



Agenda

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Invocation

5. Agenda Adjustment

6. Minutes

- a. May 23, 2023 Planning Board Minutes

7. Town Council Meeting Representative

8. Public Comment Notes on the Comment Period -Each speaker may speak up to 3 minutes, and the total comment period will be 15 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Although the Council is interested in hearing your concerns, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

9. Zone Map Change Petitions

- a. Cass Holt Crossing Rezoning 22-REZ-15

10. Other Business

- a. Committee Reports
- b. Town Council Official Action Overview
- c. Development Services Report
- d. Other Business

11. 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
PLANNING BOARD MEETING MINUTES
Tuesday, May 23, 2023 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on May 23, 2023. At 7:00 after determining a quorum was present, Chair Deshazor called the meeting to order.

Staff Members Present: Elizabeth Goodson, Land Development Division Manager
Sean Ryan, Planning Manager
Cheryl Caines, Snr Planner
Catherine Jacobs, Engineering Manager
Brett Gosney, Planner I
Matt Beard, Parks & Rec
Steidrick Baker, Plans Reviewer I - Development
James Smith, Plans Reviewer I – Development
Nikki St. Pierre, Board Clerk

The Board completed roll call.

Members Present: Chris Deshazor, Chair
Rick Madoni, Vice-Chair
Courtney Patterson
Ernie Carpico
Joanna Holder
Josh Prizer
Van Crandall
Roger Bess
Thomas Urquhart

Members Absent: None

The Board recited the pledge of Allegiance and the meeting opened with an invocation by Van Crandall.

Agenda Item #5: Agenda Adjustments

Motion:

Motion by:

Second by:

Action:

Agenda Item #6: Minutes

a. April 25, 2023 Minutes

Mr Prizer states the Meeting Minutes of April 25, 2023 will need to be adjusted. He was not in attendance, but is listed on page 7, as commenting.

Motion:

Motion to approve the adjusted April 25, 2023 Minutes.

Motion by: Mr Madoni

Second by: Ms. Patterson

Action: The Planning Board voted in favor of the Motion. (9-0)

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
 - June 6 Roger Bess
 - June 20 Joanna Holder

Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board.

Agenda Item #9: Zone Map Change Petitions

a. Elliott Farm Rezoning 22-REZ-07

Ms. Caines reviewed the staff report with the Board

Ms. Jacobs continued to review staff report with the Board, discussing Sanitary sewer needs, traffic and roadway improvements

Mr. Beard continued to review staff report with the board, discussing side path

Mr Madoni asks how did the “hook” make it into our jurisdiction.

Mr. Ryan explained the property was not included in the original jurisdiction annexation with Fuquay Varina. Holly Springs agreed to move

Mr Madoni asks if a property like, that is closer to the Fuquay line be better served by Fuquay Varina

Ms. Goodson Holly springs can serve this property better than Fuquay Varina

Mr Crandall asks how many units are proposed?

Ms. Caines 325

Mr Crandall states the UDO Standard is 60’ across the front so 40’ and 44’ are being proposed, what’s the rational for that?

Ms. Caines welcomes the applicant to answer

Mr Crandall lot frontage was a major discussion topic when the UDO was proposed. With this at 40’ and 44’, if it was at 60’ frontage any idea how many units would be applicable then?

Mr Deshazor defers question to applicant

Mr. Deshazor asks the little “notch” that Mr Beard was talking about, what is there?

Ms. Caines states it is an existing single-family home

Mr Deshazor asks if the property is planning to potentially sell

Ms. Caines states the single-family home is not included in this development

Mr Urquhart states he has a question about setbacks pertaining to the Vision of Holly Springs, front and side setbacks – with larger setbacks near the edges of the neighborhood and smaller to the center, will that be the case with this particular development?

Ms. Caines answers the applicant has not proposed modifications to the setbacks

Applicant / Speaker:

c/o Mark Frederick for Developer: Toll Bros., Inc.
Parker Poe Adams & Bernstein, LLP
On behalf of Toll Brothers
301 Fayetteville St., Suite 1400
Raleigh, NC 27601

Mr Frederick presents to the Board

Mr. Crandall with the reduction of lot footage from 60 to 40 and 44', what is the rational behind that? Is it to just increase Density?

Mr Frederick states yes that is part of the equation. Those are the minimums, not every lot will be 40 and 44, the single family detach will be spread out between 3 lot sizes. As an active community, rather than have larger lots with more upkeep, the smaller lots increase the value of the lifestyle for an active adult community.

Mr. Crandall I would think 60' lots will provide a better quality of life?

Mr. Frederick answers there will be 50' and 60' lots as well

Mr. Crandall asks how many?

Mr. Frederick: states at the minimum the following:
44' Pod A 15, Pod B 20 and Pod C 50
50' Pod A 20, Pod B 15 and Pod C 20
60' Pod A 5, Pod B 15 and Pod C 45

Ms. Patterson asks will each single-family lot have dedicated backyards?

Mr. Frederick yes, each will have their own backyards

Ms. Patterson asks that can be fenced in?

Mr. Frederick answers yes that can be fenced

Ms. Holder asks what were the key points from the neighborhood meeting?

Mr. Frederick explains the main points were traffic, buffers and density. Because this is a retired community peak hour trips are significantly reduced.

Ms. Patterson voices her agreement with a 55+ community development, and believes it is a great use for this

Ms. Holder asks what is the average sqft in the homes

Mr. Frederick does not know the average off hand. Product type still being discussed. (asks someone in audience)

"James" explains the smallest will be 1200sqft

Mr. Deshazor asks are we widening part of Piney Grove Wilbon?

Mr. Frederick explains the frontage along this site will be widened to Town thoroughfare which is 4 lanes divided. The widening will be provided by applicant

Mr Deshazor asks are we widening this road all the way?

Ms. Jacobs confirms just across their frontages and their side of the road will be widened, they will also be responsible for construction of part of the median.

Mr. Carpico asks is that a total of 120'?

Ms. Goodson confirms just a little less.

Ms. Patterson asks if the other side belongs to Fuquay, what are their requirements for this development?

Ms. Jacobs, answers they do not directly align with Holly Springs, a meeting is scheduled between Holly Springs and Fuquay Varina

Mr Crandall asks about access to the water and sewer in Fuquay. What is the closest access?

Ms. Goodson it is not far, but they do not have the capacity to address the needs of this project

Mr Frederick confirms

Mr. Madoni asks to see what will be left of the large tree border after building

Mr Frederick shows the tree preservation area on the map

Ms. Holder states that the southern buffer is close to existing older properties, the buffer looks small.

Mr Frederick answers this is a 5' buffer, and they have increased the required amount of vegetation in the buffer

Mr Crandall states Holly Springs has ordinance that Fire Arms cannot be fired within town limits. This property is adjacent to Wake County. What is Wake County's policy?

Mr Prizer believes Wake County just voted to restrict the county as a whole

Mr Crandall states there has been Fire Arm activity in and around this area and his concern for safety

The Board agrees with Ms. Patterson's comments

Mr Deshazor states adding Solar and EV is a great perk to this development

Mr Crandall agrees the project is desirable

Ms. Holder adds some points to consider: any way, to increase the tree preservation in the southern area? Lot frontage, anyway to enlarge?

Mr Crandall asks will Fiber be brought in to the project

Mr Frederick confirms we will adhere to Town Standards

Mr Ryan will research the UDO regarding Fiber requirements.

Motion:

The requested zone map change from RR Rural Residential to NR Neighborhood Residential Conditional Zoning District is consistent with Vision Holly Springs Comprehensive Plan because the Future Land Use Plan Map designates this property as Mixed Residential Neighborhood. The proposed Conditional Zoning District (CD) would provide a mix of housing options within a walkable, connected neighborhood that includes a central gathering space and pocket parks dispersed throughout the community.

Motion:

Motion that the Planning Board recommend the Town Council approve Zone Map Change Petition #22-REZ-07 to change the zoning of 149.3 acres of Wake County PIN #0646469015 from RR: Rural Residential to NR CD: Neighborhood Residential Conditional District as submitted by Parker Poe Adams & Bernstein LLP.

Motion: Approve

Motion by: Ms. Patterson

Second by: Mr Carpico

Action: The Planning Board voted in favor of the Motion. (9-0)

b. Pine Springs Preparatory Academy Rezoning 23-REZ-02

Mr. Gosney reviews the staff report with the Board

Applicant / Speaker:

Bruce Friend, Head of school

333 Chrismill Lane

Holly Springs, NC 07540

Mr Bruce presents to the Board

Mr Carpico congratulates Mr Friend on his success as well as the presentation

Mr Deshazor asks if you start in the summer how long does it take to build? What happens to the students under construction?

Mr Friend we are using the same firm that built the middle school. Realistically we are looking into a completion of January 2024, if starting in the Summer 2023. The students are familiar with the existing 'cabanas.' Staff is prepared to utilize existing space to house students for the fall semester.

Mr Crandall is curious, how Pine Springs was able to have the NC legislator pass specific ear mark to not pay for a traffic signal in town when there was already a contract in place between ToHS and Pine Springs.

