



Town of Holly Springs
Land Use Advisory Committee
3:00 PM **Tuesday, November 1, 2022**

Regular Meeting
Holly Springs Town Hall
Holleman Room

Agenda

1. Call to Order

2. Agenda Adjustment

3. Approval of Minutes

- a. Approve Minutes of July 5, 2022 Land Use Advisory Committee Meeting

4. Requests and Communications

- a. Estes Lane Townes

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 Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 3.a.

Consent Agenda

Title: Approve Minutes of July 5, 2022 Land Use Advisory Committee Meeting

Strategic Priority Area:

Staff Resource:

Action(s):

Motion to Approve the Minutes of the July 5, 2022 LUAC meeting.

Explanation:

- Minutes in draft form are attached for the committee's review.
- If there are any corrections, please call the Deputy Town Clerk at 919-567-4033 in advance of the meeting so that corrected versions of the draft minutes can be circulated for review before adoption.

Background:

Funding Source(s):

Attachment(s):

1. 7.5.22 LUAC Minutes - draft



Town of Holly Springs Land Use Advisory Committee

Minutes: *July 5, 2022*

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, July 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
Mayor Sean Mayefskie
Chris Hills
Irena Krstanovic
LeeAnn Plumer
Kendra Parrish
Ernie Carpico, Planning Board Representative
Dan Berry, Town Council Representative
Chris Deshazor, Planning Board Alternate

Members Absent: Kristi Bennett, Town Council Alternate

Staff Members

Present: Elizabeth Goodson
Sean Ryan
Cheryl Caines
Rachel Jones
Matt Beard
Bronwyn Redus
Kathy White (recording the minutes)

Agenda Item 2: AGENDA ADJUSTMENT

No agenda adjustment was made.

Agenda Item 3: APPROVAL OF MINUTES

Motion to approve minutes of May 3, 2022 as submitted.

Motion: Scott Chase
Second: Dan Berry
Vote: Unanimous

Agenda Item 4: Development Petition(s)

- a. **Lassiter Rd. Convenience Store** - Tim Carter has requested to meet with the Land Use Advisory Committee to discuss the potential development of a convenience store (5,000 square feet) and fueling station on 1.6 acres of land located at the intersection of Holly Springs Road and Lassiter Road.

In attendance for this item was – Tim Carter, Kimley Horn, Christopher Taft, Property owner, and Jason Barron, Morning Star Law Group.

Bronwyn Redus, Development Services, presented the Committee with an overview of the request as presented in the staff report. 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. Because the Neighborhood Mixed Use zoning does not allow fueling stations, the applicant is proposing rezoning to CB CD. This would also require an amendment to the Comprehensive Plan to amend the Future Land Use Plan.

Ms. Redus continued by explaining a few of the concerns that were discussed during the pre-application meeting with UDO compliance.

Rachel Jones, Utilities and Infrastructure discussed how the proposed store would be affected by the CTP, and also discussed how public utilities are available to this site, and that future sewer capacity will need to be addressed upon future development. She then turned it over to Tim Carter, with Kimley Horn.

Mr Carter explained how they plan to connect to Lassiter Road. Showed them the proposed private driveway along the south side of the project. He discussed their landscaping plans and how they would adhere to UDO requirements. He showed how the site is surrounded by wetlands, and how any development would be constrained by them.

Mr. Carter continued that this proposal is intended to restore the applicant's plan for a fueling station based on the old UDO. Now with the new UDO, they are requesting a zoning change that would allow a fueling station. He questions the viability of a multi-family development in this area, given the site constraints from the widening of Holly Springs Roads. He feels current and future residents would appreciate the convenience of having a fueling station in this area. He also asked for clarification on the building height requirements for CB.

Chris Hills thanked the applicants for their presentation and opened the discussion to the committee members. Ms. Redus clarified that a fueling station would have required a Special Use zoning, it was not by right.

Randy Harrington said he appreciated the landscaping goals of their plan. Scott Chase asked if the sewer and water demands would be lower if residential property would be built there. Rachel Jones said that they were looking into that and waiting for the data, but in looking forward, having multi-unit residential built along with this commercial property would increase the demand.

Mr. Harrington expressed that this area is a gateway to Holly Springs, explained what was envisioned for the area, and why it was very important for any developer to keep that in mind. This was seconded by Chris Hills. Ernie Carpico said that while we need more service stations, this might not be the best fit for our Gateway. Chris Deshazor had questions about EV stations, and said that having a restaurant would be welcome here, to keep the “Holly Springs feel”.

Mayor Mayefskie had some questions about what the rear of the building would look like. He said it's very important for this area to look nice. MPT Berry asked questions about sewer capacity for this area. Rachel Jones said it would depend on what kind of restaurant were to be added. He said we've had other interested developers with similar plans for this area, and he doesn't have strong feelings one way or the other with this plan. He has some concerns about the esthetics of their plan. He feels like the developer can make it more intriguing. He believes the developer can find a better balance for this area.

Mr. Carter asked for some clarifications on the public street comments that Development services made during the application process. Chris Hills suggested that the developer continue to meet with staff for ideas that would best fit this area.

Motion/Action Requested: None Required

Agenda Item 5: OTHER BUSINESS

None

Agenda Item 6: ADJOURNMENT

The meeting adjourned at 3:46pm

Motion: Chris Deshazor

Second: Ernie Carpico



Kathryn L. White
LUAC Clerk



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 4.a.

Requests & Communications

Title: Estes Lane Townes

Strategic Priority Area:

Staff Resource:

Action(s):

- No action is requested. The purpose of this agenda item is to provide feedback and guidance to the developer regarding a potential rezoning and comprehensive plan amendment for the properties in question.

Explanation:

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

Background:

- The applicant had a general inquiry meeting with staff on August 10, 2022.
- The applicant held a neighborhood meeting on September 9, 2022.
- The applicant had a Sketch Plan meeting with staff on September 15, 2022. The Land Development Division Manager and Development Services Director recommended that the applicant request feedback from the Land Use Advisory Committee before moving forward. The recommendation was based on the proposed use and zoning being inconsistent with the Future Land Use designation. The applicant has proposed a zoning and Comprehensive Plan designation to allow an attached dwelling development on a site with a Comprehensive Plan designation that only allows detached dwellings.

