and retail properties would be going in. They discussed road connectivity and public safety response time as well.

Daniel Weeks asked for clarification of the topography of the project, specifically what the vantage point would be from coming from Holly Springs Road, and was told you'd always be looking up into the development. Randy Harrington asked for market analysis results on the commercial property aspect of the project. He was told by Duncan Jones that they will only commit to the amount of commercial and retail development that they can do well. Building and rental costs are very much of a concern. They don't just build empty office space, hoping they get renters. He sees it as being built in phases. You build the first phase of residential and commercial; when it becomes "sticky" where people come to the area to drop off someone or pick someone up, and they stick around for some of the amenities. Once that happens, and people get used to staying in the area, you build the next phase.

Chris Deshazor expressed concerns about what this large number of apartments and houses will do to the existing roads. He feels that it's important to build residential areas where people can walk to work and quickly see their kids after school. Mr. Jones said the challenge in that idea is that you can't dictate where people work. Also, large vertical office buildings usually creates more trips rather than fewer, as it brings people from outside the development to work.

Kendra Parrish said that the Edwards Drive concept plan was included in the 540 plan, and explained the benefits of this. Ms. Schwedler explained that they are currently doing a TIA, but they don't have the results yet. Mr. Deshazor also explained the importance of EV charging stations, and asked if they were going to be incorporated into this project. He was told that these are a high priority of the project.

Mr. Jones explained that they often use the term "sticky" for the project. They're interested in developing small nooks for families to go and hang out, instead of being a quick stop for coffee.

Irena Krstanovic said it's a balance of quality of life for residents. It used to be "if you build it, people will come". Now it's important to get people there, and bring things for the people who are already there. She gets a lot of phone calls from partners on what is going to come to the Gateway. There's significant interest in this area. She asked for clarification on what people would see when they drive on Holly Springs Road – will it be a single story build? Mr. Jones said it would primarily be one story, but there could be some 1 ½ story buildings. We're not talking grand buildings. Mr. Jones said from 540, you'd see a retaining wall. Even after you turn onto Holly Springs Road, you'd see a wall, then a buffer, then commercial. He believes that the best commercial development would be single story retail, rather than vertical, because typically, vertical are the lower cost renters.

MPT Berry said the Gateway Project is very important, and he feels the Master Plan should be approved before any rezoning is considered. He said he's spoken with residents in the area, and they'd prefer single family housing rather than multi-residential buildings in the Francis tract. He believes that the 60-90,000sq ft. commercial is woefully inadequate for the area, he says he's looking for 200,000 sq ft. Also, up to 1,100 units is probably way too much from a residential standpoint. It's contrary to what the RMX-CD was designed for. This interchange will have a huge impact on Holly Springs, and we have to take advantage of it. Mr. Jones said they're doing a fiscal

impact analysis, because these days, a market study becomes obsolete the moment it's completed, because the market is changing so quickly. Ms. Schwedler said she appreciates the Town's vision, but the challenge is that this isn't one single land owner that wants to retire in 10 years and can wait around. We have three land owners who want to move on this now. It's up to the Council if they want to wait and have something built by right that might not be as consistent with the Plan.

Randy Harrington said that they've created a unique situation with an 80 acre parcel, but this area is unique to the Town as well, and this doesn't jump out at him as what the Land Use Plan has intended. He understands how the rapidly changing market presents a challenge for the applicant, but we have to be careful to stay with the vision the Town has for this area, particularly on the commercial side.

Duncan Jones asked for clarification on the zoning process. Can the Town be flexible on the phasing of the rezoning, especially on the commercial side? MTP Berry explained that they want to make sure they have the right balance of residential and future commercial development, so we don't get stuck with 1,000 residential units built and a large commercial area that doesn't get developed.

Matt Beard talked about the concerns the Parks and Rec department has with the project, pointing out the various connections that should be made. He also talked about the Park search area and how it plays into the I-540 interchange. He said that this 540 interchange puts this area in almost an island from a bike and pedestrian perspective, so the development must provide walkability for residents in that area. He also thinks the topography should be embraced in laying out some of the open spaces, rather than just closed up within a retaining wall.

Mayor Mayefskie said this is a great yet scary spot to develop when trying to put this all together. This is going to be the grand entrance into the Town, so we need to get it right. It's a desitnation point.

Kendra Parrish said that staff has met with Parker Poe, and there's not enough waste water infrastructure downstream to support this project. Mr. Jones said that they are working with staff on getting sewer capacity information to them. He concluded by saying he believes the takeaway from today's meeting is that they need to gather more architectural design ideas, transportation details, market analysis information and sewer capacity information. He realizes that they need to gather all of this quickly, and hopes that they can come back to present the information soon.

Rachel Jones said that typically at the rezoning phase, they see the sewer evaluation report along with it, and she advised them to keep the Town in the loop with that information.

Chris Hills asked if there were any other questions or comments. There were none.

Motion/Action Requested: None Required

Agenda Item 6: OTHER BUSINESS

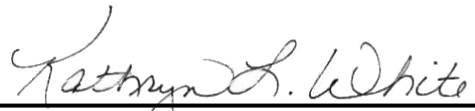
None

Agenda Item 7: ADJOURNMENT

The meeting adjourned at 4:18pm

Motion: Scott Chase

Second: Kendra Parrish

A handwritten signature in cursive script, reading "Kathryn L. White". The signature is written in black ink and is positioned above a horizontal line.

Kathryn L. White
LUAC Clerk



THE TOWN OF

Holly Springs

Land Use Advisory Committee

Subject Title: Colen Cass Holt.
Meeting Date: May 3, 2022
Presenter: Cheryl Caines, Rachel Jones, Development Services
Attachments: LUAC Application, Site Plan

Topic Highlights/Summary

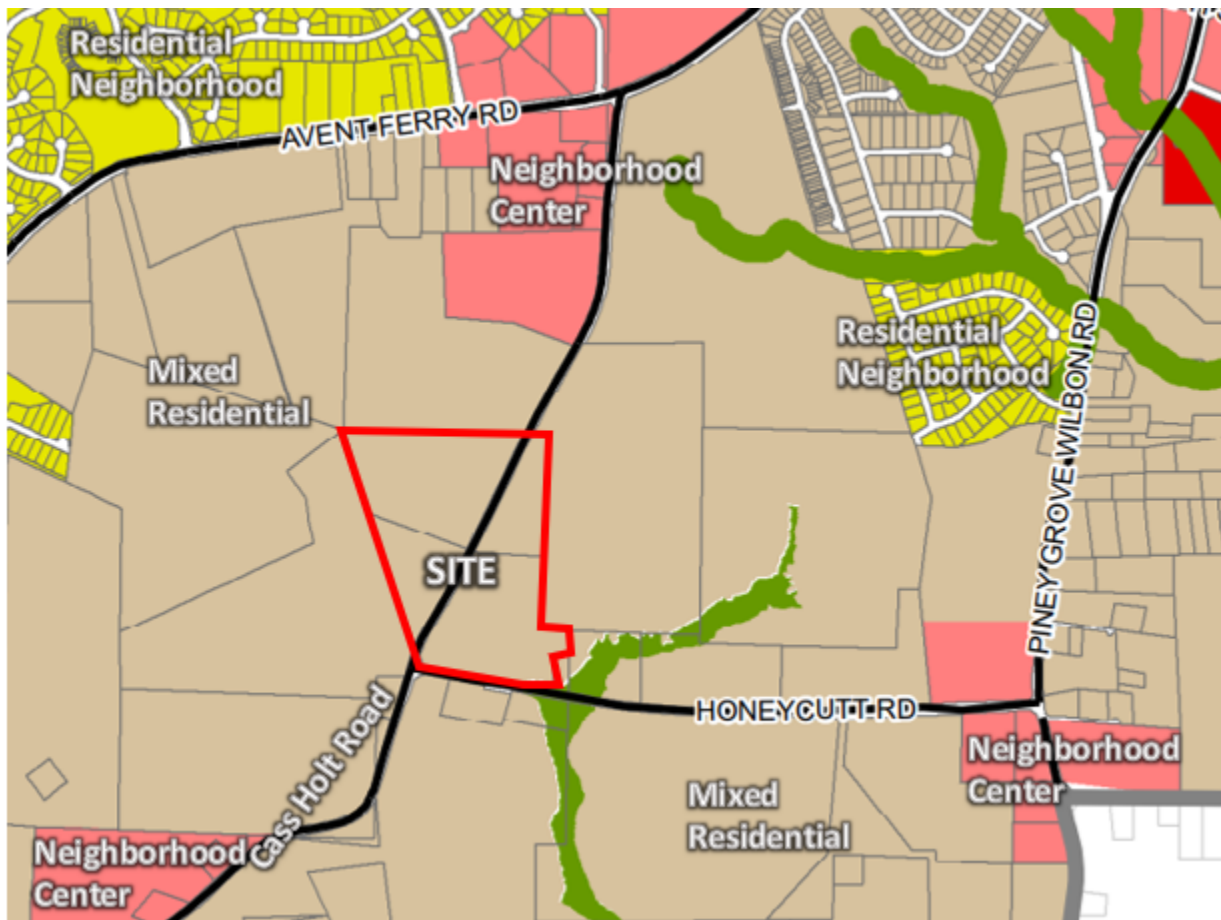
William Daniel, with William G. Daniel & Associates, has requested to meet with the Land Use Advisory Committee to discuss a potential residential development along both sides of Cass Holt Road near the intersection with Honeycutt Road. A total of 118 units is proposed (59 single-family, 24 alley loaded townhomes, 35 front loaded townhomes). The site is located adjacent to the Cass Holt Road Park site.



Staff Analysis of Proposed Concept

Future Land Use Plan Compatibility

The Future Land Use Map designates the project area as Mixed Residential Neighborhood.