Mr Friend diverts the question to his engineer. Then tries to explain the traffic light situation, where Pine Springs did in fact pay about 2/3 of the traffic light construction.

Mr Prizer and the Board commends Mr Friend and Pine Springs on this presentation as well as continuing with their original plans to complete the expansion of the school and complete their permanent structure.

Motion:

The requested zone map change from MXR-CU Mixed-Use Residential Conditional Use to MXR-CD Mixed-Use Residential Conditional Zoning District is consistent with Vision Holly Springs Comprehensive Plan since the proposed MXR-CD district would allow for limited public and institutional uses compatible with the residential neighborhoods and commercial and office land uses described in the Character Area description of the N. Main Street District and will allow for the expansion of an existing education facility to meet the demands of population growth.

Motion by: Courtney Patterson

Second by: Josh Prizer

Action: The Planning Board voted in favor of the Motion. (9-0)

Motion:

Motion to recommend the Town Council approve Zone Map Change Petition #23-REZ-02 to change the zoning of 8.36 acres of Wake County PINs #0740812940 from MXR-CU Mixed-Use Residential Conditional Use to MXR-CD Mixed-Use Residential Conditional Zoning District as submitted by Andrew Petty of Curry Engineering Group, LLC.

Motion: Approve

Motion by: Ernie Carpico

Second by: Rick Madoni

Action: The Planning Board voted in favor of the Motion. (9-0)

Mr Deshazor noted same construction as the original, same look and feel.

Agenda Item #10: Development Plans

a. Duke Ops & Training Center Development Plan 22-DP-09

Ms. Caines reviewed the staff report with the Board

Ms. Jacobs continued to review staff report with the Board

Mr. Beard continued to review staff report with the Board

Mr. Prizer asks is that an underpass greenway?

Mr Beard answers it is at grade crossing with rapid flashing beacon

Mr. Carpico asks why aren't those lights flashing red? to indicate a stop.

Mr Beard states a Traffic engineer would be better to answer

Board discusses flashing pedestrian lights

Mr. Madoni asks what is the time line of the fire station?

Ms. Goodson Its been approve by DRC and it is ready to go

Applicant / Speaker:

Laura Holloman

McAdams Co

621 Hillsborough St
Raleigh, NC

Ms. Holloman presents to the Board

Mr Madoni asks about Road development to Fire Station, if approved on June 20th

Ms. Holloman states we are working with an aggressive schedule, actively move forward.

Mr Madoni asks how many employees projected on site on a daily basis?

Duke: 95

Mr Madoni asks if there is training?

Duke: 120

Mr Deshazor asks about EV charging stations, will there be stations onsite?

Ms. Holloman answers we are adding 8 EV parking, and provide additional EV ready stations

Ms. Holder asks will these charging stations be open to the public

Ms. Holloman no

Mr. Carpico asks will this be a building only accessible by Duke Energy employees? Not the public?

Ms. Holloman correct only Duke Employees

Motion:

Motion to recommend the Town Council approve Development Plan #22-DP-09 for Duke Operations and Training Center as submitted by McAdams, dated Revised 4/7/2023 with the conditions listed in the staff report.

Motion: Approve

Motion by: Mr. Thomas Urquhart

Second by: Ms. Joanna Holder

Action: The Planning Board voted in favor of the Motion. (9-0)

Additional Motion:

Motion: to approach the council separately from any proposed projects to address the middle creek greenway and the Oakleaf greenway (Carolina Springs) to discuss rapid flashing beacon lights

Motion: Approve

Motion by: Mr. Josh Prizer

Second by: Mr. Ernie Carpico

Action: The Planning Board voted in favor of the Motion. (9-0)

Agenda Item #11: Other Business

- a. Town Council Official Action Overview
 - *Holly Springs Townes Rezoning – Continued to June 20*
Due to Sewer related issues
 - *UDO Amendments – Signs - Approved*
- b. Committee Reports
 - **LUAC**
 - *Proposed mixed-use development at the end of Avent Ferry and Rex Rd.*
 - *June 6th meeting Cancelled*
 - **TAC - recommends an alternate**
 - *Street Tree Grant program*
 - *Next meeting July 10*
 - **Downtown Village District Area Plan**
 - *Workshop with Town Council – June 13th*
 - *Advisory Committee – mid-July*
 - *Town Wide Engagement (final) - August*
- c. Development Services Report
 - *Waste water treatment policy adopted – working on implementation and what it means for the community will go into effect July 1*
 - *Fiber conduit meaning in the new UDO (Sect 7.2.3H)*
*Installation of Conduit to reflect a “dig once” policy**
 - *Planning Board members always welcome to discuss with staff*

**this terminology is not used in the UDO*
- d. Other Business
 -

Agenda Item #12: Adjournment

Motion:

Motion to adjourn

Motion by: Ernie Carpico

Second by: Courtney Patterson

Action: *The Planning Board voted in favor of the Motion. (9-0)*

Time: 8:57

Nikki St. Pierre
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.a.

Public Hearings

Title: Cass Holt Crossing Rezoning 22-REZ-15

Strategic Priority Area:

Staff Resource:

Action(s):

- Adopt Consistency Statement
- Recommend the Town Council approve/deny Rezoning 22-REZ-15 from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District.

Explanation:

- A new Unified Development Ordinance (2022 UDO) was effective March 1, 2022. Over the next 12-24 months, there will be a crossover period where some projects are able to utilize the old UDO (2002 UDO) due to state statutes. This section of the cover sheet will be utilized to specify the UDO version (2022 or 2022) and the approval type that the Council is considering for each respective case.
 - Applicable Ordinance: 2022 UDO
 - Process: Legislative, Rezoning
- The Town has received a request to rezone 46.15 ± acres located at 5608 & 5629 Cass Holt Road from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District.
- The CD allows flexibility or deviations from the development standards to achieve more quality, innovative, and sustainable development that is otherwise restricted by specific application of the UDO.
- CD proposals shall demonstrate that the project and development will incorporate and achieve the design goals of UDO Section 2.4.
- A proposed conceptual plan was provided with the rezoning request, which shows attached dwellings (townhomes) near the center of the development, west of Cass Holt Road. Detached dwellings will be located in the northwest corner of the site (south of the future Cass Holt Park site) and east of Cass Holt Road. The attached units will be accessed via an alley.
- The proposal will mostly be developed per the UDO standards. Modified standards include reducing the required minimum lot frontage for a driveway from 60 to 50 feet for no more than 25% of the detached unit lots and limiting the density to 2.34 units per acre (106 units maximum). The UDO allows 8 units per acre outright and 12 units per acre through a CD rezoning. Additional standards related to building materials, facade elements, and minimum floor area for the units are also proposed (2,200 square feet for

Planning Board Meeting
June 27, 2023

detached units and 1,600 for attached units).

- The project is required to tie to and extend Town water facilities to serve the proposed development. Watermain extensions are proposed along both Cass Holt Road and Honeycutt Road along the frontage of property in accordance with the Town's Long-Range Water plan.
- Sewer service to the proposed development will be via extension of gravity sewer networks. This development is bisected by Cass Holt Road, with the western half draining to the existing Union Ridge Pump Station and the eastern half draining to the existing Honeycutt Farms Pump Station.
- A downstream sewer study, including pump station capacity analyses for each pump station, was completed with this rezoning. The study concludes the existing downstream sewer infrastructure and both existing pump stations have adequate capacity to support Cass Holt Crossing.
- In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, road widening to meet ½ of the ultimate four-lane, median-divided thoroughfare cross-section will be required across the property frontage on Cass Holt Road and Honeycutt Road. All internal streets will be constructed in accordance with public residential standards per the CTP.
- A Traffic Impact Analysis (TIA) was completed with this rezoning petition. This development will be required to adhere to and construct all recommended improvements within the approved TIA.

Background:

- The property was added to the Extraterritorial Jurisdiction (ETJ) on January 17, 2006 and zoned R-30 Residential. R-30 was reassigned to RR Rural Residential with the effective date of the new UDO March 1, 2022

Funding Source(s):

N/A

Attachment(s):

1. 22REZ15_CassHoltCrossing_Petition
2. 22REZ15_CassHoltCrossing_Plans
3. 22REZ15_CassHoltCrossing_Manual
4. 22REZ_CassHoltCrossing_StaffReport_062523

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

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



Petition Type (check one- each request must be on separate petitions)

- ☐ Zoning Map Change: ☐ General Use District **or** ☒ Conditional Zoning District
- ☐ Comprehensive Plan Amendment (check all that apply)
- ☐ Text Amendment ☐ Future Land Use Map Amendment
- ☐ Area/Corridor Plan Map Amendment / Name: _____
- ☐ UDO Amendment (UDO Section: _____)

For DS Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

Project Information

Project Name: Colen Cass HoltProject Location: 5608 & 5629 Cass Holt Road*Use street address. If none, use the closest intersection*☐ Within Corporate Limits ☒ Within Holly Springs ETJ ☐ Pending Annexation

PIN: 0648.22.8106 / 0648.31.0294

Real Estate ID: 0075144 / 0018076

Project Acreage: (Rounded to nearest tenth) _____ Partial Parcel: ☒ No ☐ Yes

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

If the Sketch Plan Review (Pre-Submittal) Meeting Date is not within 8 weeks of the submittal date, another Sketch Plan Review (Pre-Submittal) Meeting is required prior to submittal.