Funding Source(s):

N/A

Attachment(s):

1. Estes Townes LUAC Staff Report_11012022
2. Estes Lane Townes Petition & Plans
3. Residential Neighborhood_Land Use Character Plan
4. Mixed Residential Neighborhood_Land-Use-Character-Plan



THE TOWN OF

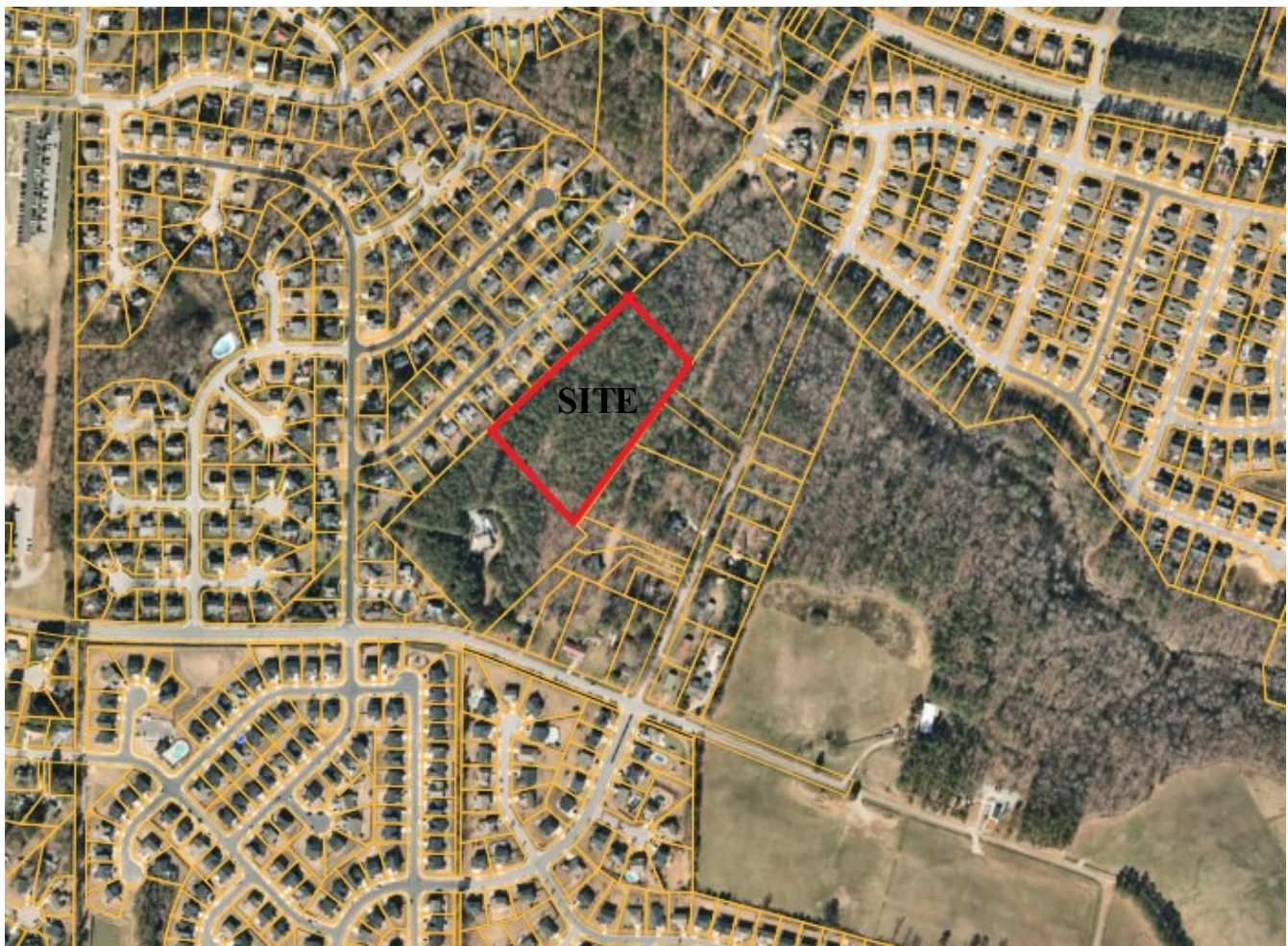
Holly Springs

Land Use Advisory Committee

Subject Title: Estes Lane Town Homes
Meeting Date: November 1, 2022
Presenter: Brett Gosney, Rachel Jones, Development Services
Attachments: LUAC Application, Site Plan

Topic Highlights/Summary

Clifton P. Minsley has requested to meet with the Land Use Advisory Committee to discuss the potential development of an attached dwelling community (maximum of 45 units) on six (6) acres of land located off of Estes Lanes. The applicant provided a site plan package with the request. The site plan has not been extensively reviewed by staff and may not meet all Unified Development Ordinance standards; however, it has been provided as a visual aid for feedback from the committee.



Staff Analysis of Proposed Concept

Future Land Use Plan Compatibility

The Future Land Use Map designates the project area as Residential Neighborhood. The surrounding properties share the same designation of Residential Neighborhood with the exception of those to the North being Mixed Residential Neighborhood.



Residential Neighborhood:

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

Key features of development of Residential Neighborhood:

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.
- Informal (unmarked) parking may be 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.
- 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 near the edges of the neighborhood and smaller lots 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

- Residential building types are limited to single dwelling detached residential, including accessory dwelling units, in a variety of sizes. Single dwelling attached and multi-dwelling are not allowed.
- Civic buildings, including schools, may be appropriate in some Residential Neighborhood areas.
- Buildings may be up to 3 stories in height.

Transportation Network

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

Mixed Residential Neighborhood

This **Mixed Residential Neighborhood** designation envisions neighborhoods with several housing types – single dwelling detached, single dwelling attached, and multi-dwelling in order to provide a range of home choices. Other characteristics of these neighborhoods include well connected street and open space network for community gathering, tree preservation, and short walks to parks. Densities are highest around a central gathering space and transition to lower densities adjacent to existing traditional neighborhoods. The proposed transitional housing type should be compatible with the adjacent neighborhoods.

Key features of development of Mixed Residential Neighborhood:

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.

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.

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.