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

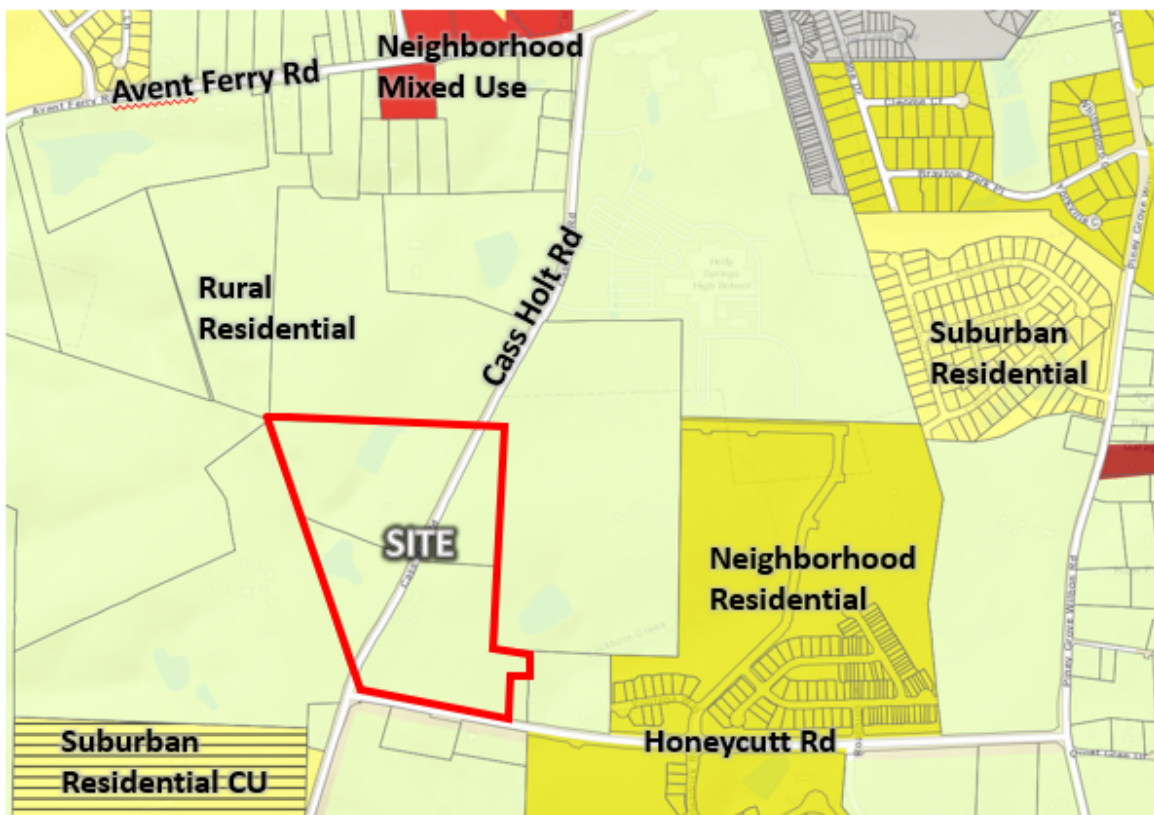
Future Land Use Analysis

The proposed project incorporates some of the key themes from the Land Use & Character Plan. A mix of single family detached and attached homes with the attached dwellings more internal to the site. An alley is proposed to access some of the attached dwellings, which will limit front facing garages, enhance the streetscape, and improve walkability. Existing site features (streams, ponds, tree stands) are being preserved and being incorporated into the project design.

Streets generally connect to adjacent sites for future connectivity, but the new streets proposed are not provided in a grid network with varying block sizes. The majority of the homes will have front facing garages and parking.

Zoning Compatibility

The project area is zoned 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 applicant is requesting consideration of rezoning to the NR Neighborhood Residential Conditional District. Neighborhood Residential is a district which protects, promotes, and maintains the development of detached and attached dwellings on different lot sizes that vary enough to provide a range of home choices in the same neighborhood and to provide for limited public and institutional uses that are compatible with a medium density residential neighborhood. These districts are expected to be

compact in form and utilize a connected street and open space network and a variety of lot and house sizes within the block.

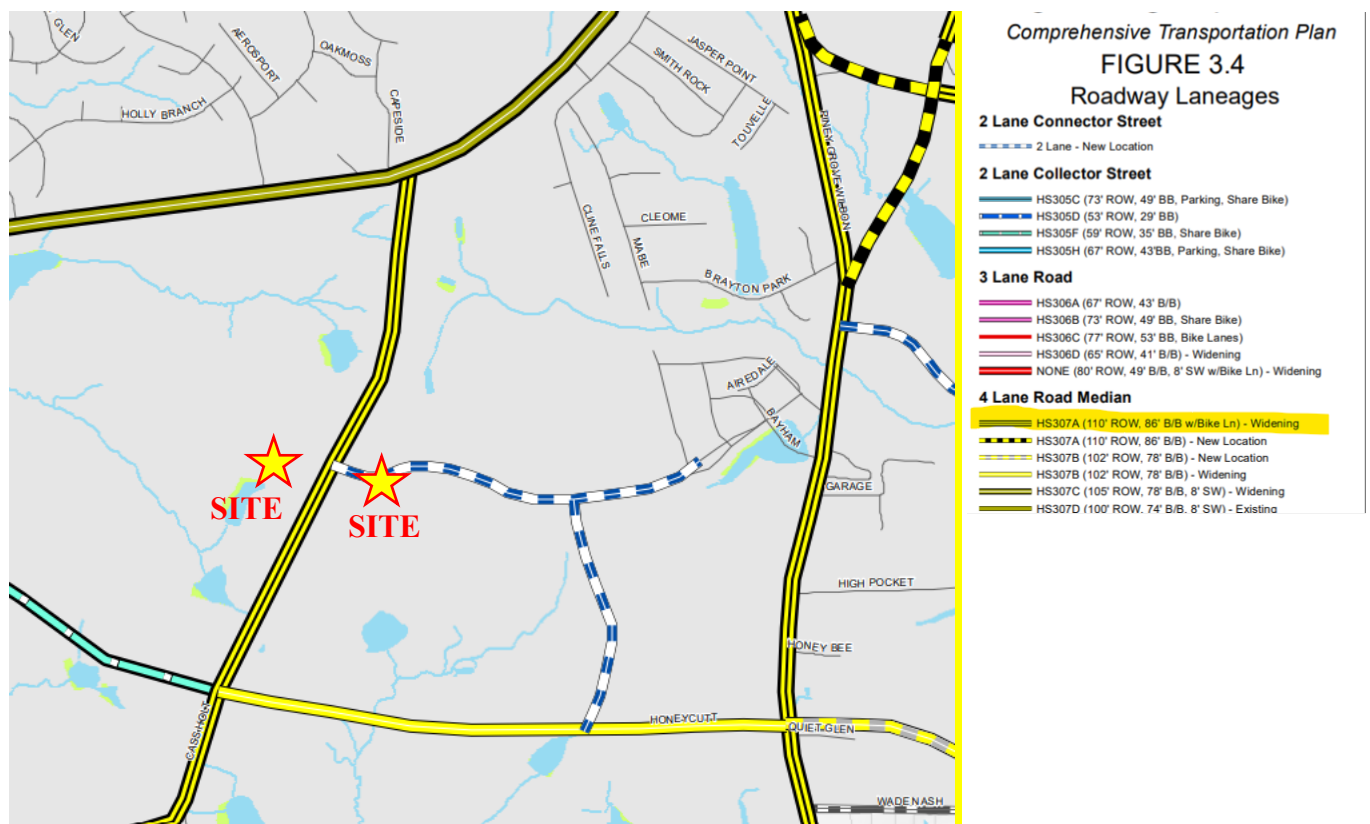
With a Conditional Zoning District (CD), applicants can propose flexible development standards such as lot area, lot width, setback, and driveway width. Hybrid street designs can also be proposed to achieve Land Use & Character Plan goals related to stormwater, walkability, and landscaping.

Transportation

Comprehensive Transportation Plan (CTP)

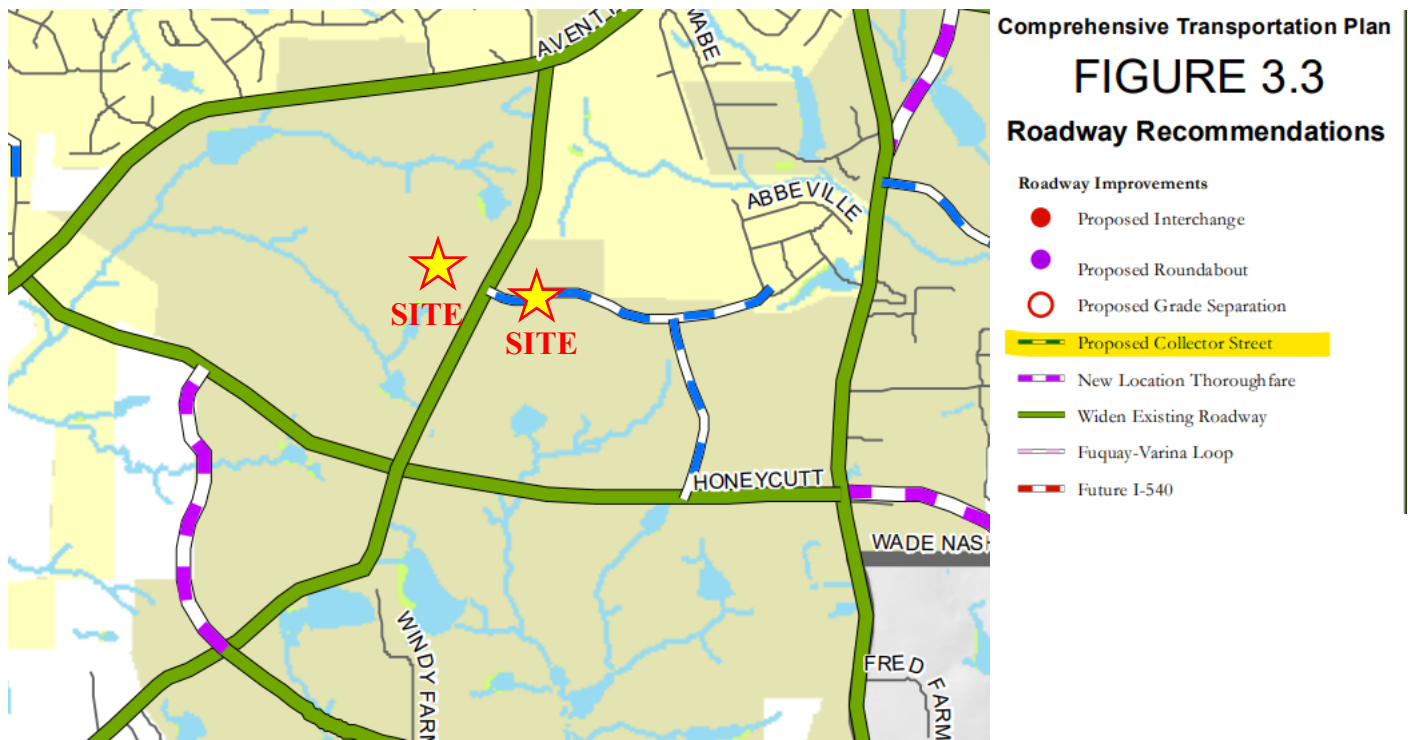
Road Widening:

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 both sides of Cass Holt Rd. and would complete the full cross section. The ultimate street cross section in the CTP is a 4-lane median divided thoroughfare (See Figure 3.4 below).



New Roadway:

According to Figure 3.3, Roadway Recommendations in the CTP, a new 2-lane non-residential street is planned that connects to an existing street in the Honeycutt Subdivision and will ultimately extend through the proposed site and tie into Cass Hold Rd. The developer would be responsible to dedicate right-of-way, design and construct the portion of the new roadway through their site in accordance with the UDO.



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 Safety Study, the nearby intersection of Cass Hold Rd. & Rex Rd. is recommended to be upgraded to meet safety requirements. Additionally, the nearby intersection of Cass Holt Rd./Avent Ferry Rd./Capeside Ave. was identified in the Hot Spot Study. It is currently an off-set 4-way intersection and the study recommended realignment to improve performance and safety.

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:

With the rezoning, a downstream sanitary sewer analysis will be required.