☐ Initial ☐ Revised ☐ Final

Petition Request

Current Zoning: R 30 Proposed Zoning: NR-CDCurrent Future Land Use Designation: Mixed Residential NeighborhoodProposed Future Land Use Designation: Mixed Residential Neighborhood

Area Plan Designation (if applicable): _____

Petition Contact Information (complete each contact in its entirety- please print or type)

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☐ Design Professional ☒ Developer ☐ Other _____

Is the applicant applying on behalf of the property owner(s)? ☒ Yes ☐ No If yes, please complete the Affidavit of Property Owner Consent form and attach. If applicant contact is not the Owner or representing the Owner(s), please complete Property Owner Notification Affidavit and attach.

Name Colen Davidson Company Milestone Developments LLCMailing Address 142 Towerview CourtCity Cary State NC Zip 27519Telephone # (919) 417.4429 E-Mail colen@milestone-developments.comHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

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

Name See following pages Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # () E-Mail _____How would you like to receive staff review comments? ☐ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Owner's Authorization

Owner's Signature(s) _____

PIN/REID _____

Date _____

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

Name WEATHERSPOON, LEONARD A HEIRS KAREN W CODY EXEC Company _____
Mailing Address 921 DEERFIELD RD
City RALEIGH State NC Zip 27609
Telephone # () _____ E-Mail colen@milestone-developments.com
How would you like to receive staff review comments? ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Owner's Authorization

Owner's Signature(s)	PIN/REID	Date
<u>Karen Weatherspoon Cody</u>	<u>0648.22.8106</u>	<u>10.25.2022</u>
<u>Christy Cody</u>		<u>10-25-2022</u>

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

Name DEWAR, EVELYN B Company _____
Mailing Address 5629 CASS HOLT RD
City HOLLY SPRINGS State NC Zip 27540
Telephone # (919) 552-4728 E-Mail colen@milestone-developments.com
How would you like to receive staff review comments? ☒ E-Mail ☒ US Mail
How would you like to receive Official Action Notices? ☒ E-Mail ☒ US Mail- Certified

Owner's Authorization

Owner's Signature(s) Evelyn Betty Dewar PIN/REID 0648310294 Date 10/25/2002

PLAN CONSISTENCY STATEMENT



Describe how the proposed Zone Map Change request is consistent or supported by the objectives and policies of *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* and how it is inconsistent with the Plan.

You must respond to each section; please type or print legibly in blue or black ink

Project Information:

Project Name: Cass Holt Crossing

Proposed Zoning District: NR-CD

Proposed Land Use/Density: 2.42 DU/AC.

Future Land Use Plan Map Designation: Mixed Residential Neighborhood

Future Land Use Plan Designation Land Use/Density: Mixed Residential/medium

For DS Use only

Project # _____

Date Received: _____

Plan Consistency Statement:

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

Petitioner's Response

Executive Summary

The proposed rezoning is consistent in all respects with the vision & goals presented in VISION HOLLY SPRINGS: TOWN OF HOLLY SPRINGS COMPREHENSIVE PLAN. In fact, the envisioned development enabled by the rezoning would result in implementation of significant segments of elements of the Comprehensive Plan such as thoroughfare improvements along Cass Holt Road and Honeycutt Road, construction of the sidepath along the west side of Cass Holt Rd, and installation of water mains along the abutting thoroughfares.

Section 1: Future Land Use & Community Character

The Future Land Use for the area is Mixed Residential with the character goal of providing a range of home choices for all life stages. The envisioned development enabled by the rezoning would create three neighborhoods and two distinct housing styles that would accommodate familial lifestyles ranging from families with young children to retirees.

See attached supplemental information.

Section 2: Transportation / Comprehensive Transportation Plan

The two thoroughfares that abut the property are important elements of the Comprehensive Transportation Plan. Improvements along these two thoroughfares would be included in the infrastructure for the development. The proposed median break in Cass Holt Road conforms to the location of possible median breaks on the Town's Potential Median Breaks Map. The inclusion of an interconnected system of walks and trails -- including sidepaths along Cass Holt and Honeycutt Roads and implementation of the proposed streetscapes along all streets will ensure full compliance with the aesthetic and functional goals of the Comprehensive Transportation Plan related to pedestrian oriented development. A Traffic Study is being completed with this Rezoning request and that recommended improvements from the Town and NCDOT review will be implemented with this development.

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

The Parks and Recreation Master Plan does not indicate open space or recreation within the properties of this rezoning petition. However, the Town's Parks, Recreation, and Greenway Master Plan proposes sidepaths along Cass Holt Road and Honeycutt Road. These are important pedestrian systems linking other elements of the Master Plan. The sidepaths are included in the improvements that will be installed by the developer as part of the development of Cass Holt Crossing. See attached supplemental information.

Section 4: Community Facilities

No Community Facilities elements are identified within the Town's Community Facilities Plan within the properties of this rezoning petition.

Section 5: Infrastructure and Utilities

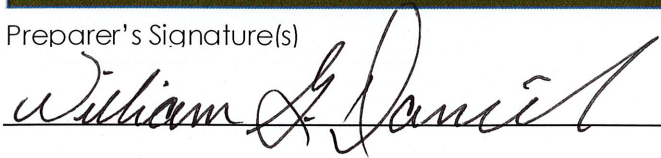
Watermains of 12" or 16" as shown on the Town's Long Range Water Plan are proposed along both Cass Holt Road and Honeycutt Road abutting the property. Those waterlines will be installed by the developer in accordance with Town Policies. The watermain extension by the developer to serve the project includes off-site installation to tie to the existing line within Cass Holt Road. No wastewater elements of the Town's Long Range Sewer Plan are shown on the properties of the rezoning petition. Wastewater service to the proposed development will be via extension of gravity sewers. See attached for supplemental information.

Section 8: Natural Resources

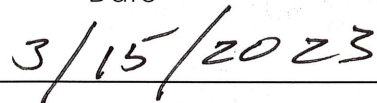
The Town's Comprehensive Plan indicates the presence of streams, ponds, and associated potential riparian buffers on the property. Those natural features have been taken into account in the design of the proposed development plan, and the proposed open space areas of the envisioned development have been delineated and configured to incorporate these natural features.

Plan Consistency Response Prepared by:

Preparer's Signature(s)



Date



Supplemental Information

Section 1: Future Land Use & Community Character

- Within the proposed Open Space of the project, diverse features are proposed to enhance the leisure experience of residents. These include trails, gazebos, tot lots, two ponds, and pollination gardens.
- The existing wooded areas of the property have been mostly preserved and aggregated within the proposed Open Space, thereby enhancing the chances of preserving any specimen trees that exist on the site.
- The proposed townhomes are arranged & oriented to face the abutting thoroughfare—with garages located in the rear with associated alleys.
- Street stubs or R/W dedication are proposed to accommodate future connection and extension to abutting properties.
- Building types within the project are entirely residential and are arranged into three neighborhoods. The neighborhoods while accommodating varying home plans, will be connected and unified by thematic street treatments, and a system of interconnected open space and pedestrian routes. Due to the relatively small number of lots within each of the detached neighborhoods, no deliberate diversity of lot sizes is proposed. However, in each of these neighborhoods, more than 20% of the lots will side abut open space rather than an adjacent lot. Those instances will provide potential for diversity of floor plans and unit orientation.

Section 2: Transportation/Comprehensive Transportation Plan

- A traffic study was completed with this rezoning request. Any recommended improvements from the Town and NCDOT will be implemented as part of the infrastructure of this project.