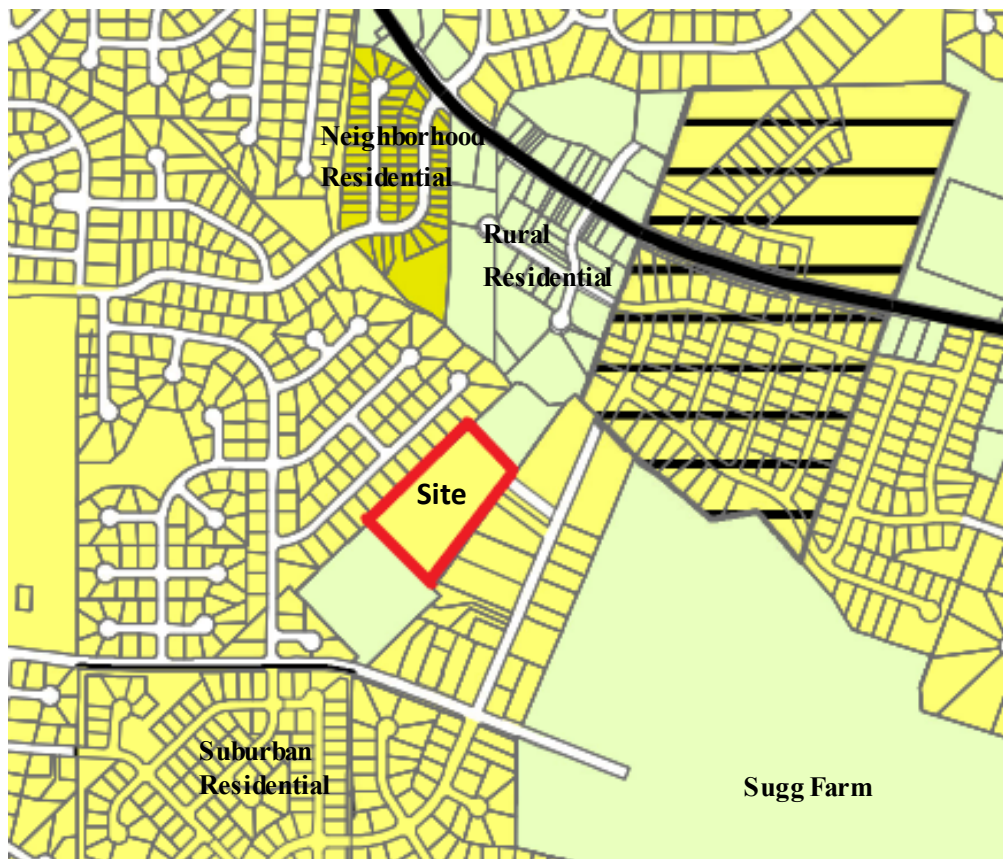
Future Land Use Analysis

The development is not consistent with key themes from the Land Use & Character Plan because the character area of Residential Neighborhood allows for only one housing type of single detached dwellings. This plan asserts that this assemblage of properties should be developed with single detached dwellings with varying lot sizes to create a mix of densities throughout the neighborhoods.

The alternative as proposed by the applicant is to amend the Comprehensive Plan - Land Use and Character Plan designation for the site to Mixed Residential Neighborhood and rezone the site to NCR CD Neighborhood Center Residential Conditional District. This Mixed Residential Neighborhood designation envisions neighborhoods with several housing types where densities transition from multi-family and attached dwellings to detached dwellings adjacent to existing traditional neighborhoods. The proposal is for only attached dwellings with no transition to detached dwellings adjacent to existing detached homes.

Zoning Compatibility

The project area is zoned SR Suburban Residential. The SR Suburban Residential District is established to protect, promote and maintain the 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. For those properties in walking and biking distance to Commercial & Mixed-Use Districts, this district is expected to be compact in form with densities that support the development of traditional style neighborhoods.



The applicant is requesting consideration of rezoning to NCR CD Neighborhood Center Residential Conditional District. This district encourages the creation of highly walkable neighborhoods in

proximity to Commercial & Mixed-Use Districts with a range of predominately residential types including detached and attached dwellings, small-scale apartment dwellings, and limited public and institutional uses. The Neighborhood Center Residential District also supports infill dwellings on small pockets of previously undeveloped land adjacent to existing development. Because the Suburban Residential zone does not allow attached dwellings, the applicant is proposing NCR Neighborhood Center Residential.

Uses permitted by right include attached dwelling, detached dwelling, family care home, residential care facilities, bed and breakfasts, civic buildings, and religious uses.

RR Rural Residential, SR Suburban Residential and NR Neighborhood Residential are the zoning districts identified in the Unified Development Ordinance to implement the Residential Neighborhood Land Use designation. NR Neighborhood Residential and NCR Neighborhood Center Residential are the zoning districts identified in the Unified Development Ordinance to implement the Mixed Residential Neighborhood Land Use designation. The most appropriate district would be determined based on compatibility with adjacent properties. The site has residential uses on the all sides.

With a Conditional Zoning District (CD), applicants can propose flexible development standards such as different building setbacks, landscape buffers, parking ratios or architectural standards. The applicant is proposing a Conditional Zoning District to propose alternative development standards, though it is not clear what the specific proposals will be at this time. The following architectural elevations were provided to Town Staff at the applicant's Pre-Submittal Meeting on June 9, 2022.

Transportation

Comprehensive Transportation Plan (CTP)

The Town's updated Comprehensive Transportation Plan (CTP) and new Traffic Study Policy was adopted by Town Council on May 17th, 2022. Any project submitting into the Town's review process will adhere to these new standards and policies.

Road Improvements:

According to the Comprehensive Transportation Plan (CTP) and Unified Development Ordinance (UDO), right-of-way dedication and construction of widening to meet ½ of the ultimate street cross section, across the proposed project property frontages is required. This property has frontage along an undeveloped right-of-way which leads to Estes Lane. Estes Lane is shown on the CTP as a 2-lane neighborhood collector/local street.

Traffic Impact Analysis (TIA):

In accordance with the Town's new Traffic Study Policy, a Traffic Study may be required at the time of the Rezoning submittal. It will analyze the impact of the development on the Town's and NCDOT's adjacent transportation facilities and recommend improvements required to mitigate the project impact. All improvements identified during the TIA review process, and required by the NCDOT and Town, 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.

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.

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. The LUAC should provide guidance as to whether a rezoning and comprehensive plan amendment is appropriate for this location.

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:

- Change of the Future Land Use designation from Residential Neighborhood to Mixed Residential Neighborhood. Townhomes are not permitted in the Residential Neighborhood. The applicant believes that a small pocket of townhomes in this location, given proximity to parks, greenways and downtown, is appropriate and will add to the housing mix, providing critical housing alternatives in an area where there are no other townhomes.

Note: The site plan package provided with the applicant's submission has not been extensively reviewed by staff and may not meet all Unified Development Ordinance standards. This has been provided as a visual aid for feedback from the committee.

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	
Brett Gosney				

For Department Use Only:
LUAC Discussion/Action

TOWN OF HOLLY SPRINGS LAND USE ADVISORY COMMITTEE REQUEST & COMMUNICATION PACKET

DPM Appendix #A.19
March 2022



General Information

Following a General Inquiry or Sketch Plan Review (pre-submittal) meeting with Staff, if it is determined that a petition for a Rezoning, Comprehensive Plan Amendment, UDO Text Amendment, Development Plan or Major Subdivision Plan will be requested, or if the proposed project is not in conformance with the Town's Comprehensive Plan, staff may recommend that the Petitioner meet with the Land Use Advisory Committee (LUAC) prior to filing a development petition.