East Side

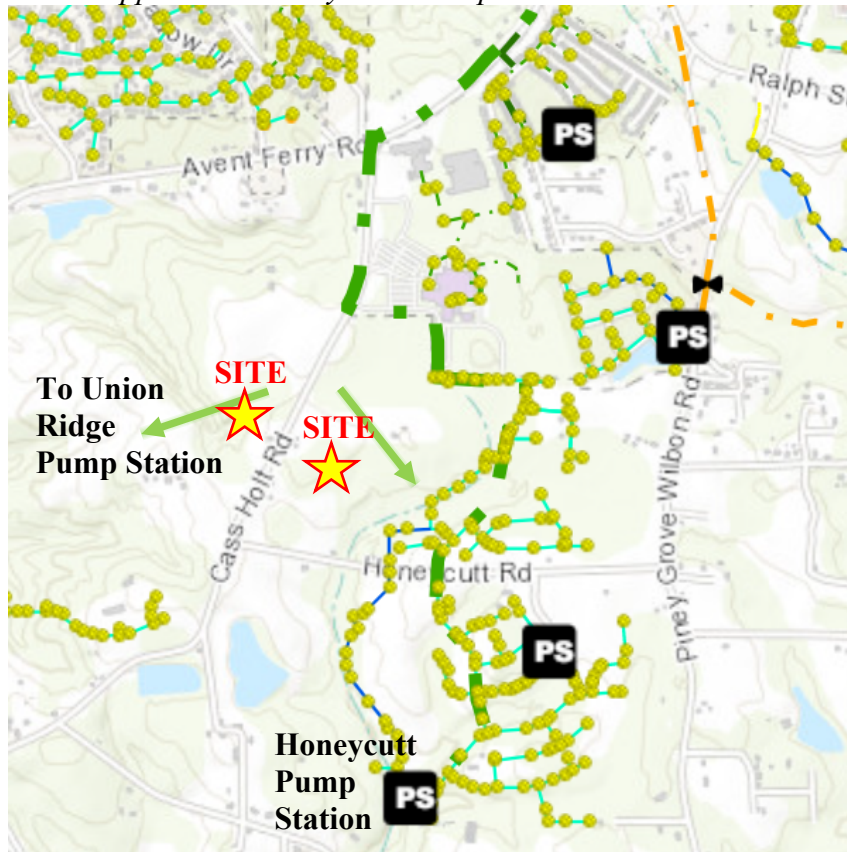
Sanitary sewer is not currently available to the western properties. There is existing 8-inch gravity sewer stub to the eastern property line of the Honeycutt Subdivision. The eastern properties proposed with this development would be required to provide sanitary sewer service to the project. Off-site utility

easement would be needed to accomplish this. The developer is responsible for easement acquisition, design and construction of the sanitary sewer extension.

West Side

Sanitary sewer is not currently available to the western properties. The developer would be responsible to acquire off-site utility easement necessary to design and construct a gravity sewer outfall that would discharge to the Union Ridge Pump station.

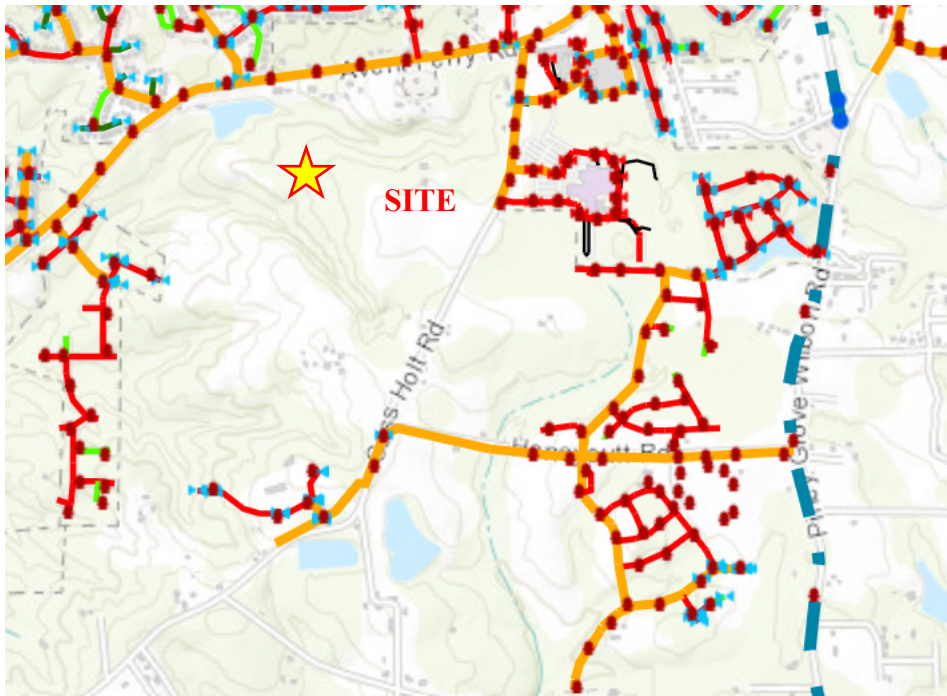
Town's Approved Sanitary Sewer Map:



Potable Water:

There is an existing 12-inch watermain in Cass Holt Rd. With this development, watermain will be required to be extended across the property frontage and stubbed to adjacent properties for future connection. A Hydraulic/Fire Flow Evaluation and Report will be required with the Subdivision Plan 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.

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	
Cheryl Caines				

For Department Use Only:
LUAC Discussion/Action

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: May 3, 2022

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 ☐ Yes/when _____

Project Type (check all that apply)

☐ Comprehensive Plan Amendment (check all that apply)

☐ Text Amendment ☐ Future Land Use Plan Map Amendment

☐ Area/Corridor Plan Map Amendment / Name: _____

☐ Zoning Map Change: General Use District

☒ Zoning Map Change: Conditional Zoning District

☒ Major Subdivision

☐ Development Plan

☐ Other: _____

For DS Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

Project Information

Project Name: Colen Cass Holt

Project Location: 5629 & 5608 Cass Holt Road

Use street address. If none, use the closest intersection

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

PIN(s): 0648.31.0294 & 0648.22.8106

Project Acreage: 45.96

General Inquiry Meeting Date: 2/17/22

Current Zoning: R30

Proposed Zoning: NR-CD

Current Future Land Use Designation: Mixed Residential Neighborhood

Proposed Future Land Use Designation: Mixed Residential Neighborhood

Area Plan Designation (if applicable): n/a

Discussion Topics

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

Please see attached sheet

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 William Daniel Company William G Daniel & Associates, P.A.

Mailing Address 1150 SE Maynard Road Ste 260

City Cary State NC Zip 27511

Telephone # (919) 467-9708 E-Mail bdaniel@wmgda.com

Property Owner(s) if different than Applicant/Contact-REQUIRED *attach additional sheets if necessary*

Name see attached sheets Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # () E-Mail _____

Property Owner(s) if different than Applicant/Contact-REQUIRED *attach additional sheets if necessary*

Name Dewar, Evelyn B Company -
Mailing Address 5629 Cass Holt Road
City Holly Springs State NC Zip 27540
Telephone # () E-Mail

Property Owner(s) if different than Applicant/Contact-REQUIRED *attach additional sheets if necessary*

Name **see below Company -
Mailing Address 921 Deerfield Road
City Raleigh State NC Zip 27609
Telephone # () E-Mail

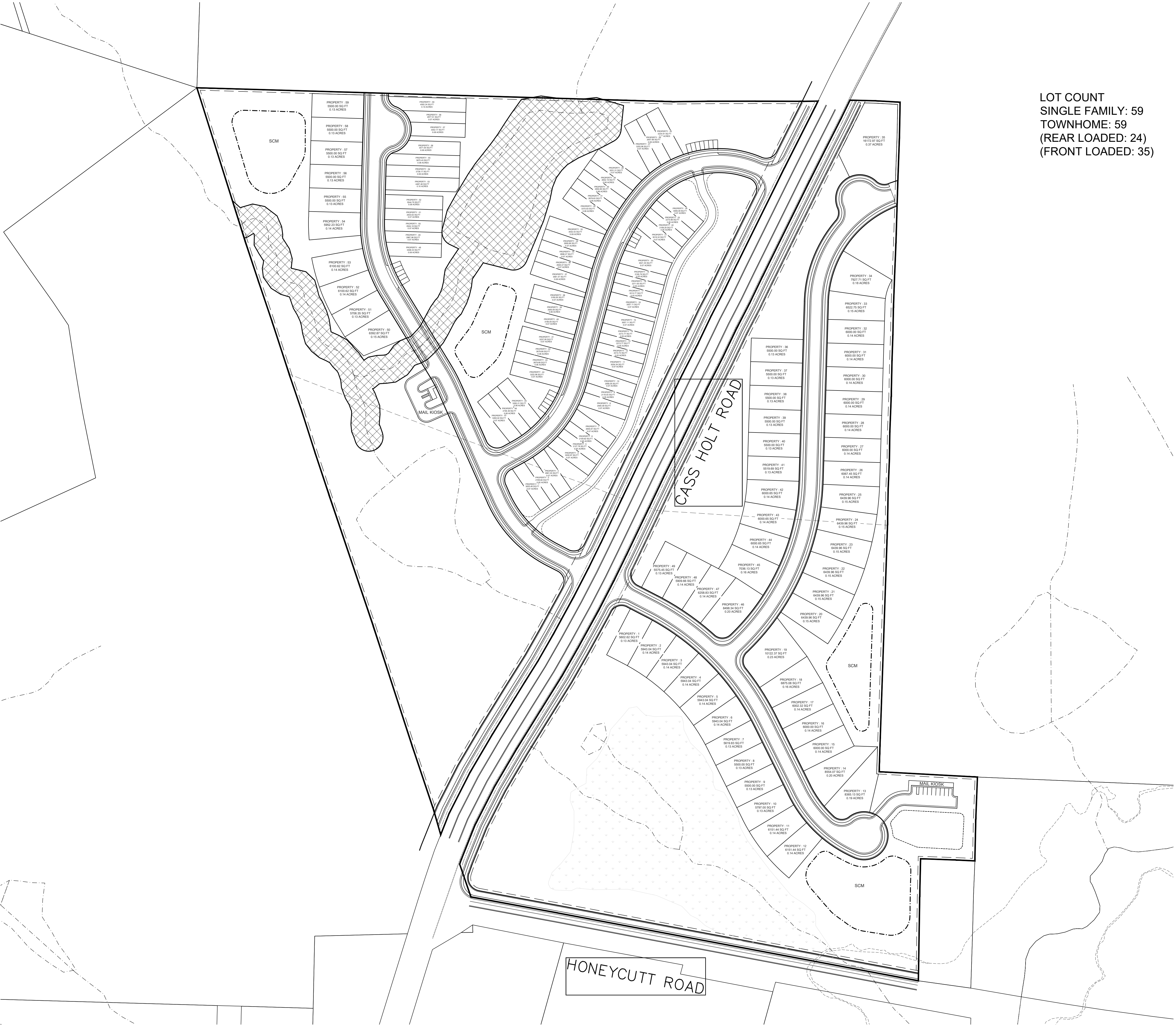
****Weatherspoon, Leonard A Heirs - Karen W Cody Exec**

Project Description

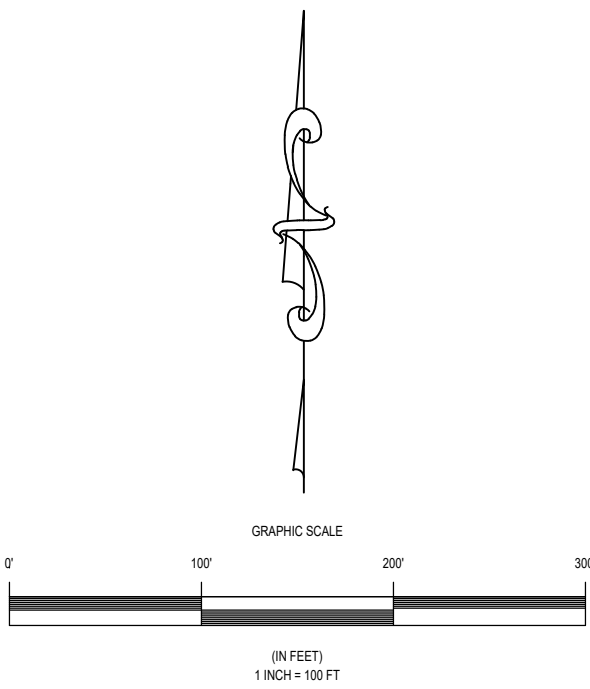
The proposed project includes a mixture of attached and detached dwellings. Three types of residential units are envisioned – single family detached, townhome with rear alleys, and conventional front-loaded townhomes. A total of 118 units are proposed with 59 being single family, 24 being rear alley townhomes, and 35 being front loaded townhomes.