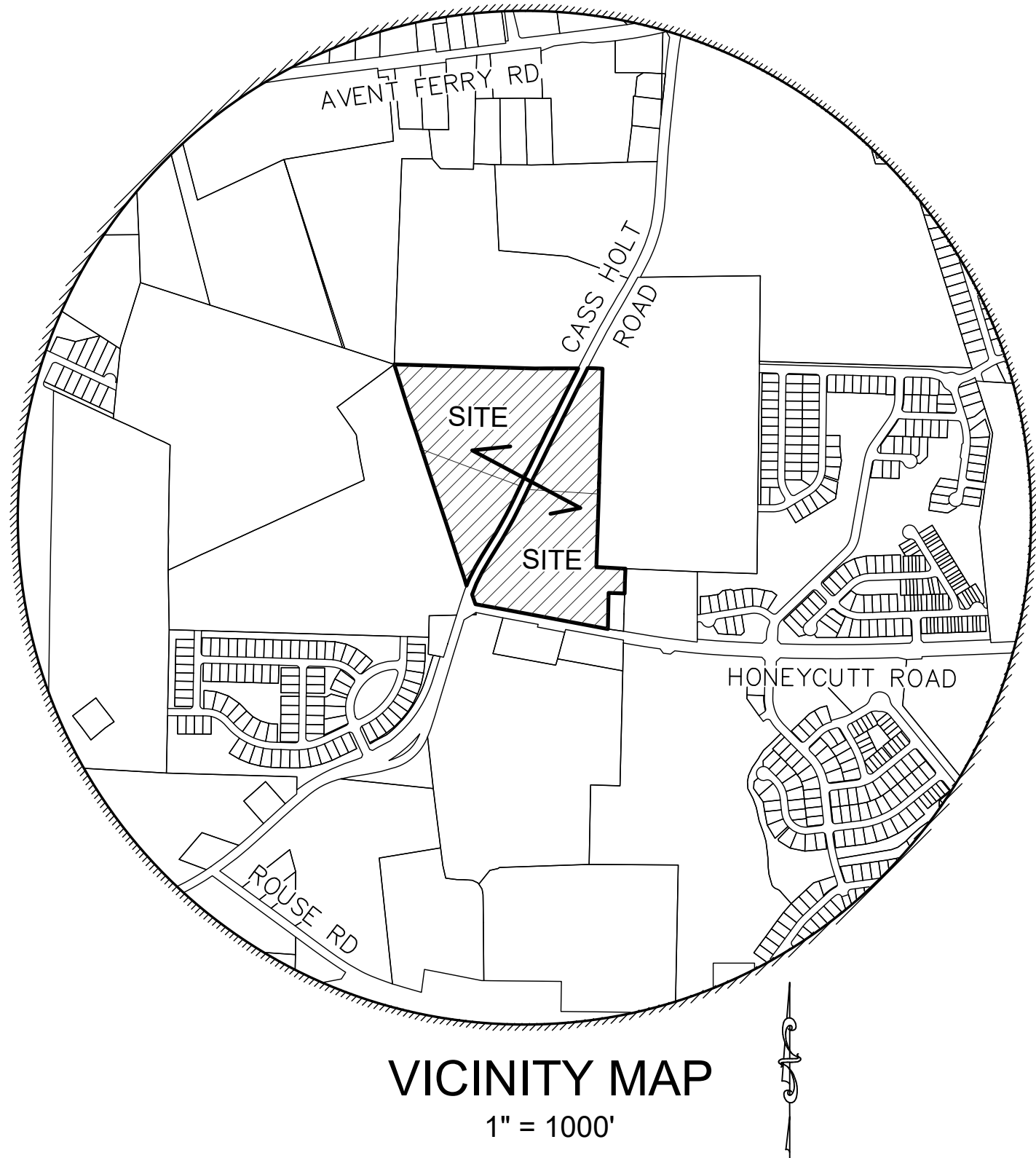
Section 3: Parks, Recreation, and Open Space

- The three distinct communities that will comprise the development will be functionally connected by the shared system of open space and the pedestrian system elements located through the open space and along the streets and travel ways. The communities and the individual residences that comprise those communities will each be visually connected via the unifying landscape elements within the streetscapes of the project and the architectural compatibility afforded by the review of exterior building materials, colors, fenestration and other facade elements.
- The proposed plan provides vehicular and pedestrian access connections to abutting properties. The project will construct significant elements of the Town's envisioned pedestrian system network along Honeycutt Road and Cass Holt Road. In order to facilitate the construction of the off-site side path along the west side of Cass Holt to connect to the intersection of Cass Holt Road and Honeycutt Road, and the construction of a pedestrian cross-walk at that intersection; the developer will enter into a Developer's Agreement with the Town whereby the developer will cause the physical improvements to be constructed, and the Town would provide the required off-site easements, and allow the costs of construction to be credited toward Parks and Recreation Parkland Dedication fees for the Cass Holt Crossings project.
- The proposed plan incorporates a variety of open space areas. These areas will be interconnected by a pedestrian system of trails and walkways that to provide residents and other pedestrians with ample opportunities and scale to enjoy exercise in an environmentally friendly setting with destinations of interest including woodland trails, pollination gardens, tot lots, gazebos at pond overlooks and other

vantage points, as well as a visually appealing open space focal point at the intersection of Cass Holt Road and Honeycutt Road.

Section 5: Infrastructure and Utilities

- A downstream sewer capacity study has been submitted for this project. The study includes identification of schematic alignments for the gravity sewer extensions that will be necessary to serve the proposed development of Cass Holt Crossing. A substantial amount of downstream of-site sewer extensions will be required to serve the proposed project. Such extensions will include easement acquisition as well as construction. These sewer lines are necessary to serve the proposed Cass Holt Crossings project and will also benefit the owners of currently non-served tracts that will be contributory to these sewer line extensions.
- The exact route of downstream sewer extensions has not yet been determined and such determination will be dependent upon environmental delineations, surveys, and negotiation with property owners. Concurrently with the submission of construction drawings for any segments of proposed sewer line extensions, easement plats for the easements necessary to accommodate those proposed sewer lines shall be submitted to the Town. Prior to final approval of such construction drawings, proof of easement acquisition and recordation of those easements shall be provided to the Town.



CASS HOLT CROSSING

5608 & 5629 Cass Holt Road
Holly Springs, NC 27540

MASTER PLAN

PROJECT NUMBER: PLRZ202200302/ 22-REZ-15
DATE: OCTOBER 28, 2022

SITE DATA

PROJECT NAME:	Cass Holt Crossing
WAKE COUNTY PIN & SITE ADDRESS:	0648.22.8106 – 5608 Cass Holt Road 0648.31.0294 – 5629 Cass Holt Road
PREPARER'S INFO:	William G. Daniel & Associates, PA 1150 SE Maynard Road Suite 260 Cary NC 27511 Tele: 919.467.9708 / Fax: 919.460.7585 bdaniel@wmgda.com
OWNER(S):	Weatherspoon, Leonard A Heirs 921 Deerfield Road Raleigh NC 27609 Dewar, Evelyn B 5629 Cass Holt Road Holly Springs NC 27540
CONTRACT TO PURCHASE:	Milestone Developments, LLC 142 Towerview Court Cary NC 27519 Tele: 919.417.4429 / Fax: – colen@milestone-developments.com
ANNEXATION #:	pending
EXISTING ZONING:	Rural Residential (RR)
PROPOSED ZONING:	Neighborhood Residential–Conditional District (NRCD)
SITE AREA:	
GROSS AREA:	46.15 Acres
R/W DEDICATION:	2.34 Acres
NET AREA:	43.81 Acres
RIVER BASIN:	Cape Fear
WATERSHED OVERLAY:	None
EXISTING USE:	Single Family & Agricultural
PROPOSED USE:	Single Family & Townhomes
REQUIRED SETBACKS	
for single family units:	
FRONT:	20'
CORNER:	5'
SIDE:	5'
REAR:	20'
for townhome units:	
FRONT:	5'
CORNER:	5'
SIDE:	5'
REAR:	15' from alley c/l
MAXIMUM BUILDING HEIGHT:	35' PRIMARY / 25' ACCESSORY
REQUIRED BUFFERS	
ADJACENT TO CASS HOLT:	5' TYPE A
ADJACENT TO HONEYCUTT:	5' TYPE A
OTHER PERIMETER:	5' TYPE A
TYPE A BUFFER REQUIRES 5 SHRUBS, 2 DECIDUOUS TREES/100'	
PROPOSED DENSITY:	2.42 DU/AC
ON-SITE PRIVATE OPEN SPACE	
REQUIRED: 30% –	≥13.845 Acres
TREE PRESERVATION AREAS	
REQUIRED: 20% –	≥9.23 Acres
ACTIVE RECREATION AREAS*	
REQUIRED: 5% –	≥2.31 Acres
(INCLUDES TOT LOT OF AT LEAST 0.347 Acres)	
FLEXIBLE SPACE AREAS –	
REQUIRED: 5% –	>2.31 Acres

NOTE:
PROPOSED ON-SITE PRIVATE OPEN SPACE CONFIGURATIONS AND LOCATIONS
ARE INDICATED CONCEPTUALLY ON THE ACCOMPANYING ON-SITE PRIVATE
OPEN SPACE PLAN. AREAS OF OPEN SPACE CATEGORIES LISTED IN THE
SITE DATA TABLE ABOVE SHALL BE EXCEEDED ON DEVELOPMENT PLANS
SUBMITTED SUBSEQUENT TO THE REZONING OF THESE PROPERTIES.