FOR MORE INFORMATION:

Current Fee Schedule:
www.hollyspringsnc.us/2170/Development-Services

Land Use Advisory Committee Meeting Schedule:
The Technical Review Committee meets as needed the first Tuesday of each month at 3pm.

To be placed on the next available LUAC agenda, submit a LUAC Request & Communication Application and any supporting documentation to Development Services by 4:30 pm on Friday, a minimum of 3 weeks prior to the scheduled meeting date. LUAC meeting agendas will have a maximum of two (2) items for Requests & Communications. Items will be scheduled in the order that applications are submitted. An application requesting for a project to be placed on an additional agenda cannot be submitted until the Monday after the item was reviewed by the LUAC.

Submittal Requirements

All information required as part of your petition must be submitted as one (1) pdf file on the Holly Springs City View Portal: <https://cityview.hollyspringsnc.us/portal>. You must register an account and then click on "Apply for a Planning & Zoning Review" underneath "Preliminary Development Approval."

Only complete submittals will be processed.

The following items must be submitted with the LUAC Request & Communication Application to be deemed a complete submittal:

- ☒ Application Form
- ☒ Processing Fees (make check payable to: Town of Holly Springs)

Submit 1 copy of the following (PDF version):

- ☒ Project Description Statement, or for projects previously presented to the LUAC, a description of changes made to the proposal since the last LUAC meeting.
- ☒ Plans sized to 24" x 36"

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: November 1, 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: Estes Lane Towns

Project Location: 0 Grigsby Avenue, Holly Springs NC 27540 (Located in the northwest quadrant of Grigsby Avenue and Estes Lane)

Use street address. If none, use the closest intersection

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

PIN(s): 0658388919

Project Acreage: 60

General Inquiry Meeting Date: Sketch Plan Review: 09/15/2022

Neighborhood Center Residential - Conditional

Current Zoning: Suburban Residential (SR) Proposed Zoning: District (NCR-CD)

Current Future Land Use Designation: 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)*

1. Change in Future Land Use Designation from Residential Neighborhood to Mixed Residential Neighborhood. Townhomes are not permitted in the Residential Neighborhood. The applicant believes that a small pocket of townhomes in this location, given proximity to parks, greenways and downtown, is appropriate and will add to the housing mix, providing critical housing alternatives in an area where there are no other townhomes.

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 Clifton P. Minsley Company Grigsby Ave 1, LLC

Mailing Address 3301 Atlantic Avenue

City Raleigh State NC Zip 27604-1658

Telephone # (919) 302-1032 E-Mail cliff@10federal.com

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

Name Nikunjibhai Pael Company Patel Vadi, LLC

Mailing Address 113 Amacord Way

City Holly Springs State NC Zip 27540

Telephone # (919) 244-4489 E-Mail nirav6483@yahoo.com

COMMUNITY DESIGN MANUAL

ESTES LANE TOWNS – HOLLY SPRINGS, NORTH CAROLINA

September 23, 2022

TABLE OF CONTENTS

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- Vision

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- Design Standards
- Development Standards
- Landscape and Open Space
- Proposed Modifications

PROJECT TEAM

Developer:

Grigsby Ave 1, LLC

8811 Westgate Park Drive
Raleigh, NC 27617



Land use Counselors:

Morningstar Law Group

421 Fayetteville Street, Suite 530
Raleigh, NC 27601



Planning/Engineering:

BGE Inc

5440 Wade Park Blvd, Suite 102
Raleigh, NC 27607



Architect:

Scott Gardner Architect, PLLC

102 Fountain Brook Circle
Cary, NC 27511

INTRODUCTION

PURPOSE AND APPLICATION

This Community Design Manual was developed for the Estes Lane Towns to accompany a Neighborhood Center Residential Conditional District zone change. As a zoning condition, this Manual is intended to help facilitate the creation of a high quality, pedestrian oriented, infill community within walking distance of Holly Springs vibrant downtown business district. The purpose of this Design Manual is to ensure the site is developed with a higher level of quality and caliber of design than would otherwise be required by the Town of Holly Springs existing architectural standards and Unified Development Ordinance.

This Design Manual utilizes conceptual images to convey design elements which speak to caliber of design, quality and type of materials, and other elements that may be used to create a unique sense of place. As a result, the actual project may vary from the Town's architectural standards, but the overall design will include material and design elements substantially similar to those pictured and described in the Manual.

This Manual is also designed to provide the developer with opportunities for flexibility and creativity in achieving the committed level of design and quality. The pictures and descriptions are conceptual examples of the high quality of materials and design envisioned for the project. The materials, architectural features, and open space components depicted are not intended to be exclusive or exhaustive examples of design elements. Instead, these elements are intended to be used as examples of acceptable open space amenities and streetscape elements. Guideline elements are intended to be applied in a manner that promotes variability and variation, in order to achieve the overall goal of creating a high-quality, walkable community.

VISION

The Estes Lane Towns are situated on a 6-acre parcel of land located just 1/2 mile east of Womble Park 1.4 miles from heart of downtown Holly Springs. This small infill community will result in an enclave of high-quality townhomes located within walking distance of many of the opportunities Holly Springs has to offer. In addition, the elements outlined in this Design Manual will guide the creation of a walkable community with an active pedestrian streetscape and inviting open space amenities.

Estes Lane Towns will accomplish the design objectives by:

- Utilizing traditional architectural to create clean and sophisticated elevations that frame the streets of the development;
- Constructing all alley accessed homes, thus shifting the automobile-oriented activities to the rear of the buildings, leaving the streetscape free and clear for safe pedestrian-oriented activities, such as front stoops, on-street parking, active open space areas, and street trees;
- Incorporating attractive hardscape and landscape elements within the main Active Open Space area; and
- Utilizing high quality materials to construct the townhomes, hardscapes, and landscaping.

LAND USE AND ZONING

LAND USE

The site of the proposed Estes Lane Towns project is in the northwest quadrant of Grigsby Avenue and Estes Lane. The current zoning for this parcel is Suburban Residential (SR) and Holly Spring's Future Land Use Map identifies the site as a Residential Neighborhood.

ZONING

The property is currently zoned Suburban Residential (SR). We are requesting a zone change to Neighborhood Center Residential – Conditional District (NCR-CD), which will allow for a slightly higher density development that adds a new product type in this key infill location proximate to downtown.