Discussion Topics

- The UDO specifies that a street frontage of 60' is required for a lot that have an individual driveway, for the single family lots and front loaded townhome lots. The development plan proposes lots with street frontages less than the 60' cited in the UDO.
- As part of the envisioned conditional district rezoning, we propose conditions that address implementation of street tree plantings to ensure a canopied streetscape, placement of water meters and sewer cleanouts to avoid interference with driveways and street trees, and provision of on-site & guest parking spaces to avoid the need for on-street parking. Some of the measures are shown on the accompanying exhibits for reference.
- Treatment of streetscape along Cass Holt Road – The proposed plan creates bands of open space adjacent to the right of way. Are there thematic elements that the Town expects or would encourage within this streetscape?
- Sanitary sewer service – We would like to explore ways to work with the Town of Holly Springs in extending gravity sewer to this project and the proposed Town park that abuts the project to the north.
- Proposed modification of street template to have edge of walk coincide with back of driveway apron is requested.



LOT COUNT
SINGLE FAMILY: 59
TOWNHOME: 59
(REAR LOADED: 24)
(FRONT LOADED: 35)



Revisions

Project

Colen Cass Holt

Schematic Plan

Date

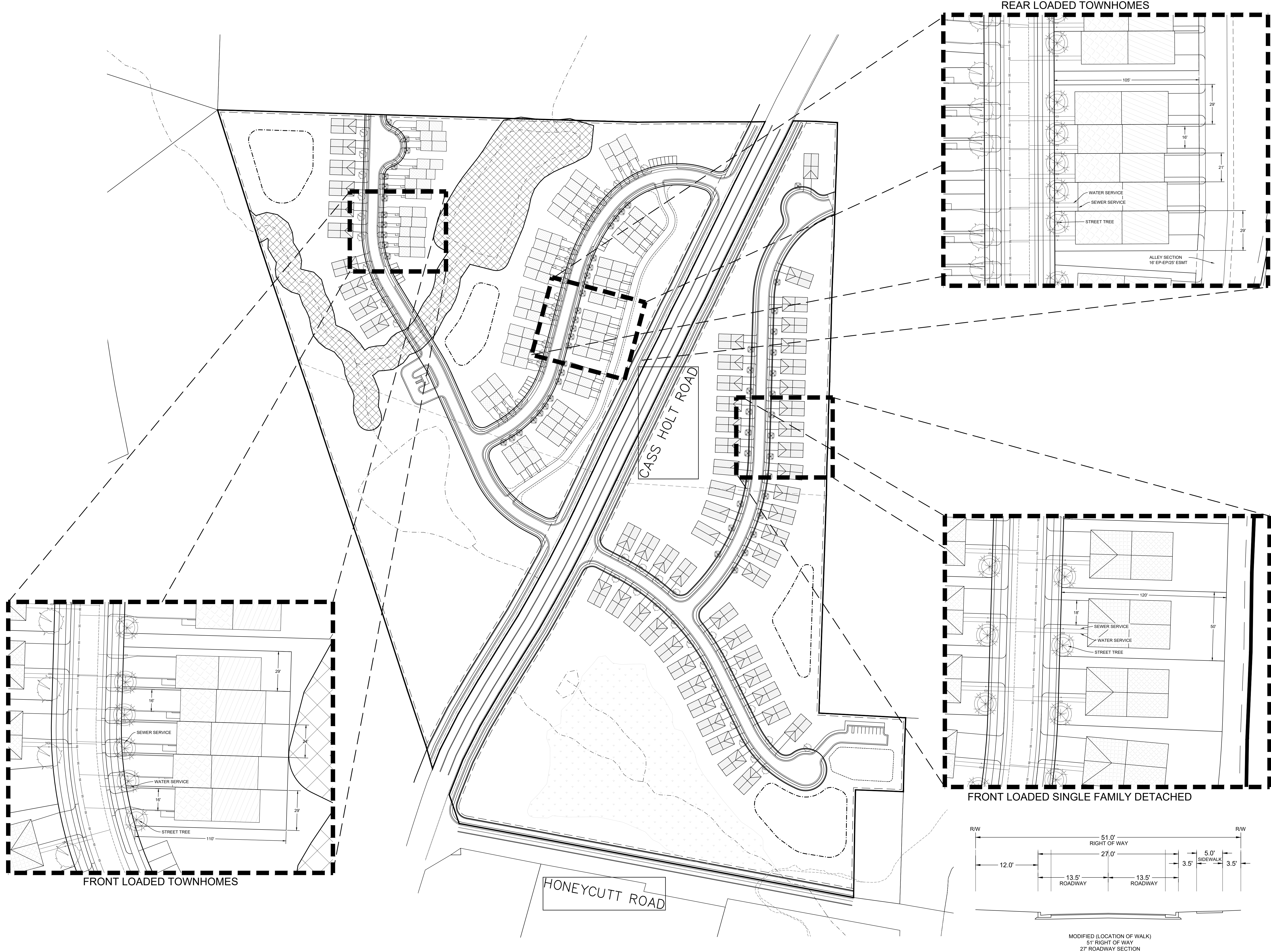
April 7, 2022

Scale

1" = 100'

Sheet

1



Revisions

Project

Colen Cass Holt

Schematic Plan

Date

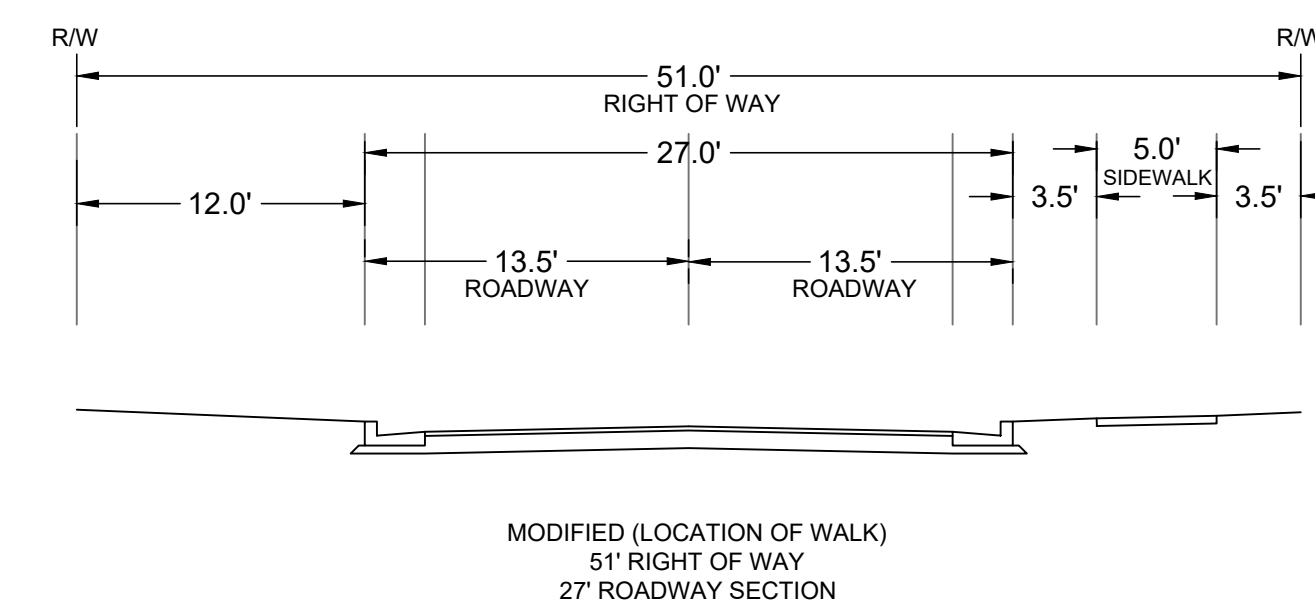
April 7, 2022

Scale

1" = 100'

Sheet

2





THE TOWN OF

Holly Springs

Land Use Advisory Committee

Subject Title: Circle K – Sunset Lake & Lassiter Rd.
Meeting Date: May 3, 2022
Presenter: Cheryl Caines, Rachel Jones, Development Services
Attachments: LUAC Application, Site Plan