SHEET NO.	DESCRIPTION
1	COVER
2	EXISTING CONDITIONS PLAN
3	CONCEPT PLAN
4	TRANSPORTATION PLAN
5	ON-SITE PRIVATE OPEN SPACE PLAN
6	GRADING PLAN
7	UTILITY PLAN
8	TYPICAL SECTIONS
9	LANDSCAPE PLAN

Revisions
12.09.22 Per ToHS 1st review
3.15.23 Per ToHS 2nd review
5.22.23 Per ToHS 3rd review
06.20.23 Per Staff review

Project
Cass Holt Crossing

Cover

Date
October 28, 2022

Scale
None

Sheet

Revisions
12.09.22 Per ToHS 1st review
3.15.23 Per ToHS 2nd review
5.22.23 Per ToHS 3rd review
06.20.23 Per Staff review

Project
Cass Holt Crossing

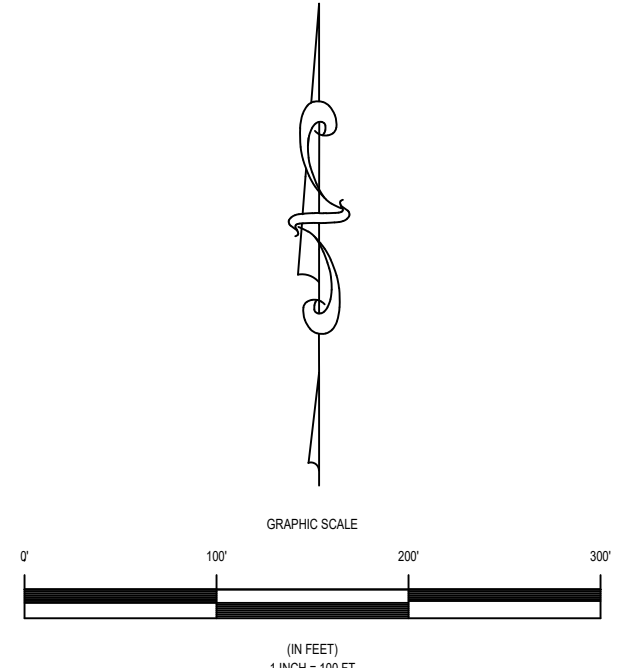
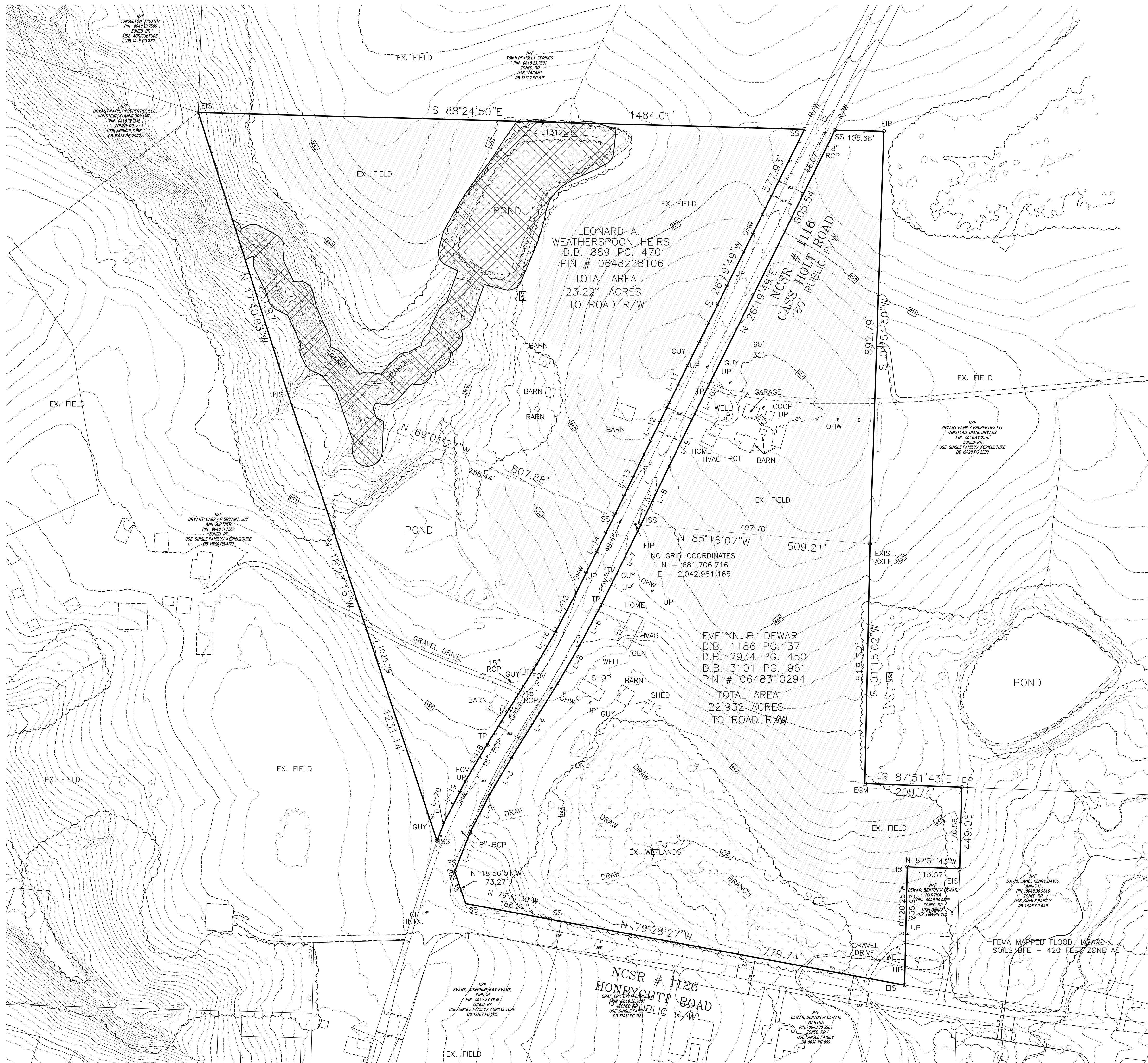
Existing Conditions Plan

Date
October 28, 2022

Scale
1" = 100'

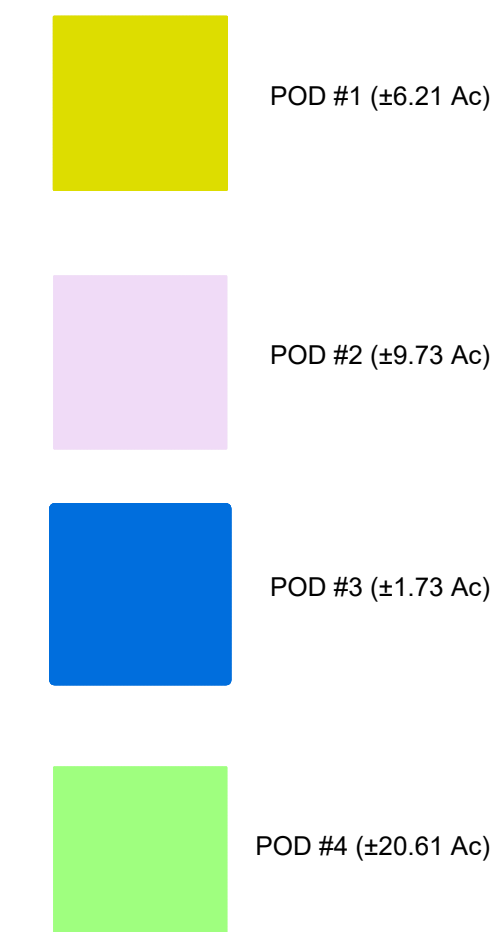
Sheet

2



PROJECT NAME:	Cass Holt Crossing
WAKE COUNTY PIN & SITE ADDRESS:	0648.22.8106 – 5608 Cass Holt Road 0648.31.0294 – 5629 Cass Holt Road
PREPARER'S INFO:	William G. Daniel & Associates, PA 1150 SE Maynard Road Suite 260 Cary NC 27511 Tele: 919.467.9708 / Fax: 919.460.7585 bdaniel@wmgda.com
OWNER(S):	Weatherpoon, Leonard A Heirs 921 Deerfield Road Raleigh NC 27609 Dewar, Evelyn B 5629 Cass Holt Road Holly Springs NC 27540
CONTRACT TO PURCHASE:	Milestone Developments, LLC 142 Towerview Court Cary NC 27519 Tele: 919.417.4429 / Fax: – colan@milestone-developments.com
ANNEXATION #:	pending
EXISTING ZONING:	Rural Residential (RR)
PROPOSED ZONING:	Neighborhood Residential-Conditional District (NRCD)
SITE AREA:	
GROSS AREA:	46.15 Acres
R/W DEDICATION:	2.34 Acres
NET AREA:	43.81 Acres
RIVER BASIN:	Cape Fear
WATERSHED OVERLAY:	None
EXISTING USE:	Single Family & Agricultural
PROPOSED USE:	Single Family & Townhomes
REQUIRED SETBACKS	
for single family units:	
FRONT:	20'
CORNER:	5'
SIDE:	5'
REAR:	20'
for townhome units:	
FRONT:	5'
CORNER:	5'
SIDE:	5'
REAR:	15' from alley c/i
MAXIMUM BUILDING HEIGHT:	35' PRIMARY / 25' ACCESSORY
REQUIRED BUFFERS	
ADJACENT TO CASS HOLT:	5' TYPE A
ADJACENT TO HONEYCUTT:	5' TYPE A
OTHER PERIMETER:	5' TYPE A
TYPE A BUFFER REQUIRES 5 SHRUBS, 2 DECIDUOUS TREES/100'	
PROPOSED DENSITY:	2.42 DU/AC
ON-SITE PRIVATE OPEN SPACE	
REQUIRED: 30% – ≥13.845 Acres	
TREE PRESERVATION AREAS	
REQUIRED: 20% – ≥9.23 Acres	
ACTIVE RECREATION AREAS	
REQUIRED: 5% – ≥2.31 Acres	
(INCLUDES TOT LOT OF AT LEAST 0.347 Acres)	
FLEXIBLE SPACE AREAS –	
REQUIRED: 5% – ≥2.31 Acres	