PERMITTED USE

The use is restricted to a maximum of 45 Townhomes (Attached Dwellings), all accessed via private alley in rear of the units.

PROPOSED COMMUNITY

PROPOSED COMMUNITY

The Estes Lane Towns will be a high-quality, pedestrian-oriented enclave of townhomes located within walking distance of Womble Park and downtown Holly Springs. The project will consist of up to 45 alley accessed townhomes and associated open space, buffers and tree preservation areas. The design will emphasize the pedestrian experience by relegating automobile activities to the rear of the homes, thus leaving the streetscape free and clear for safe pedestrian-oriented activities, such as front stoops, on-street visitor parking, active open space areas, and street trees. The site will provide a main Active Recreation Area for use by all residents. This area will contain pedestrian amenities such as walkways, pedestrian seating, useable lawn area and decorative planting beds.

The proposed development is surrounded by vacant or underdeveloped property on three sides, with single-family lots located to the west. To provide a transition between the single-family lots to the west, the development proposes a 15-foot Type B buffer, which is three times the width of the buffer required by the UDO.



PEDESTRIAN ORIENTED STREETSCAPES



PEDESTRIAN SEATING



DECORATIVE PLANTING BEDS



PEDESTRIAN WALKWAYS



USEABLE LAWN AREA

PROPOSED COMMUNITY

DESIGN STANDARDS

Building and Site Design shall be in accordance with UDO Section 8, except as modified in this section:

Alley Access

All townhomes will have rear facing garages accessed via alleys to create a pedestrian friendly streetscape that is free of garages and driveways.

Permitted Building Materials

- Brick
- Cut stone
- Fiber cement lap siding
- Fiber cement or vinyl trim boards
- Vinyl windows
- Metal and or wood railings
- Colors – Use of a variety of earthtone colors arranged to prevent monotony

Development Standards

OWNER	PATEL VADI LLC		
DEVELOPER	GRIGSBY AVE 1, LLC		
PIN	0658-38-8919		
REAL ESTATE ID	118367		
EXISTING ZONING	SR		
PROPOSED ZONING	NCR-CD		
FUTURE LAND USE	RESIDENTIAL NEIGHBORHOOD		
SITE AREA	6.0 AC		
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	NONE		
EXISTING USE	VACANT		
PROPOSED USE	TOWNHOMES (ALLEY LOADED)		
NUMBER OF UNIT	45 MAXIMUM		
DENSITY W/CD	MAXIMUM	12 UNITS/AC	
	PROPOSED	7.5 UNITS/AC	

PERIMETER BUFFERS		REQUIRED	PROPOSED
	NORTH	5' TYPE A	5' TYPE A
	SOUTH	5' TYPE A	5' TYPE A
	EAST	5' TYPE A	5' TYPE A
	WEST	5' TYPE A	15' TYPE B

OPEN SPACE			
	TOTAL (30%)	1.8 AC	1.8 AC
	TREE PRESERVATION AREA (20%)	1.2 AC	1.2 AC
	ACTIVE RECREATION AREA (5%)	0.3 AC	0.3 AC
	FLEXIBLE SPACE (5%)	0.3 AC	0.3 AC

TOWNHOME SETBACKS			
	LOT WIDTH (MINIMUM)	18	18
	FRONT (MINIMUM)	5	5
	FRONT (MAXIMUM)	15	15
	SIDE - CORNER	5	5
	SIDE - INTERIOR	5	5
	REAR	20	NA
	REAR ALLEY CENTERLINE	15	15

BUILDING HEIGHT	MAX HEIGHT	35'	
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ATTACHED DWELLING AND APARTMENT ALLOCATION			
	MINIMUM UNITS	10%	100%
	MAXIMUM UNITS	100%	100%

NON-RESIDENTIAL USE ALLOCATION BY ACREAGE			
	25 ACRES OR LESS (MAXIMUM)	5%	0%

DESIGN STANDARDS

LANDSCAPE AND OPEN SPACE

Key Elements

- Plants shall be selected for their hardiness, seasonal color and a diversity of textures.
- The Main Active Open Space area shall include a minimum of three (3) of the following elements:
 - Pedestrian walkways
 - Public Art
 - Pergola
 - Fire Pit
 - Monarch waystation
 - Bike rack
 - Ornamental plantings beds
- Street trees shall be required to be placed every 40 feet along the interior streets and shall be located within the public right-of-way.
- The minimum overall open space provided shall be 1.8 acres or 30% of the site.



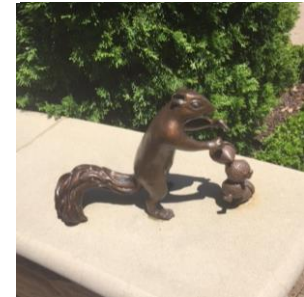
PERGOLA



BIKE RACK



FIRE PIT



PUBLIC ART



ORNAMENTAL PLANTING BED



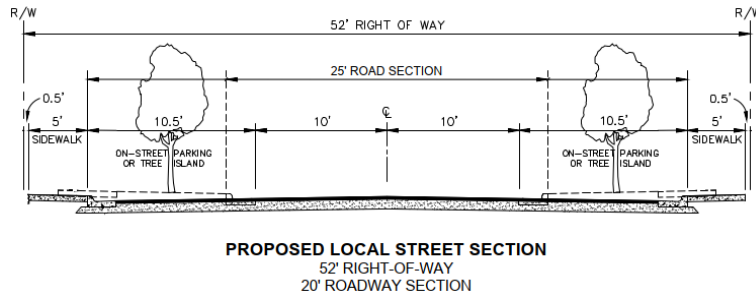
MONARCH WAYSTATION

PROPOSED MODIFICATIONS

Proposed Modifications

1. Street Cross Sections:

To facilitate a pedestrian oriented streetscape, an alternative street section has been proposed within the Master Plan which allow for parallel on-street parking with street trees inside the public right-of-way.



2. Perimeter Buffers:

The proposed development acknowledges the existing single-family subdivision to the west known as the Valleyfield Subdivision and as necessary to minimize potential adverse impacts, proposes a 15' Type B buffer, this in an increase above the minimum perimeter buffer standard that would otherwise be required.