Topic Highlights/Summary

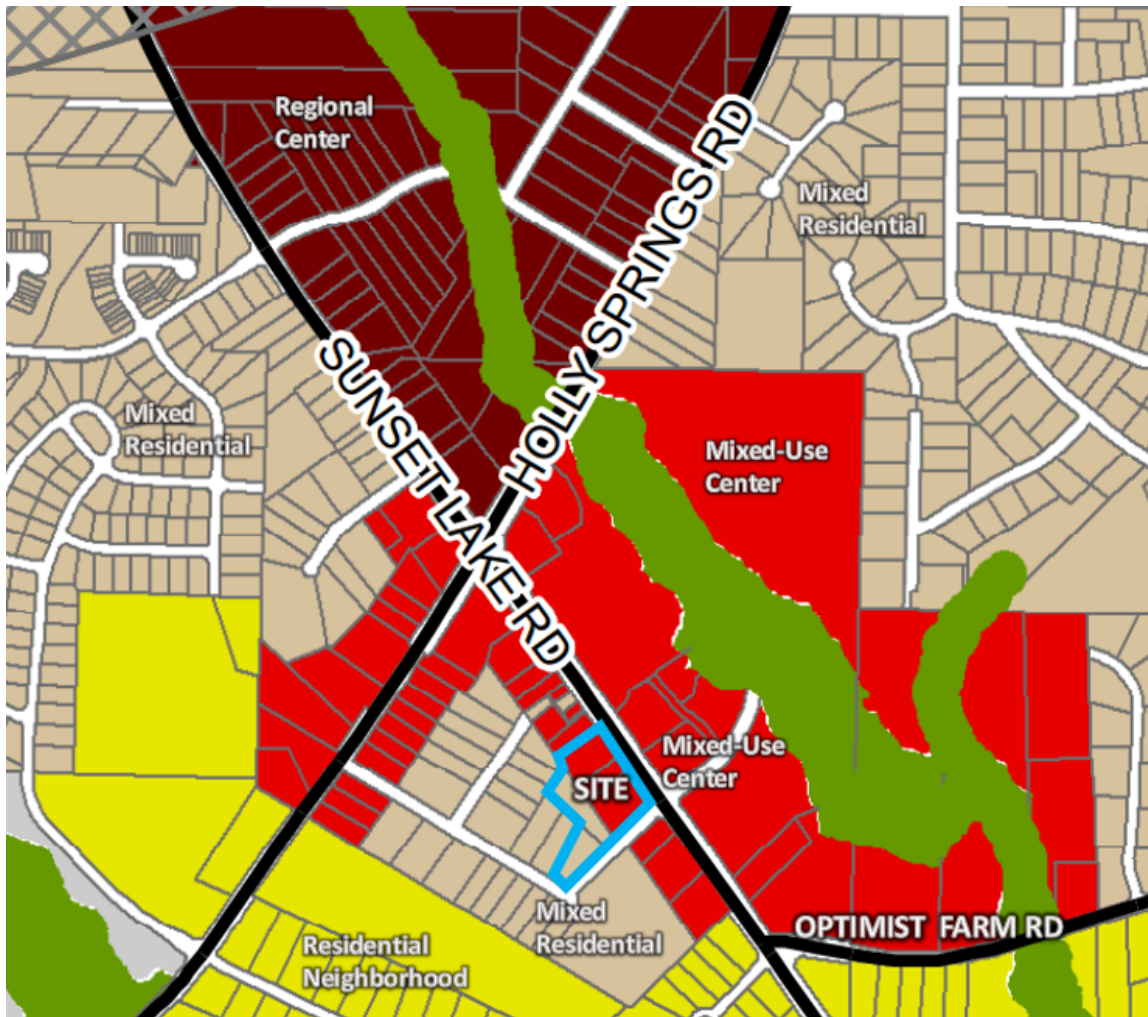
Peter Doster, representing Circle K, has requested to meet with the Land Use Advisory Committee to discuss the potential development of a convenience store (5,200 square feet), drive through car wash, and fueling station on 3.53 acres of land located at the intersection of Sunset Lake Road and Lassiter Road. The site consists of five parcels that are currently vacant or developed with single family residences.



Staff Analysis of Proposed Concept

Future Land Use Plan Compatibility

The Future Land Use Map designates the project area as Mixed-Use Center and Mixed Residential Neighborhood. The properties along Sunset Lake Road are Mixed-Use Center and those fronting Lassiter Road are Mixed Residential.



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 the buildings. Residential units or 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, including the potential for transit-oriented development if-when a decision is made to invest in premium transit along the NC 55 corridor.

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.

Some areas designated **Mixed-Use Center** on the Future Land Use Map started off as suburban shopping centers. Transformation of these areas to support mixed-use development will require

deliberate planning and phasing to keep the areas viable during their period of change. Build-out under the **Mixed-Use Center** category should follow the same use, height, mix, design, and parking expectations described for this character area in the paragraphs above; however, 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.

Key features of development of Mixed-Use Center:

Street & Block Patterns

- Existing areas may have a conventional suburban development pattern, with surface parking lots between the street and buildings. Blocks may be indiscernible due to a lack of street connectivity to adjacent neighborhoods
- Redevelopment and new development in these areas will utilize formal small block patterns and relocate parking to the interior of blocks.
- Parking between the street and the building should be limited.
- Paved surface lots have shared parking agreements.
- Formal and informal on-street parking is provided.

Open Space & Natural Resources

- These areas include 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. The linear nature can provide opportunities for greenway links to other parts of the Town.
- 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.
- Consider landscaping beds with reduced curb structures/cuts that allow for storage of stormwater and/or mini rain gardens.
- Green roof elements and/or rooftop gardens are encouraged.

Lot Size & Building Placement

- In existing development, lot sizes may be variable and irregular. Redevelopment and new development should seek to regularize lot and building patterns.
- Front setbacks are variable, but in new development should be as small as possible. Side and rear setbacks are variable.

Building Types & Massing

- Multi-dwelling housing in a Mixed-Use Center should be stacked over ground floor retail in the core of the development, or interspersed on small blocks within the larger development so that all multi-dwelling buildings are within short walking distance of a community green or block with nonresidential uses.
- Multi-dwelling housing in a Mixed-Use Center should not extend more than two consecutive blocks in any direction unless included in a vertical mixed-use building.
- Buildings should be 3 to 5 stories along the corridor, but may be 2 to 3 stories in transitional areas.

Transportation Network

- Suburban corridor character with curbs and formal street tree planting.

- Primarily auto-oriented, but should also be located along corridors served by transit.
- Sidewalks and bike facilities provide links to adjacent neighborhoods

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.

Northeast Gateway Master Plan

The project area is located within the boundaries of the Northeast Gateway Master Plan which 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.

The first draft of the Plan breaks down the NE Gateway into seven (7) functional subareas based on existing characteristic and future mix of uses/development patterns. The subject site is located within functional subarea 4: Commercial Center which is centered on the intersection of Sunset Lake Road and Holly Springs Road. This area is currently developed with a mix of single-family homes and auto

oriented commercial development. The NE Gateway Plan seeks ways to transform the area into a pedestrian-friendly environment with a greater focus on pedestrian and bike accessibility by improving bike/ped facilities and focusing on how development and buildings interact with the public realm.

This is a draft plan and changes may be made to the functional subarea uses or characteristics. Final drafts and adoption are expected in mid to late summer.

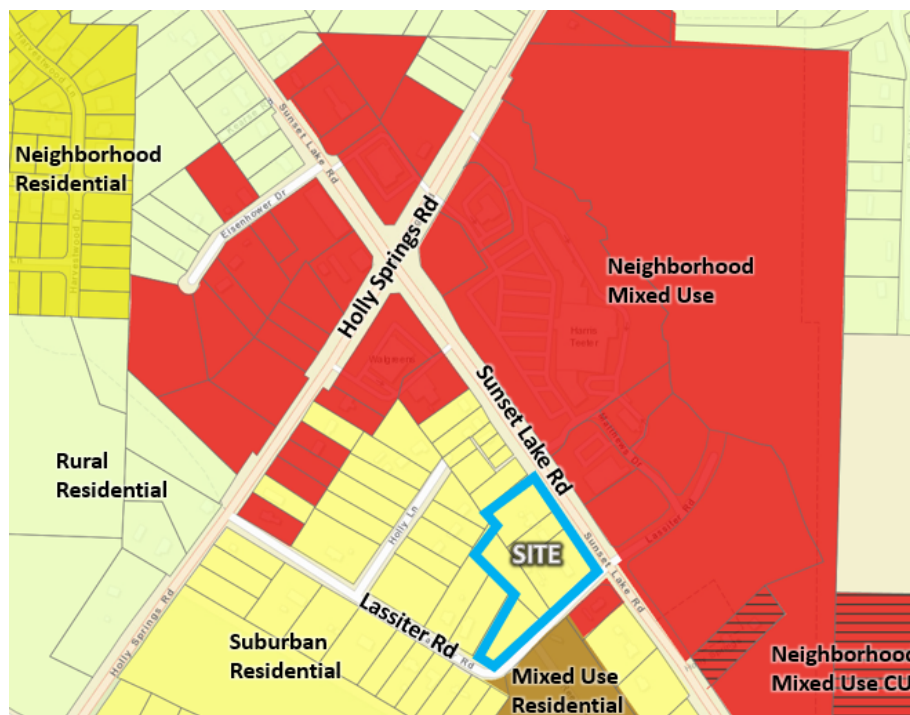
Future Land Use Analysis

Two of the five parcels have a Mixed Residential Neighborhood designation. The proposal does not include a housing component. The applicant is requesting to include the Mixed Residential Neighborhood parcels in the commercial development and rezoning, but have proposed only parking and a trash enclosure on one of the parcels. Otherwise these two wooded parcels remain unchanged according to the proposed site plan.

The development is generally not consistent with key themes from the Land Use & Character Plan. The parking is locating to the rear of the building; however, it may exceed the maximum allowed in an area where shared parking is encouraged. An outdoor seating area oriented to the parking area is provided for customers. The Land Use Plan calls for providing a variety of public open space such as squares, plazas, and greens throughout area developments. Front setbacks for the buildings are not minimized to create the presence along the street. Elevations have not been provided but buildings should be 2-3 stories.

Zoning Compatibility

The project area is zoned SR Suburban Residential. The SR District is for development of low to-medium density detached dwellings on different lot sizes that vary enough to provide a range of home choices in the same neighborhood and to provide for limited public and institutional uses that are compatible with those neighborhoods.



The applicant is requesting consideration of rezoning to the CB Community Business. This district accommodates auto-oriented, high volume and high intensity commercial uses along major corridors.

Activities in this district are often large format retail stores and centers. Development in the CB district shall coordinate to facilitate pedestrian, bicycle, and auto access from nearby neighborhoods.

Uses permitted by right retail, personal services, bars, drive through facilities, fueling stations, offices, medical offices, restaurants, and recreation uses. Housing is not permitted except residential care facilities.

CB Community Business, RMX Regional Mixed-Use, and NMX Neighborhood Mixed-Use are the zoning districts identified in the Unified Development Ordinance to implement the Mixed-Use Center Land Use designation. The most appropriate district would be determined based on compatibility with adjacent properties. The site is close to residential uses along Lassiter Road and all other nearby commercial sites are zoned NMX. Because the NMX zone does not allow fueling stations, the applicant is proposing CB Community Business.