NOTE:
PROPOSED ON-SITE PRIVATE OPEN SPACE CONFIGURATIONS AND LOCATIONS
ARE INDICATED CONCEPTUALLY ON THE ACCOMPANYING ON-SITE PRIVATE
OPEN SPACE PLAN. AREAS OF OPEN SPACE CATEGORIES LISTED IN THE
SITE DATA TABLE ABOVE SHALL BE EXCEEDED ON DEVELOPMENT PLANS
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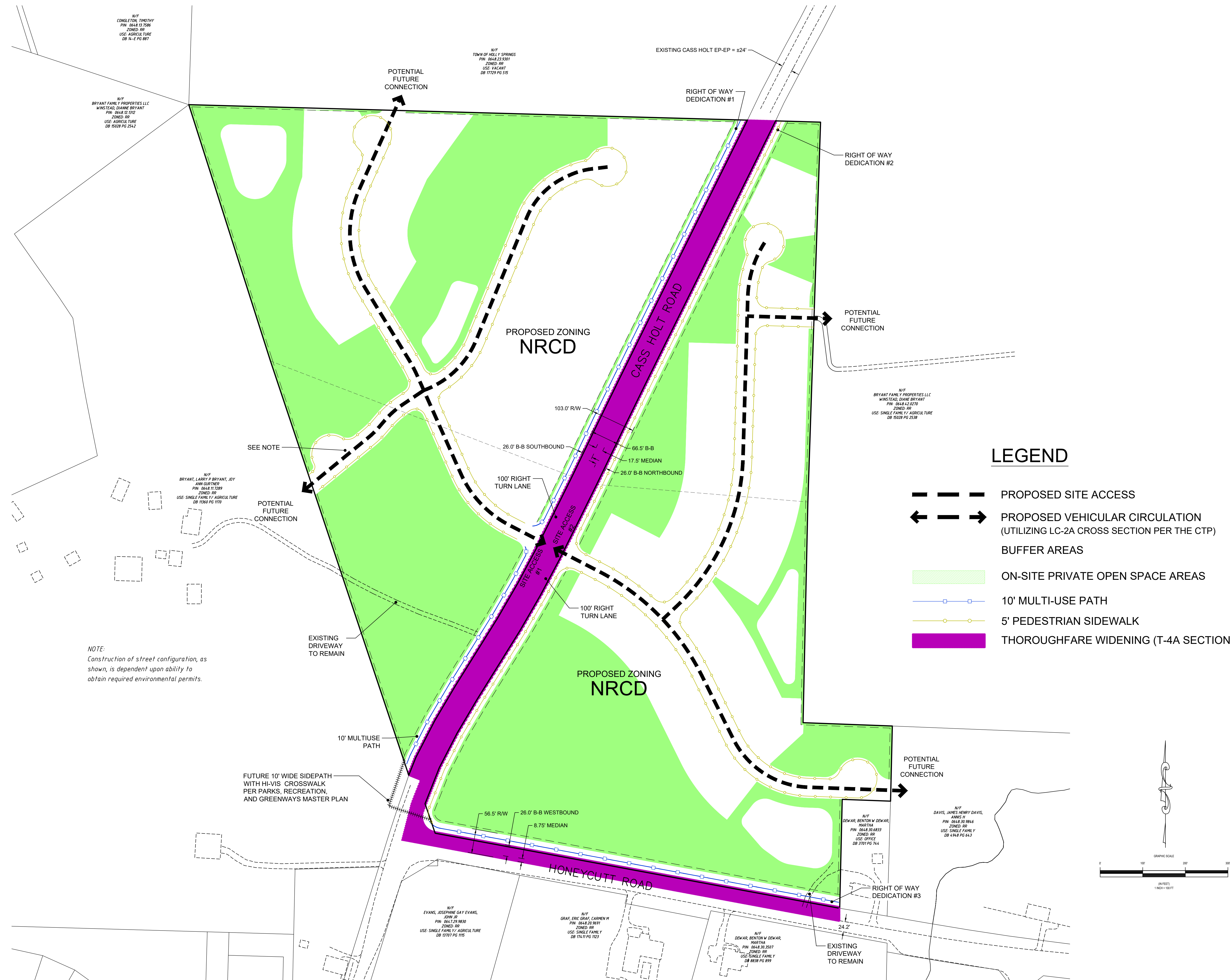


Schematic Layout

Scale
1" = 100'

3

Revisions
12.09.22 Per ToHS 1st review
3.15.23 Per ToHS 2nd review
5.22.23 Per ToHS 3rd review
6.12.23 Per ToHS 4th review



Project
Cass Holt Crossing

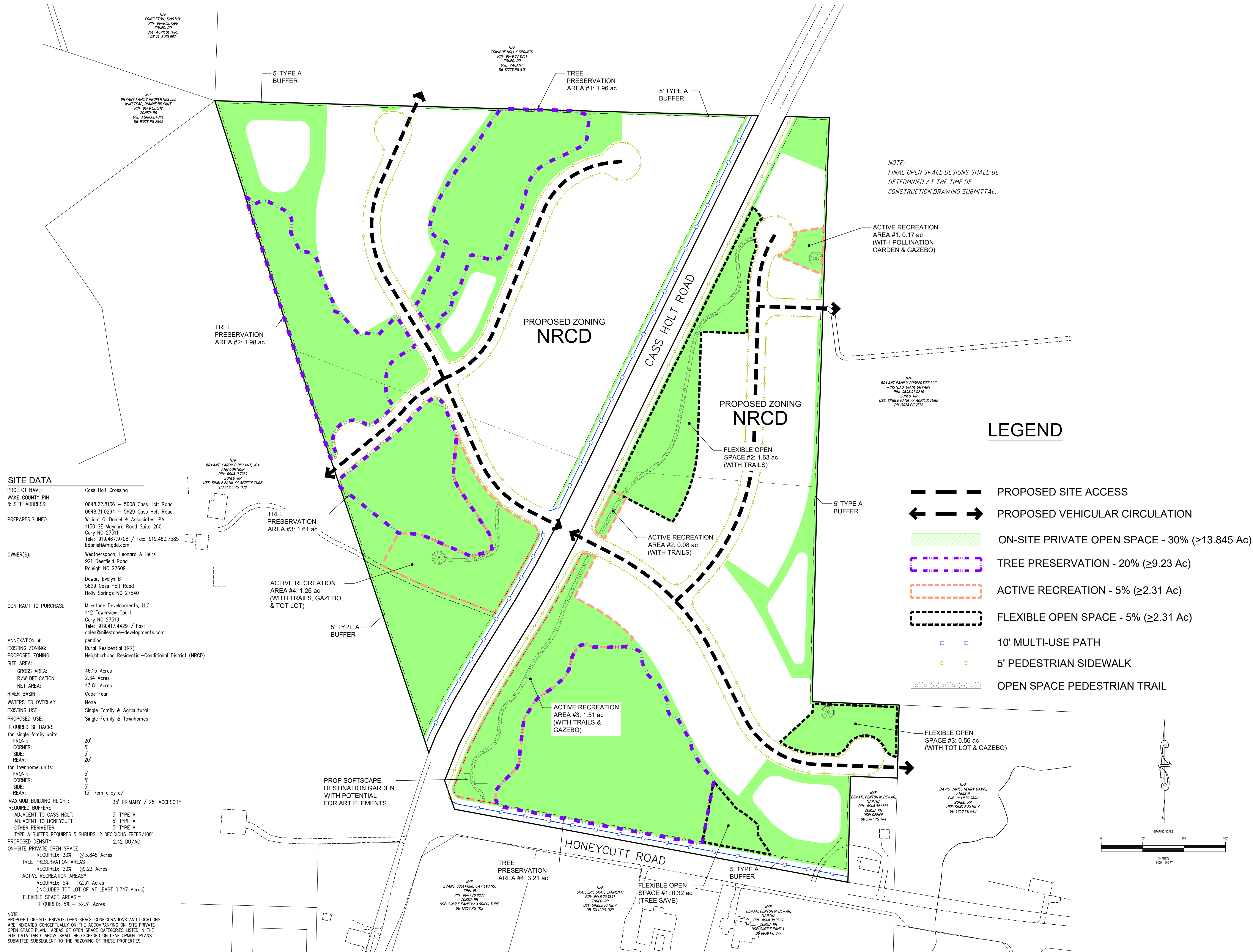
Transportation Plan

Date
October 28, 2022

Scale
1" = 100'