ESTES LANE TOWNS

ESTES LANE
HOLLY SPRINGS, NC 27540

CONDITIONAL DISTRICT MASTERPLAN

PROJECT NUMBER:

DATE: SEPTEMBER 23, 2022

REVISED:

ESTES LANE TOWNS

ESTES LANE
HOLLY SPRINGS, NC 27540

CONDITIONAL DISTRICT MASTERPLAN

PROJECT NUMBER:

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ESTES LANE
HOLLY SPRINGS, NC 27540

CONDITIONAL DISTRICT MASTERPLAN

PROJECT NUMBER:

DATE: SEPTEMBER 23, 2022

REVISED:

SHEET INDEX

- ## SHEET INDEX
- | | |
|-----|---------------------------|
| C-1 | COVER SHEET |
| C-2 | EXISTING CONDITIONS PLAN |
| C-3 | MASTERPLAN |
| C-4 | CONCEPTUAL UTILITY PLAN |
| L-1 | CONCEPTUAL LANDSCAPE PLAN |

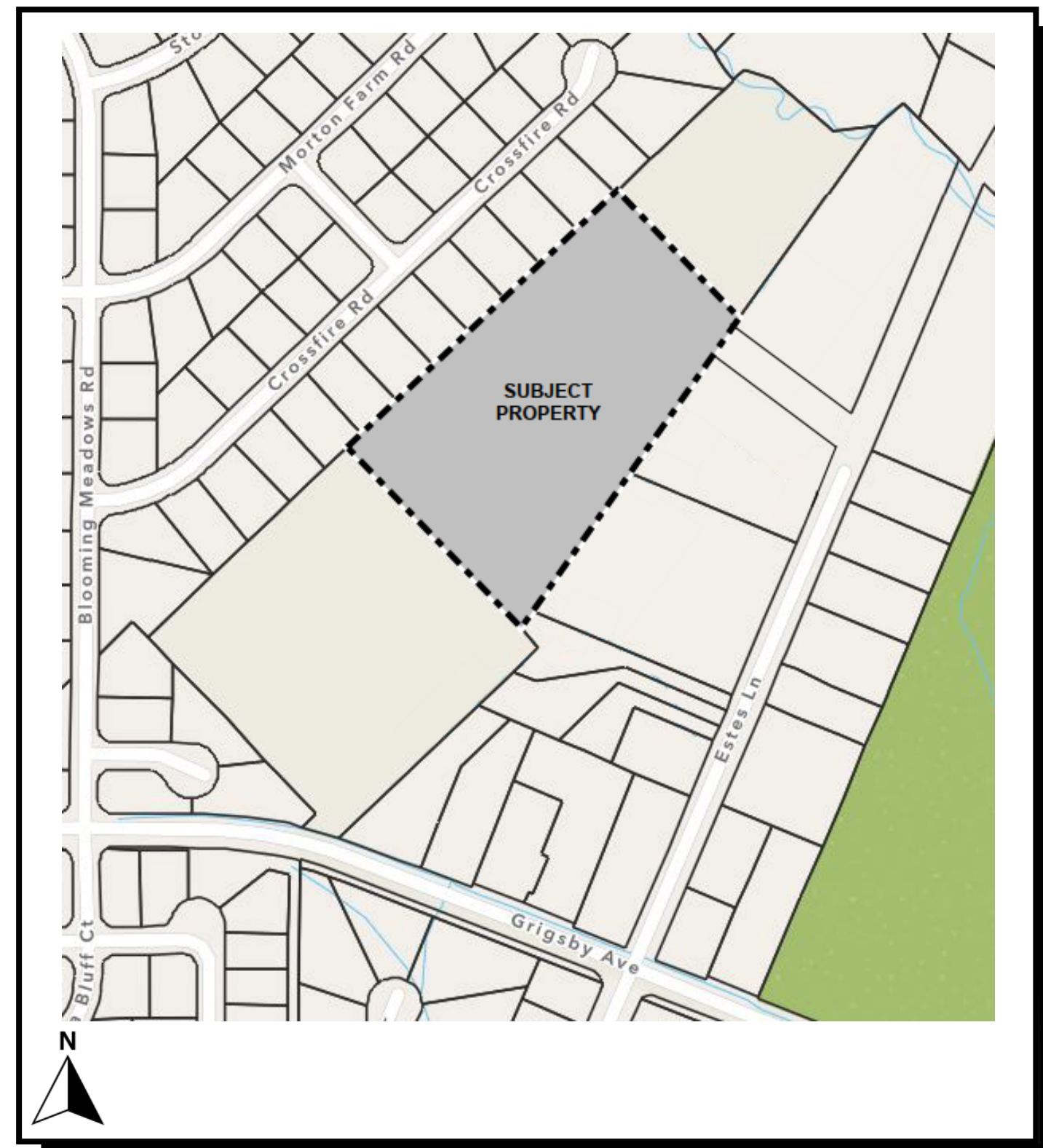
GENERAL NOTES

GENERAL NOTES

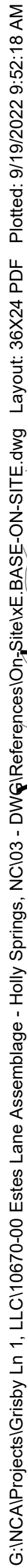
1. VEHICULAR AND PEDESTRIAN FACILITIES, AS WELL AS OPEN SPACE FEATURES ARE CONCEPTUAL AT THIS STAGE IN THE PROCESS. THE FINAL LOCATION WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN AND WILL BE SUBSTANTIALLY SIMILAR TO THE APPROVE MASTERPLAN AND IN COMPLIANCE WITH ALL STANDARDS SET FORTH IN THE TOWN OF HOLLY SPRINGS UDO, STANDARDS, POLICIES AND GUIDELINES.
2. EXCEPT AS ILLUSTRATED ON THE MASTERPLAN, ALL DEVELOPMENT ON SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS UDO, AND SHALL CONSTITUTE THE ZONING CONDITIONS FOR THE PROPERTY.
3. ALL MODIFICATIONS TO THE MASTERPLAN SHALL BE APPROVED IN ACCORDANCE WITH UDO SECTION 11.16.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON WAKE COUNTY GIS DATA.
5. LOCATION OF ACCESS POINTS AND INTERNAL ROADWAYS SHOWN ARE CONCEPTUAL. THE FINAL LOCATIONS OF THESE FACILITIES WILL BE DETERMINED AT