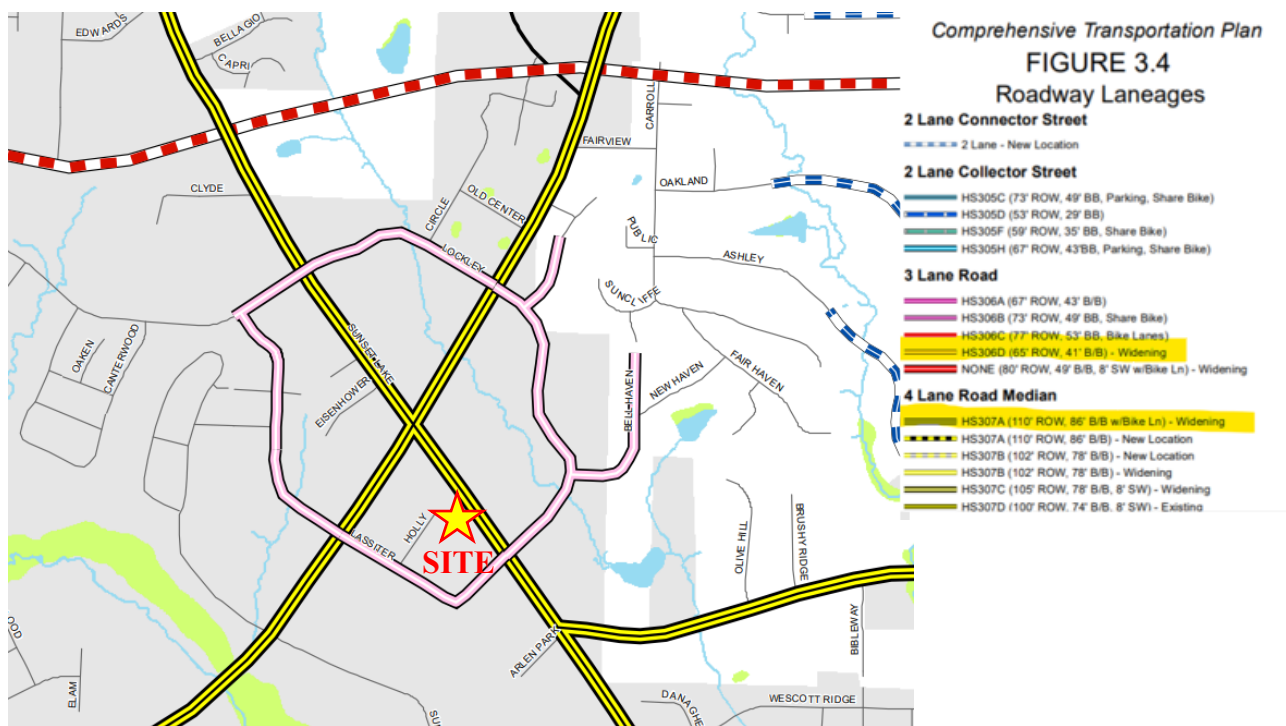
With a Conditional Zoning District (CD), applicants can propose flexible development standards such as different building setbacks or architectural standards. A 50-foot setback is required between CB and the existing SR Suburban Residential. The proposal includes some structures within this setback. The applicant is considering a Conditional Zoning District to potentially propose alternative setback or other development standards.

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 Sunset Lake Rd. and Lassiter Rd. The ultimate street cross sections for these roadways in the CTP are shown in Figure 3.4 below.

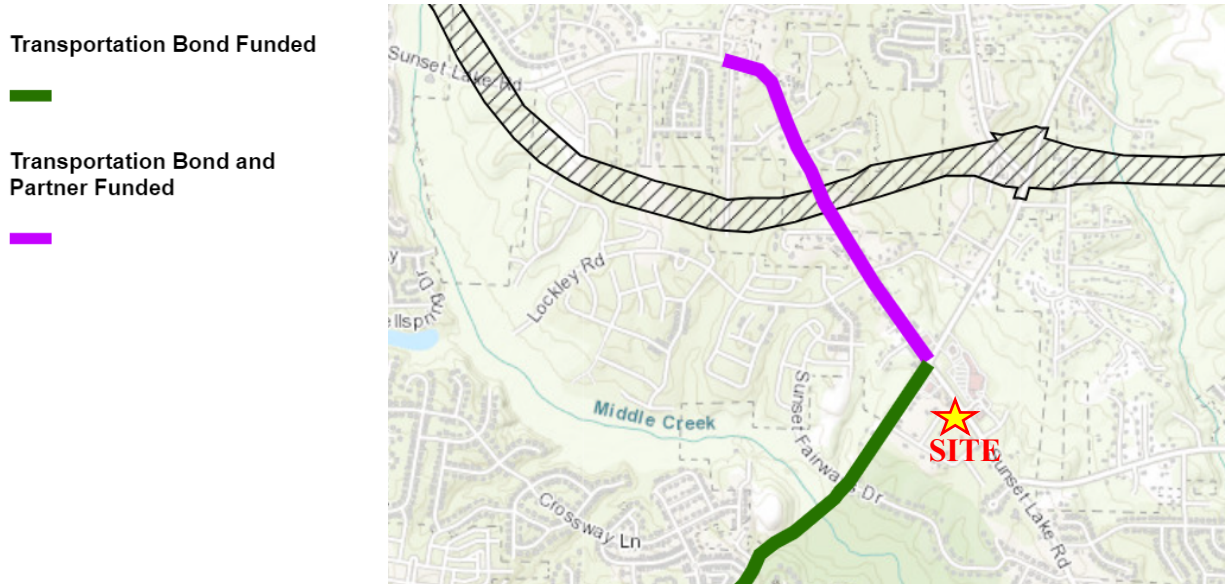


Comprehensive Transportation Plan Draft Updates (2022)

The Town's Comprehensive Transportation Plan (CTP) is being updated and expected to go before Town Council for approval in May 2022 and will include updates to street cross section requirements.

Town Transportation Bond Projects:

There are two Town Transportation Bond Projects in the vicinity of the proposed development. The "Purple Line" Sunset Lake Rd. widening project is identified as a Partner Funded Bond Project and the Town is actively seeking funding partnership to achieve these improvements. This project will include widening Sunset Lake Rd. to four lanes, adding bike lanes and sidewalks, ultimately improving traffic flow near the future NC 540 interchange at Holly Springs Rd. The "Green Line" Holly Springs Rd. widening project includes widening Holly Springs Rd. from Flint Point Lane to Sunset Lake Rd. to a four-lane road with bike lanes and sidewalks to help increase capacity along the adjacent facilities to the NC 540 interchange planned on Holly Springs Rd. Construction of this project is anticipate to begin soon.



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 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.

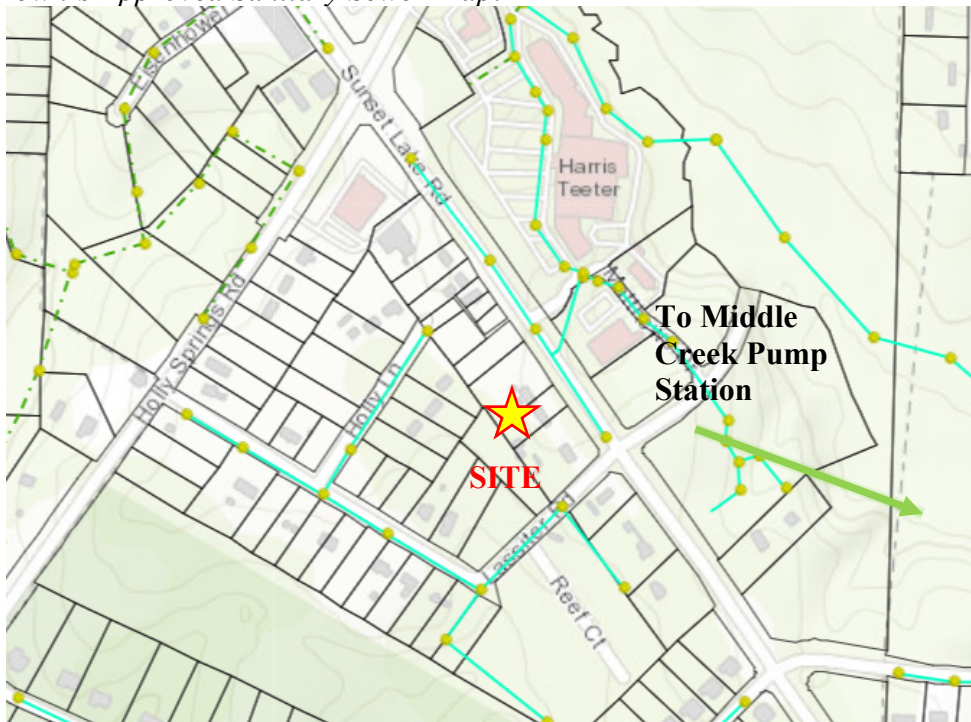
Public Utilities:

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:

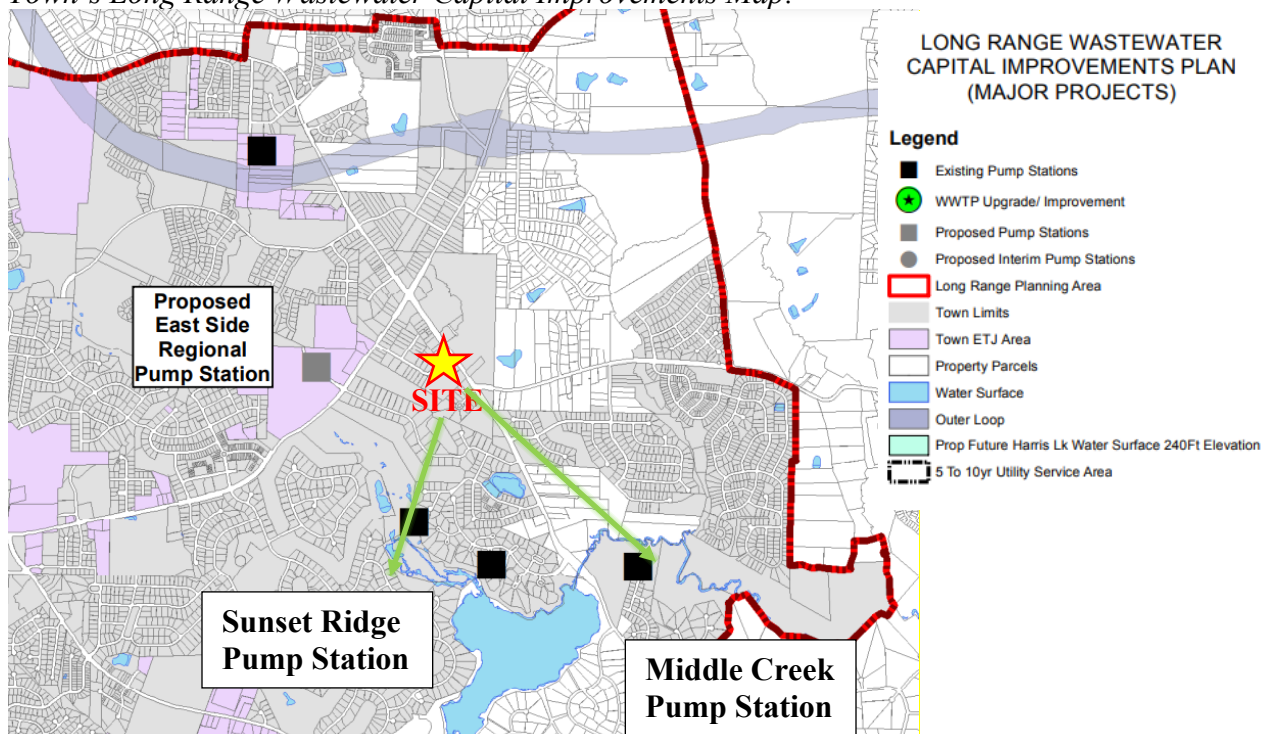
There is existing 8-inch gravity sewer available around the subject site. Wastewater flow from this project will discharge to the Middle Creek Pump Station and Sunset Ridge Pump Station. A Downstream Sewer Evaluation and Pump Station Report may be required at the time of Rezoning petition submittal to 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 in the Town's CIP for a future horizon year and would likely require participation by the development community to accelerate the projects.

Town's Long Range Wastewater Capital Improvements Map:



Potable Water:

There is an existing watermain in Lassiter Rd. and Sunset Lake Rd. available for 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.