Sheet

4



Revisions
12.09.22 Per ToHS 1st review
3.15.23 Per ToHS 2nd review
5.22.23 Per ToHS 3rd review
06.20.23 Per Staff review



Project
Cass Holt Crossing

Grading/Spot Plan

Date
October 28, 2022

Scale
1" = 100'

Sheet
6

Revisions	
12.09.22	Per ToHS 1st review
3.15.23	Per ToHS 2nd review
5.22.23	Per ToHS 3rd review
06.20.23	Per Staff review



Project
Cass Holt Crossing

Utility Plan

Date
October 28, 2022

Scale
1" = 100'

Sheet

7

CASS HOLT ROAD / HONEYCUTT ROAD PROPOSED SECTION

T-4A
Thoroughfare | 4 Lanes

T-4A Minimum



T-4A			Land Use Character Area			
Design Elements	Element Included	Minimum Dimension	Rural	Suburban	Urban	Business & Industrial
Right-of-Way (ROW)	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb (B/B)	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	Yes	17.5'	23'	17.5'	17.5'	20'
Curb and Gutter (C+G)	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	No	-	-	-	-	-
Sidepath	0-2 Sides*	10'	10'	10'	10'	10'
Sidewalk	0-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	No	-	-	-	-	-

Note 1: Right-of-Way (ROW) dimension accounts for an extra 2 feet of space on back side of cross-section elements on both sides to account for variables in design and construction (extra 4 feet total added to ROW). ROW is also rounded up to the nearest whole number.

Note 2: Design elements and dimensions for Somewhat Suburban and Somewhat Urban land use characters should be considered with the respective Suburban and Urban categories.

*Reference recommendations table in Appendix J for cross-section elements to be included for a given project.

Revisions
12.09.22 Per ToHS 1st review
3.15.23 Per ToHS 2nd review
5.22.23 Per ToHS 3rd review
06.20.23 Per Staff review

Project
Cass Holt Crossing

Roadway Sections

Date
October 28, 2022

Scale
None

Sheet

Revisions
12.09.22 Per ToHS 1st review
3.15.23 Per ToHS 2nd review
5.22.23 Per ToHS 3rd review
06.20.23 Per Staff review



Project
Cass Holt Crossing

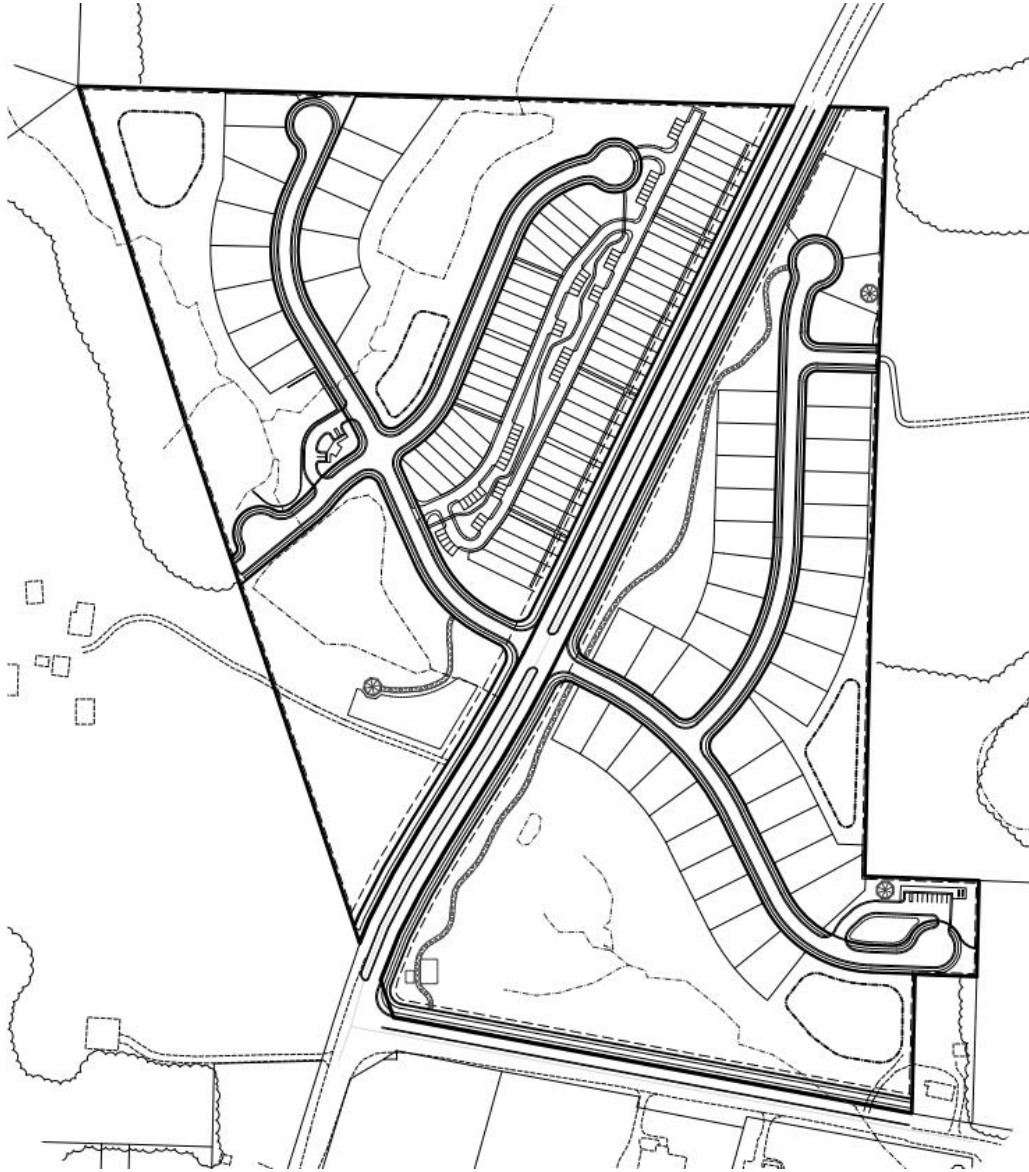
Landscape Plan

Date
October 28, 2022

Scale
1" = 100'

Sheet
9

Cass Holt Crossing



Purpose of Document

This document is intended to describe and justify the proposed Conditional Zoning District application of property to be developed as Cass Holt Crossing, and to present the Development and Design Manual for the proposed development.

Development and Design Manual

The Cass Holt Crossing Illustrative Development Plan is intended to serve as guidance for the design of the project and a basis for review of future development plans for conformity to this rezoning petition. As presented in this rezoning document, the ***Cass Holt Crossing Illustrative Development Plan*** along with the ***Illustrative Building Elevation Views*** and ***Proposed Conditions related to Architectural Treatment*** governing architectural treatment of the homes, constitute the **Development and Design Manual** for the proposed Cass Holt Crossing development.

Property Description

The property subject to this rezoning application is located just north of the intersection of Honeycutt Road and Cass Holt Road. The property abuts the north side of Honeycutt Road and both sides of Cass Holt Road. The property consists of two parcels identified by PIN #s 0648.22.8116 & 0648.31.0294 with a total area of 46.15 acres. Both parcels are currently zoned RR (Rural Residential) and are within the ETJ of the Town of Holly Springs. An exhibit "Existing Conditions" showing existing property conditions follows this page.