SITE DATA TABLE

SITE DATA TABLE			
OWNER	PATEL VADI LLC		
DEVELOPER	GRIGSBY AVE 1, LLC		
PIN	0658-38-8919		
REAL ESTATE ID	118367		
EXISTING ZONING	SR		
PROPOSED ZONING	NCR-CD		
FUTURE LAND USE	RESIDENTIAL NEIGHBORHOOD		
SITE AREA	6.0 AC		
RIVER BASIN	NEUSE		
WATERSHED OVERLAY	NONE		
EXISTING USE	VACANT		
PROPOSED USE	TOWNHOMES (ALLEY LOADED)		
NUMBER OF UNIT	45 MAXIMUM		
DENSITY W/CD	MAXIMUM	12 UNITS/AC	
	PROPOSED	7.5 UNITS/AC	
PERIMETER BUFFERS			
	NORTH	REQUIRED 5' TYPE A	PROPOSED 5' TYPE A
	SOUTH	5' TYPE A	5' TYPE A
	EAST	5' TYPE A	5' TYPE A
	WEST	5' TYPE A	15' TYPE B
OPEN SPACE			
	TOTAL (30%)	1.8 AC	1.8 AC
	TREE PRESERVATION AREA (20%)	1.2 AC	1.2 AC
	ACTIVE RECREATION AREA (5%)	0.3 AC	0.3 AC
	FLEXIBLE SPACE (5%)	0.3 AC	0.3 AC
TOWNHOME SETBACKS			
	LOT WIDTH (MINIMUM)	18	18
	FRONT (MINIMUM)	5	5
	FRONT (MAXIMUM)	15	15
	SIDE - CORNER	5	5
	SIDE - INTERIOR	5	5
	REAR	20	NA
	REAR ALLEY CENTERLINE	15	15
BUILDING HEIGHT			
	MAX HEIGHT	35'	
ATTACHED DWELLING AND APARTMENT ALLOCATION			
	MINIMUM UNITS	10%	100%
	MAXIMUM UNITS	100%	100%
NON-RESIDENTIAL USE ALLOCATION BY ACREAGE			
	25 ACRES OR LESS (MAXIMUM)	5%	0%

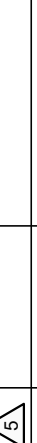


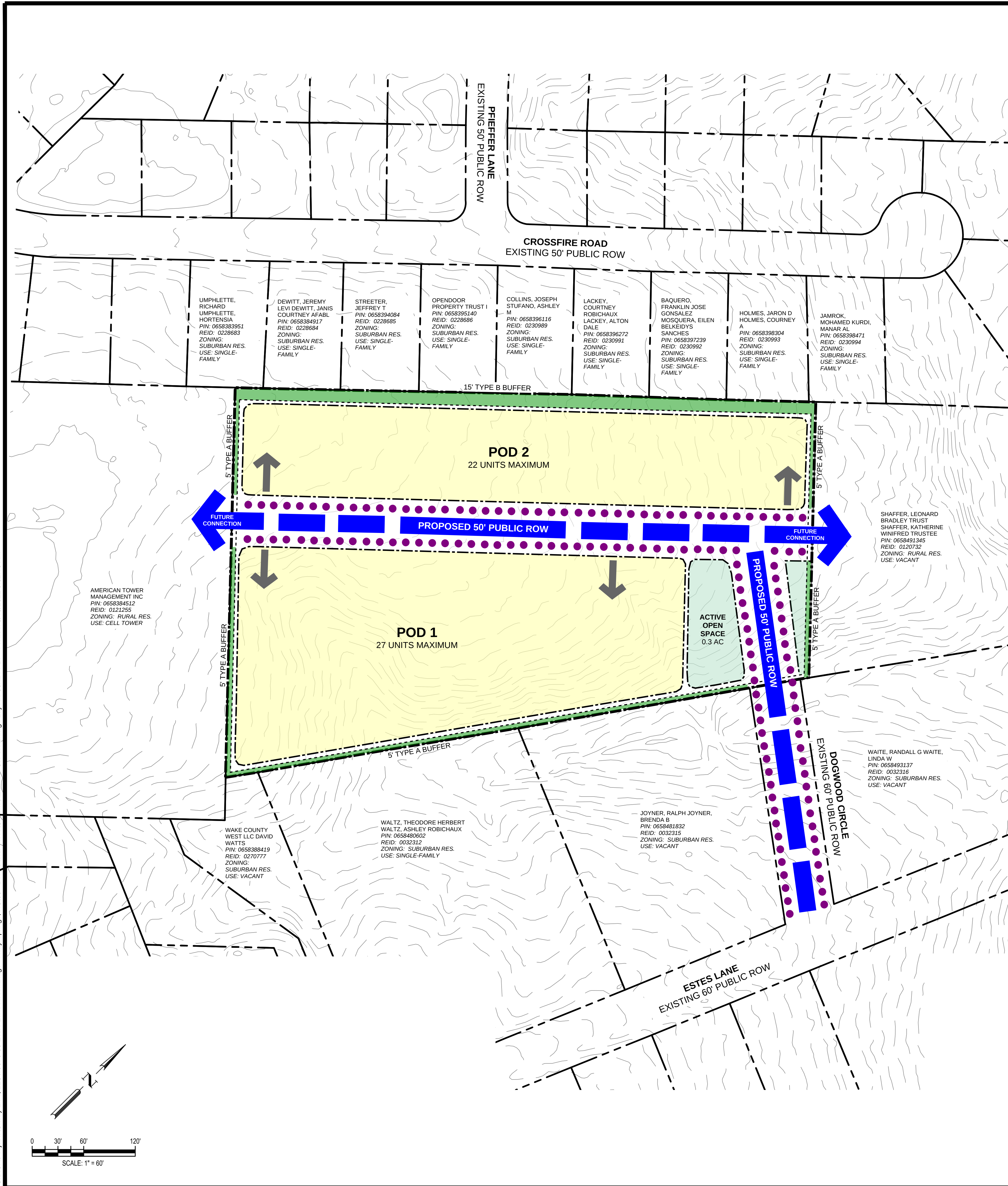
VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1. BOUNDARY, TOPOGRAPHIC AND EXISTING UTILITY INFORMATION BASED ON WAKE COUNTY GIS DATA.

ESTES LANE TOWNS ESTES LANE HOLLY SPRINGS, NC 27540	EXISTING CONDITIONS PLAN	DEVELOPER: GRIGSBY AVE 1, LLC 8811 WESTGATE PARK DRIVE RALEIGH, NC 27617	 5440 WADE PARK BLVD, SUITE 102 RALEIGH, NC 27607 WWW.BGE.ING.COM NC LICENSE KC-4397 ©2022	DESIGNED BY:	BZ	△	
				DRAWN BY:	DJ	△	
				REVIEWED BY:	BZ	△	
						△	
FILE NUMBER: 10670-00		DATE: 09/23/22		C-2			



SITE DATA TABLE		
OWNER	PATEL VADI LLC	
DEVELOPER	GRIGSBY AVE 1, LLC	
PIN	0658-38-8919	
REAL ESTATE ID	118367	
EXISTING ZONING	SR	
PROPOSED ZONING	NCR-CD	
FUTURE LAND USE	RESIDENTIAL NEIGHBORHOOD	
SITE AREA	6.0 AC	
RIVER BASIN	NEUSE	
WATERSHED OVERLAY	NONE	
EXISTING USE	VACANT	
PROPOSED USE	TOWNHOMES (ALLEY LOADED)	
NUMBER OF UNIT	45 MAXIMUM	
DENSITY W/CD	MAXIMUM	12 UNITS/AC
	PROPOSED	7.5 UNITS/AC