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	
Cheryl Caines	X		CAC	

For Department Use Only:
LUAC Discussion/Action

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: 3/23/2022

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 ☐ Yes/when _____

Project Type (check all that apply)

☒ Comprehensive Plan Amendment (check all that apply)

☐ Text Amendment ☒ Future Land Use Plan Map Amendment

☐ Area/Corridor Plan Map Amendment / Name: _____

☐ Zoning Map Change: General Use District

☒ Zoning Map Change: Conditional Zoning District

☐ Major Subdivision

☐ Development Plan

☐ Other: _____

For DS Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

Project Information

Project Name: Circle K - Holly Springs, NC

Project Location: 5260 Sunset Lake Rd, Holly Springs, NC 27540

Use street address. If none, use the closest intersection

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

PIN(s): 0669064639, 0669062750, 0669062446, 0669063861, 0669063901

Project Acreage: +/- 3.53 AC

General Inquiry Meeting Date: 03/10/2022

Current Zoning: R-10 Proposed Zoning: CB

Current Future Land Use Designation: Mixed Use Residential & Mixed Use Center

Proposed Future Land Use Designation: Mixed Use Center

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)*

1. Setbacks adjacent to residential (attached concept plan shows 50' building setback adjacent to residential properties)

2. Conditional Zoning process and requirements

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 Peter Doster, PE Company Bowman Consulting Group LTD.

Mailing Address 4350 Main St., Suite 219

City Harrisburg State NC Zip 28075

Telephone # (716) 446-7002 E-Mail pdoster@bowman.com

Property Owner(s) if different than Applicant/Contact-REQUIRED *attach additional sheets if necessary*

Name Charlie Smith/Florence Smith Company _____

Mailing Address 5252 Sunset Lake Rd

City Holly Springs State NC Zip 27540

Telephone # (919) 434-3144 E-Mail dsfarrar01@hotmail.com

Property Owner(s) if different than Applicant/Contact-REQUIRED *attach additional sheets if necessary*

Name James C Smith/Margie S Smith Company _____
Mailing Address 5252 Sunset Lake Rd
City Holly Springs State NC Zip 27540
Telephone # (919) 434-3144 E-Mail dsfarrar01@hotmail.com

Property Owner(s) if different than Applicant/Contact-REQUIRED *attach additional sheets if necessary*

Name S Farrar/Terry L Farrar Company _____
Mailing Address 5252 Sunset Lake Rd
City Holly Springs State NC Zip 27540
Telephone # (919) 434-3144 E-Mail dsfarrar01@hotmail.com



March 24, 2021

Town of Holly Springs
Land Use Advisory Committee
128 S Main Street,
Holly Springs, NC 27540

**Re: Circle K – Holly Springs, NC
BCG Job# 180001-01-037
Land Use Advisory Committee Request & Communication**

Dear Land Use Advisory Committee:

We are pleased to submit our Land Use Advisory Committee Request & Communication submittal package for the Circle K Holly Springs, NC for your review.

The Circle K Holly Springs, NC project is a +/-3.53-acre site located in the Town of Holly Springs, with a PID 0669064639, 0669062750, 0669062446, 0669063861, and 0669063901. The project includes the construction of a 5,200 SF Circle K Convenience Store with a gasoline canopy and a car wash.

The pre-application meeting for this site was held on March 10, 2022. The Department of Development Services advised our team to submit a request for the Land Use Advisory Committee to discuss the requirements of the setbacks adjacent to the residential properties and the conditional zoning process and requirements. The site will need to be rezoned from the current zoning district R-10 to the proposed zoning district CB. We are hopeful to be placed on the agenda for the May Land Use Advisory Committee Meeting.

Please do not hesitate to contact me directly if you have any questions. I can be reached at (716) 446-7002.

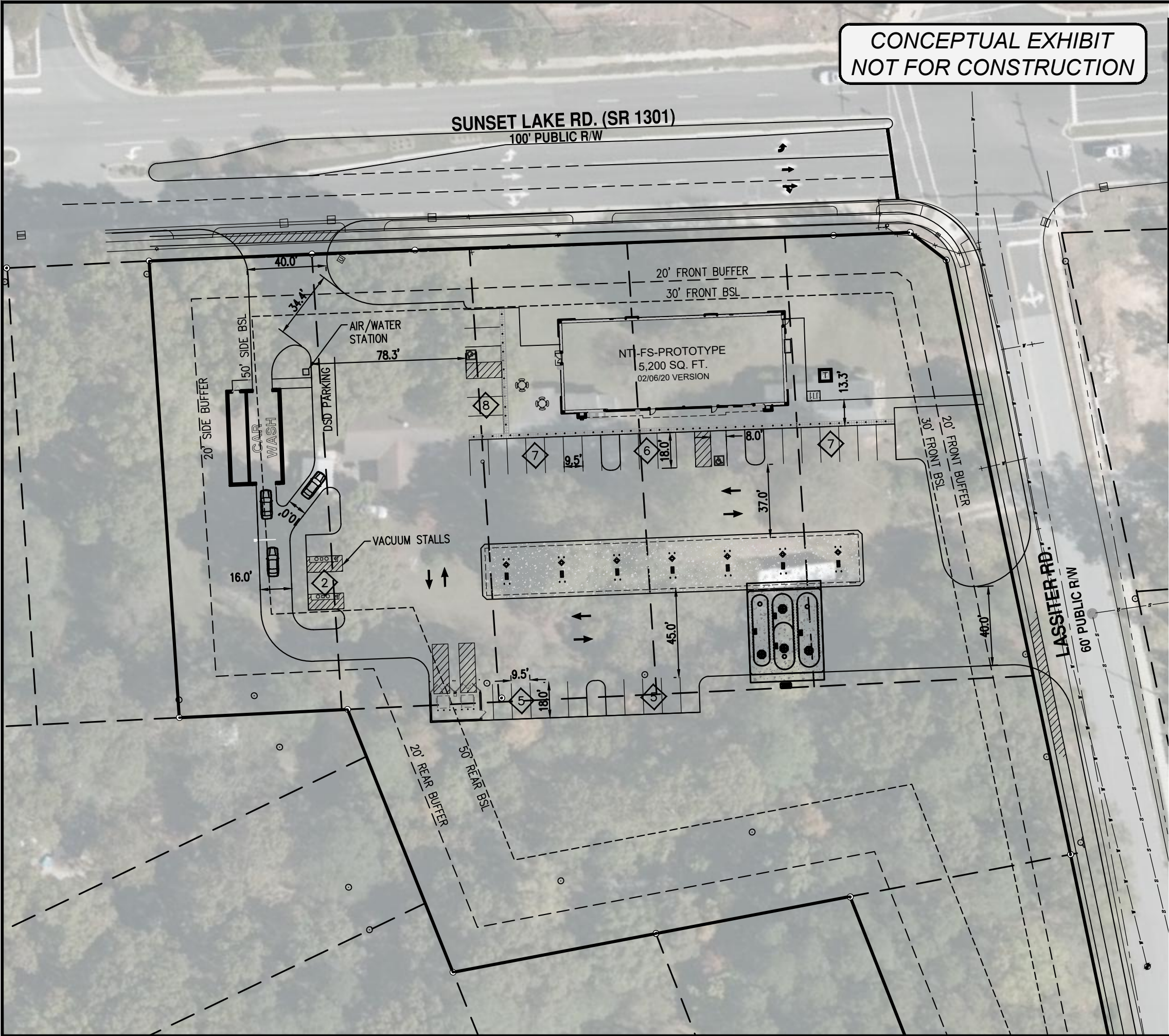
Very respectfully,

BOWMAN CONSULTING GROUP, LTD.

A handwritten signature in blue ink, appearing to read "P. Doster".

Peter Doster, P.E.
Branch Manager

CAD file name: V:\180001 - Circle K - Schaffer Construction\180001-01-037 (ENG) - Lassiter Road Holly Springs, NC\Engineering\Engineering Plans\Concept\Holly Springs (Sunset Lake & Lassiter), NC Concept 2.0.dwg 3/15/2022



CONCEPTUAL EXHIBIT
NOT FOR CONSTRUCTION

SITE DATA TABLE

SITE NAME: HOLLY SPRINGS
ADDRESS: NW CORNER OF SUNSET LAKE RD & LASSITER RD
PARCEL NUMBER: 0669064639 (5260 SUNSET LAKE ROAD)
0669062750 (0 LASSITER ROAD)
0669062446 (0 LASSITER ROAD)
0669063861 (5256 SUNSET LAKE ROAD)
0669063901 (5252 SUNSET LAKE ROAD)
HOLLY SPRINGS

JURISDICTION:

EXISTING ZONING: R-10 - RESIDENTIAL
PROPOSED ZONING: CB - COMMUNITY BUSINESS
PARCEL SIZE: ±3.53 ACRES

PARKING:

REQUIRED: 5 SPACES FOR EVERY 1000 SF OF FLOOR AREA
3 CUSTOMER SPOTS
= 33 SPACES

PROPOSED:

STANDARD (9.5'X18") = 38
ADA SPACE (8'X18") = 2
TOTAL = 40

SETBACKS:

ROW
ADJACENT PROPERTY
SIDE
REAR

BUILDING

30'
50'
5'

BUFFER

20'
20'
20'

CONCEPTUAL PLAN NOTES:

CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.

BCG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.

NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.

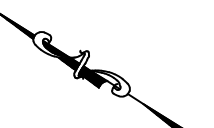
THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

PROPERTY LINES SHOWN ARE FROM COUNTY GIS AND ARE FOR CONCEPTUAL PURPOSES ONLY.

PROPOSED LEGEND

PROPERTY LINE
BUILDING SETBACK LINE
BUFFER

PROPOSED BUILDING
PROPOSED SIDEWALK
HEAVY DUTY CONCRETE
PATIO



0 50
Scale: 1"=50'

CONCEPTUAL
EXHIBIT

CIRCLE K
STORES INC.



Bowman Consulting Group, Ltd.
4350 Main Street
Suite 219
Harrisburg, NC 28075
Phone: (704)412-7424
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

CONCEPTUAL DESIGN
HOLLY SPRINGS, NC
GAS STATION
NW CORNER OF SUNSET LAKE RD AND
LASSITER RD

Bowman
CONSULTING
Certificate of Authorization License No. 4523

DSGN
DRAWN
CHKD
SCALE 1" = 50'
VERSION 2.0

ALTA TABLE "A" ITEMS:

- ALL MONUMENTS SET OR FOUND AS SHOWN ON THE SURVEY.
- ADDRESS: 5260 SUNSET LAKE RD, HOLLY SPRINGS, NC
- THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 3720066900J, DATED MAY 2, 2006.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).
- THE GROSS LAND AREA OF THE SITE IS 3.5322 ACRES (153,864 SQUARE FEET).
- VERTICAL INFORMATION SHOWN ON SURVEY.
- ZONING CLASSIFICATION: R-10 PER COUNTY WEBSITE.
- THE EXTERIOR DIMENSIONS OF BUILDINGS ON THE SITE AT THE GROUND LEVEL ARE SHOWN ON THE SURVEY.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK ARE INCLUDED ON THE SURVEY.
- THE PROPERTY CONTAINS NO PARKING SPACES.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE INCLUDED ON THE SURVEY.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVEMENT AT THE TIME OF THE SURVEY.
- NO INFORMATION RELATING TO PROPOSED STREET RIGHT OF WAY LINES PROVIDED AT THE TIME OF THE SURVEY.
- ONLY EASEMENTS FROM TITLE COMMITMENT FILE NO. NCS-1057994-CHAR ARE SHOWN. NO ADDITIONAL EASEMENT RECORD RESEARCH WAS PERFORMED BY BOWMAN CONSULTING.