PERIMETER BUFFERS		REQUIRED	PROPOSED
	NORTH	5' TYPE A	5' TYPE A
	SOUTH	5' TYPE A	5' TYPE A
	EAST	5' TYPE A	5' TYPE A
	WEST	5' TYPE A	15' TYPE B

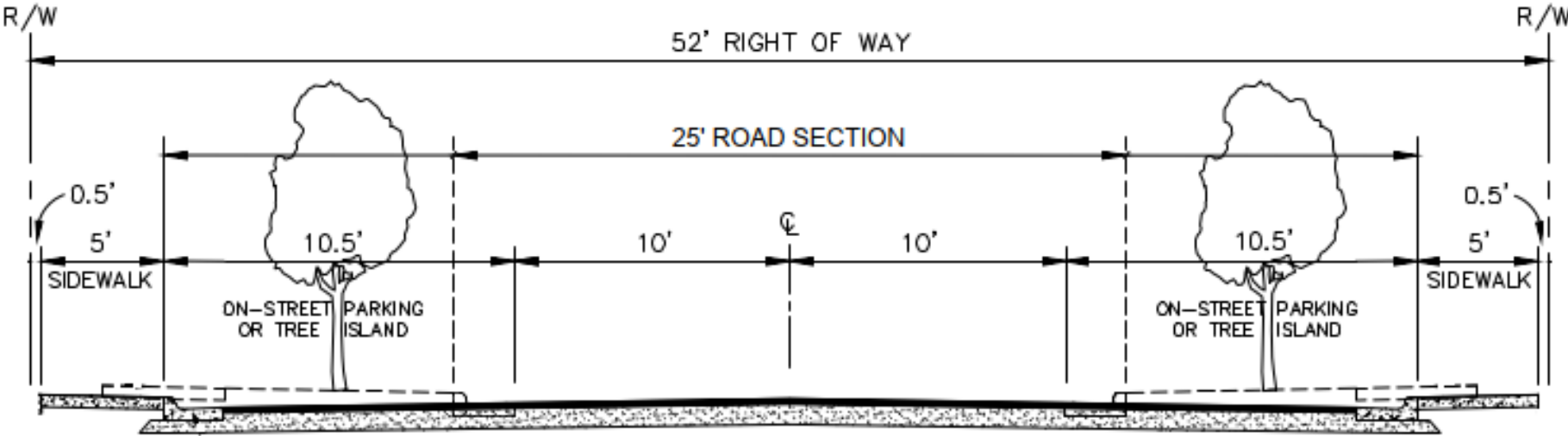
OPEN SPACE			
	TOTAL (30%)	1.8 AC	1.8 AC
	TREE PRESERVATION AREA (20%)	1.2 AC	1.2 AC
	ACTIVE RECREATION AREA (5%)	0.3 AC	0.3 AC
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	LOT WIDTH (MINIMUM)	18	18
	FRONT (MINIMUM)	5	5
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	SIDE - CORNER	5	5
	SIDE - INTERIOR	5	5
	REAR	20	NA
	REAR ALLEY CENTERLINE	15	15

BUILDING HEIGHT	MAX HEIGHT	35'
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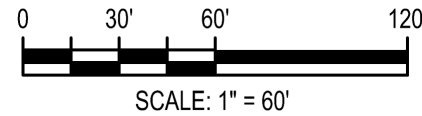
ATTACHED DWELLING AND APARTMENT ALLOCATION			
	MINIMUM UNITS	10%	100%
	MAXIMUM UNITS	100%	100%

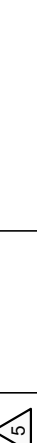
NON-RESIDENTIAL USE ALLOCATION BY ACREAGE			
	25 ACRES OR LESS (MAXIMUM)	5%	0%



- ## LEGEND
- | | |
|---|---|
|  | PROPOSED VEHICULAR CIRCULATION (PUBLIC) |
|  | FUTURE ROAD CONNECTION (PUBLIC) |
|  | PROPOSED ALLEY ACCESS (PUBLIC OR PRIVATE) |
|  | ACTIVE OPEN SPACE |
|  | BUFFER/PASSIVE OPEN SPACE |
|  | RESIDENTIAL TOWNHOMES |
|  | PEDESTRIAN SIDEWALKS |

NOTE: ELEMENTS SHOWN ARE CONCEPTUAL AND MAY SHIFT AT THE TIME OF DEVELOPMENT PLAN IF DEEMED SUBSTANTIALLY SIMILAR TO MASTERPLAN BY THE PLANNING DIRECTOR.



ESTES LANE TOWNS ESTES LANE HOLLY SPRINGS, NC 27540	UTILITY PLAN	DEVELOPER: GRIGSBY AVE 1, LLC 8811 WESTGATE PARK DRIVE RALEIGH, NC 27617	 5440 WADE PARK BLVD, SUITE 102 WAKE FOREST, NC 27157 WWW.BGE.ING.COM NC LICENSE #C-4397 ©2022	DESIGNED BY:	BZ	△	
				DRAWN BY:	DJ	△	
				REVIEWED BY:	BZ	△	
						△	
						△	
FILE NUMBER: 10670-00	DATE: 09/23/22				REV	DATE	DESCRIPTION
C-4							



• Photo credit: nearmap

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



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 front-loaded driveways, while smaller lots may be served by rear alleys.
- Informal (unmarked) parking may be 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.
- 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 near the edges of the neighborhood and smaller lots 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

- Residential building types are limited to single dwelling detached residential, including accessory dwelling units, in a variety of sizes. Single dwelling attached and multi-dwelling are not allowed.
- Civic buildings, including schools, may be appropriate in some Residential Neighborhood areas.
- Buildings may be up to 3 stories in height.

Transportation Network

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



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.

Some of the areas shown on the FLUM as **Mixed Residential Neighborhood** are small pockets of previously undeveloped land adjacent to existing development. In these cases, the types of housing introduced should be compatible with the adjacent neighborhoods, and appropriate transitions should be provided between different housing types.

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 front-loaded 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.

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.

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.



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 Mixed Residential Neighborhood. This illustration depicts a variety of housing types including rowhouses, a multiplex, and a single dwelling home. Parking is in the rear and streets include sidewalks, street trees, and on-street parking.