TITLE COMMITMENT SCHEDULE "B" NOTES:
LOTS 38, 101, AND 104

- ONLY THOSE EASEMENTS LISTED IN TITLE COMMITMENT FILE NO. NCS-1057994-CHAR, WITH A COMMITMENT DATE OF MARCH 22, 2021, FROM FIRST AMERICAN TITLE INSURANCE COMPANY AND RELISTED BELOW WERE EVALUATED FOR THIS SURVEY. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY BOWMAN CONSULTING.
- EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2004, PAGE 450 AND PLAT BOOK 1967, PAGE 101, WAKE COUNTY REGISTRY.
- AFFECTS LOT 38 AS SHOWN ON SURVEY
 - EASEMENT CONTAINED IN NORTH CAROLINA GENERAL WARRANTY DEED TO TOWN OF HOLLY SPRINGS, A NORTH CAROLINA MUNICIPAL CORPORATION RECORDED IN BOOK 10824, PAGE 2104, WAKE COUNTY REGISTRY.
- AFFECTS LOT 38 AS SHOWN ON SURVEY
 - TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AS PROVIDED IN RESTRICTIONS CONTAINED IN DEED, RECORDED IN BOOK 2056, PAGE 645 (LOT 101), BOOK 2317, PAGE 605 (LOT 104), BOOK 4910, PAGE 845 (LOT 101 AND LOT 104) AND BOOK 1741, PAGE 11 (LOT 38), WAKE COUNTY REGISTRY.
- NOT SHOWN. THESE DEEDS RESTRICT THE LOTS TO RESIDENTIAL USE ONLY.

TITLE COMMITMENT SCHEDULE "B" NOTES:
LOTS 36, AND 37

- PERMANENT DRAINAGE EASEMENT TO TOWN OF HOLLY SPRINGS, A NORTH CAROLINA MUNICIPAL CORPORATION RECORDED IN BOOK 10824, PAGE 2108, WAKE COUNTY REGISTRY. - AFFECTS LOT 37 AS SHOWN ON SURVEY
- EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2004, PAGE 450; PLAT BOOK 1967, PAGE 101, WAKE COUNTY REGISTRY.
- AFFECTS LOT 37 AS SHOWN ON SURVEY
- ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. - NOT A SURVEY ISSUE

TITLE COMMITMENT SCHEDULE "B" NOTES:
LOTS 39, AND 40

- NORTH CAROLINA GENERAL WARRANTY DEED RECORDED IN BOOK 10824, PAGE 2120, WAKE COUNTY REGISTRY. - TEMPORARY CONSTRUCTION EASEMENT HAS EXPIRED.
- NORTH CAROLINA GENERAL WARRANTY DEED RECORDED IN BOOK 15443, PAGE 1631, WAKE COUNTY REGISTRY.
- RIGHT OF WAY TAKING AFFECTS LOT 40 AS SHOWN ON SURVEY
- EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2013, PAGE 1247, WAKE COUNTY REGISTRY.
-NO ISSUES AFFECT THE SURVEYED PROPERTY
- EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2004, PAGE 450, WAKE COUNTY REGISTRY.
-AFFECTS LOT 39 AS SHOWN ON SURVEY

NOTES:

- CONTOUR INTERVAL IS 1FT.
- DISTANCES SHOWN HEREON ARE BASED ON GRID MEASUREMENTS. TO CONVERT GRID DISTANCES TO SURFACE, MULTIPLY BY THE COMBINED SCALE FACTOR.
- THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.0001270985.
- THE DESCRIPTIONS OF THE MONUMENTS FOUND, OR SET, AT THE CORNERS OF THE SUBJECT PROPERTIES ARE AS SHOWN ON THE SURVEY. THE REAL PROPERTY COMPRISING THE LAND DEPICTED ON THIS SURVEY IS SOMETIMES REFERRED TO HEREIN AS THE 'SITE'.
- SOURCES FOR UTILITY INFORMATION PRESENTED ON THIS ALTA/NSPS SURVEY WERE OBTAINED FROM RECORD DATA, AND FIELD SURVEY DATA.
- THE SURVEYED SITE APPEARS TO HAVE ACCESS TO A DEDICATED PUBLIC STREET, OTHER PUBLIC STREET OR PUBLIC RIGHT OF WAY AS SHOWN HEREON.

LEGAL DESCRIPTION:

DESCRIPTION OF 3.5322 ACRES (153,864 SQUARE FEET) OF LAND, LOCATED IN WAKE COUNTY, NORTH CAROLINA, BEING LOTS 36, 37, 38, 39, 40, 101, AND 104 OF SUNSET ACRES SUBDIVISION AS RECORDED IN MAP BOOK 1967, PAGE 101 IN THE RECORDER'S OFFICE OF WAKE COUNTY, NORTH CAROLINA CONVEYED TO CHARLIE AND FLORENCE SMITH, BOOK 1774, PAGE 280, JAMES C. & MARGIE S. SMITH, BOOK 1741, PAGE 11, DENSE S. & TERRY L. FARRAR, BOOK 9964, PAGE 2287, AND JAMES C. & MARGIE A. SMITH BOOK 4910, PAGE 845, IN THE RECORDER'S OFFICE OF WAKE COUNTY, NORTH CAROLINA, SAID 3.5322 ACRES, AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT 40, SAME BEING THE SOUTH CORNER OF THE RIGHT OF WAY MAP OF SUNSET LAKE ROAD AS RECORDED IN MAP BOOK 2013, PAGE 1247, IN THE RECORDER'S OFFICE OF WAKE COUNTY, NORTH CAROLINA;

THENCE S 46°01'32" W, A DISTANCE OF 508.73 FEET, ALONG THE WEST RIGHT OF WAY LINE OF LASSITER ROAD (60' WIDE) TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCQ" SET AT THE SOUTHEAST CORNER OF SAID LOT 101, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 58°18'35" W, A DISTANCE OF 77.88 FEET ALONG THE SOUTH LINE OF SAID LOT 101, TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID LOT 101, SAME BEING THE SOUTHEAST CORNER OF LOT 102 OF SAID SUNSET ACRES, FOR A SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 36°18'26" E, A DISTANCE OF 225.97 FEET ALONG THE COMMON LINE OF SAID LOTS 101 AND 102, TO AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID LOT 101, SAME BEING ON THE SOUTH LINE OF SAID LOT 104;

THENCE, N 42°57'46" W, A DISTANCE OF 204.54 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCQ" SET AT THE SOUTHWEST CORNER OF SAID LOT 104, SAME BEING AT THE NORTHWEST OF LOT 103 OF SAID SUNSET ACRES SUBDIVISION, FOR A WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 35°58'39" E, A DISTANCE OF 143.31 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCQ" SET AT THE NORTHWEST CORNER OF SAID LOT 104, SAME BEING AT THE EAST CORNER OF LOT 105 OF SAID SUNSET ACRES SUBDIVISION

THENCE, N 34°58'47" W, A DISTANCE OF 85.27 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCQ" SET AT THE WEST CORNER OF SAID LOT 36, SAME BEING AT THE SOUTH CORNER OF LOT 35 OF SAID SUNSET ACRES, FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 54°04'26" E, A DISTANCE OF 231.60 FEET TO AN IRON PIPE FOUND AT THE NORTH CORNER OF SAID LOT 36, SAME BEING THE WEST RIGHT OF WAY LINE OF SUNSET LAKE ROAD, FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WEST RIGHT OF WAY LINE OF SUNSET LAKE ROAD THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- S 34°37'21" E, A DISTANCE OF 82.37 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCQ" SET;
- S 34°18'00" E, A DISTANCE OF 52.16 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCQ" SET;
- S 34°10'30" E, A DISTANCE OF 211.93 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCQ" SET;
- S 34°29'43" E, A DISTANCE OF 38.89 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCQ" SET;
- S 5°21'45" W, A DISTANCE OF 23.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.5322 ACRE OF LAND OR 153,864 SQUARE FEET, MORE OR LESS.

SURVEYOR'S CERTIFICATION

TO CIRCLE K STORES, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 7(b), 8, 9, 11, 13, 14, 16, 17, AND 18, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 23, 2021.

DATE

TERRY L. ROWE
PROFESSIONAL LAND SURVEYOR
NO. L-5142 - STATE OF NORTH CAROLINA

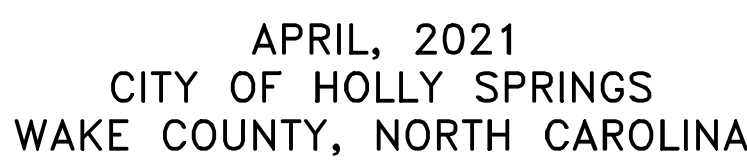
FILE: V:\180001 - Circle K - Schaffer Construction\180001-01-037 (SUR) - Holly Springs NC (SUR)\Survey\Working			
DATE: 04-19-21	DRAWN BY: DLR	CREW: -	
SCALE: 1"=30'	CHECKED BY: T.L.R.	PB #:	-
JOB #: 180001	DRAWING #: 01-037	PLAN #:	-
1	XX	XX.X	MM-DD-YY
NO.	REVISION	BY	DATE

PLOT DATE: Jul 12,2021-2:53pm



Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy. Bldg 3, Suite 220, Austin, Texas 78746
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

ALTA/NSPS LAND TITLE SURVEY
TOTAL 3.5322 ACRES
(153,864 SQUARE FEET)
CITY OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA



BENCHMARK LIST: - NAVD88 GEOID 18

BM 2:
TYPE: NAIL
ELEVATION = 394.16 FEET

BM 102:
TYPE: NAIL
ELEVATION = 386.70 FEET



- | | |
|---|---|
|  | 1/2" IRON ROD W/ PLASTIC CAP
STAMPED "BCG" SET |
|  | IRON PIPE FOUND |
|  | BENCHMARK |
|  | FENCE |
|  | UNDERGROUND STORM LINE |
|  | UNDERGROUND FIBER OPTIC |
|  | SANITARY/WASTEWATER LINE |
|  | WATER LINE |
|  | GAS LINE |
|  | TREE LINE |
|  | DRAINAGE INLET |
|  | DRAINAGE MANHOLE |
|  | TRAFFIC LIGHT |
|  | UTILITY PEDISTAL |
|  | UTILITY POLE |
|  | MONITOR WELL |
|  | CLEAN OUT |
|  | WATER VALVE |
|  | HYDRANT |
|  | RECORD INFORMATION |
|  | INVERT ELEVATION |
|  | POINT OF BEGINNING |

P.O.B.

SHEET 2 OF 2

[illegible]

Bowman
CONSULTING

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