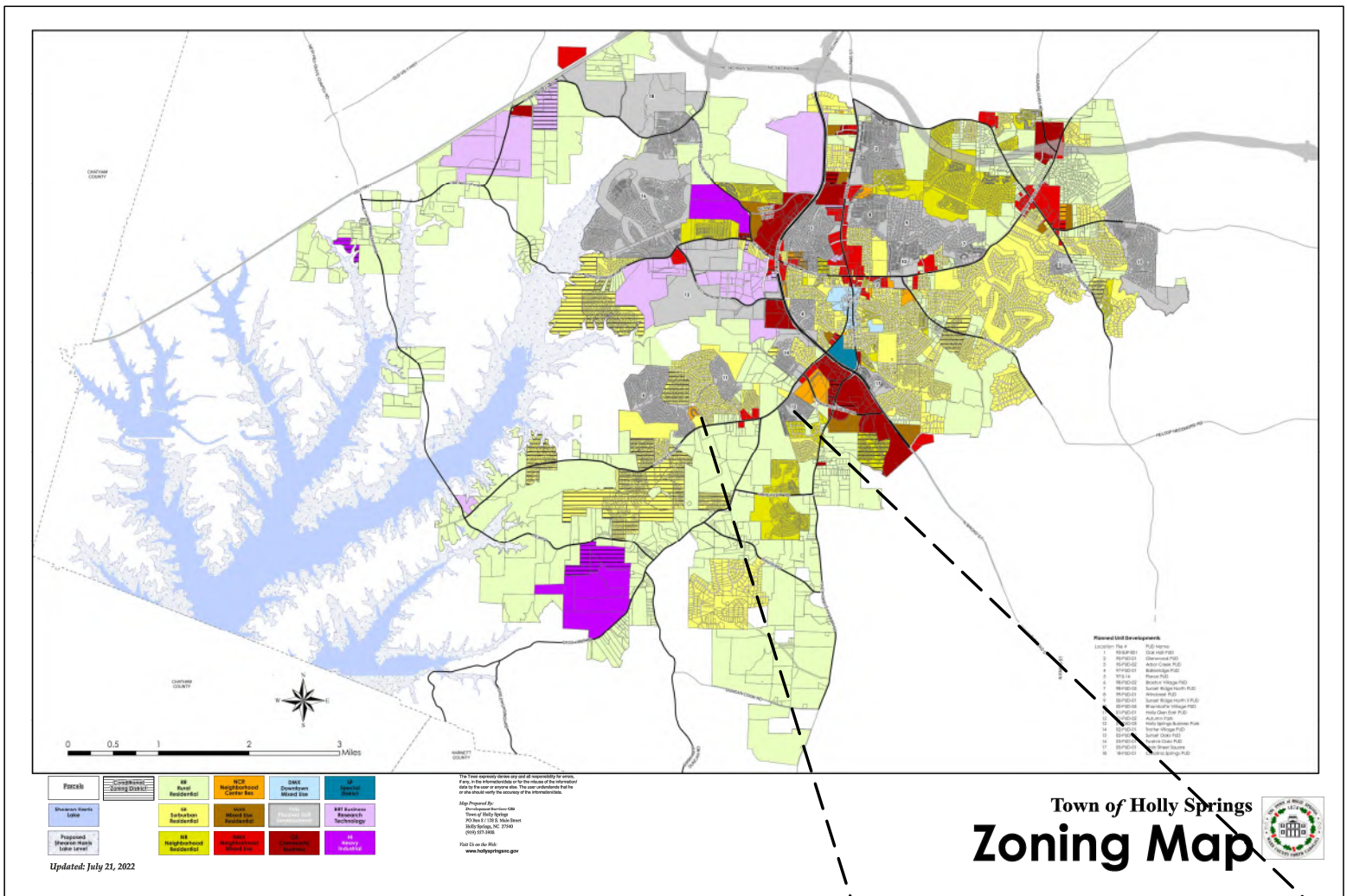
Topographically, the land west of Cass Holt Road slopes generally to the west and south to a buffered stream that bisects the property. The land on the east side of Cass Holt Road slopes generally to the east and south to a non-buffered stream located within an area of jurisdictional wetlands.

Hydrologically, the portion of the property west of Cass Holt Road is generally contributory to Cary Branch, and the portion of the property east of Cass Holt Road is generally contributory to Buckhorn Creek. Both streams are within the Cape Fear River Basin.

Most of the property is devoted to agricultural uses and exists as cultivated fields. Woodlands of mixed pines and hardwoods occupy portions of the property along the streambanks and within areas of wetlands.

Existing Conditions

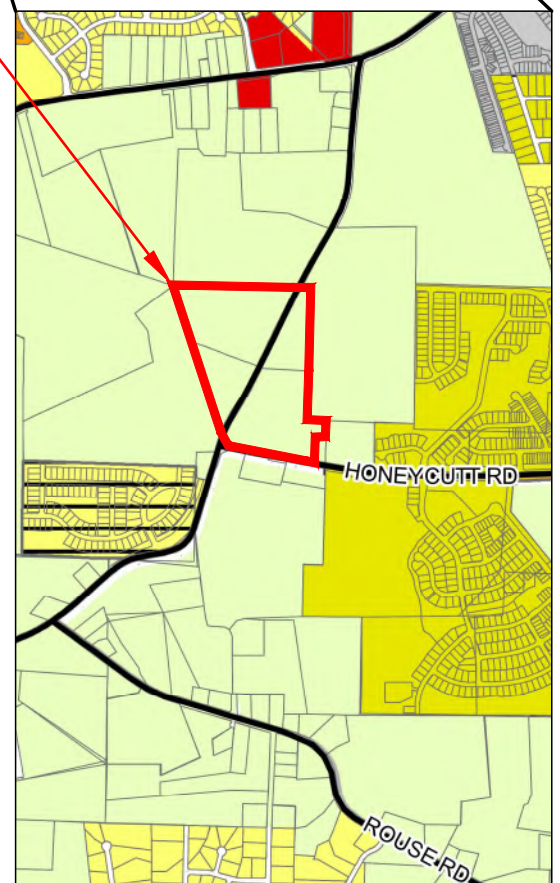


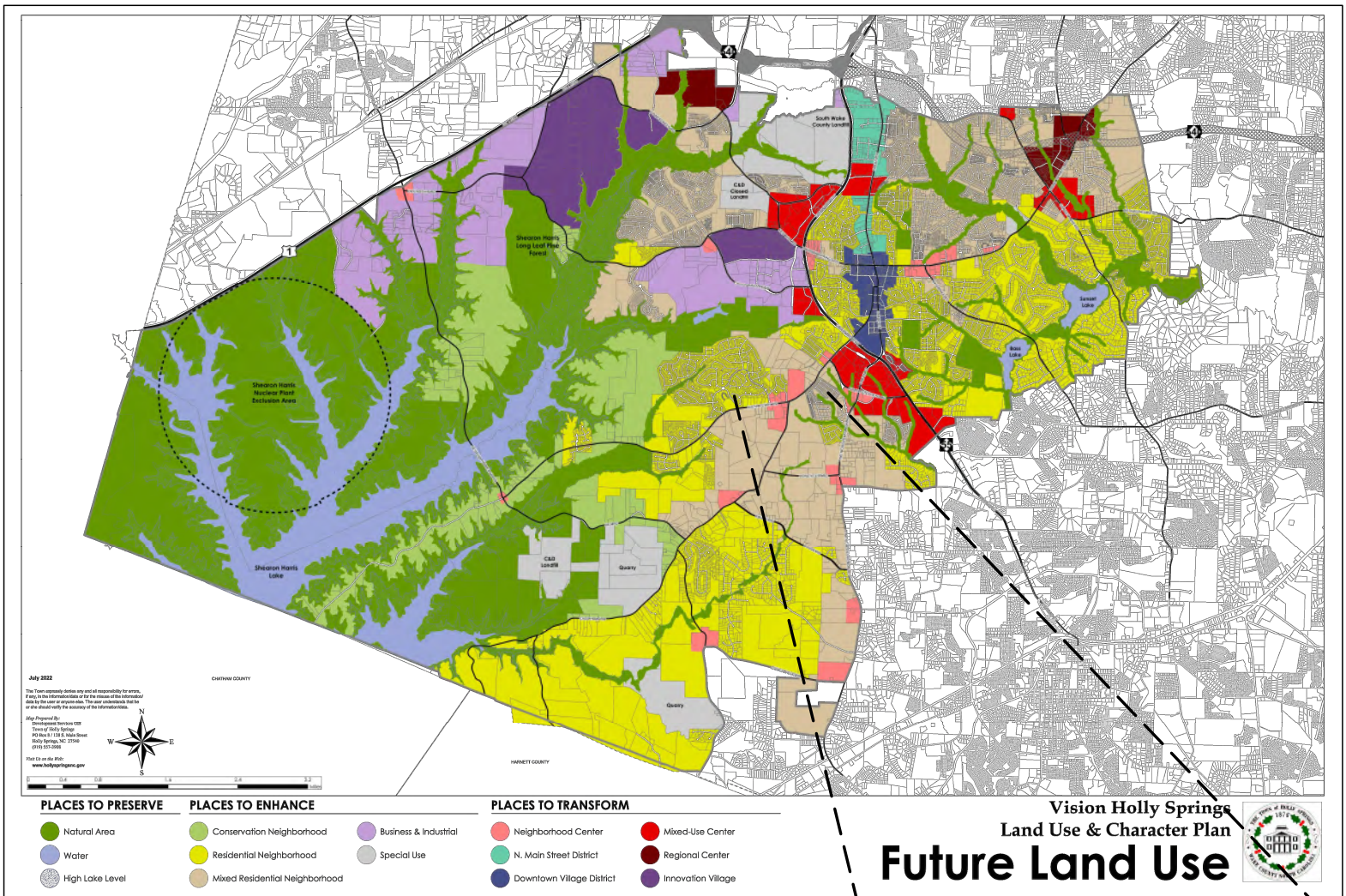


Existing Land Use & Current Zoning

The existing agricultural use of the property is consistent with its current RR zoning. Immediately abutting land uses are agricultural and single family residential. Valencia, a residential development along Cass Holt Road; and Honeycutt Farm, a residential development along Honeycutt Road in close proximity to the property have been rezoned to SR-CU and NR respectively and are in varying stages of development and build-out. Holly Springs High School is located on the east side of Cass Holt Road less than 1000 feet to the north of the property. On the west side of Cass Holt Road, the Town of Holly Springs owns property abutting the property of this rezoning to the north. This Town-owned parcel is designated for a significant municipal recreational park and major trailhead.

SITE

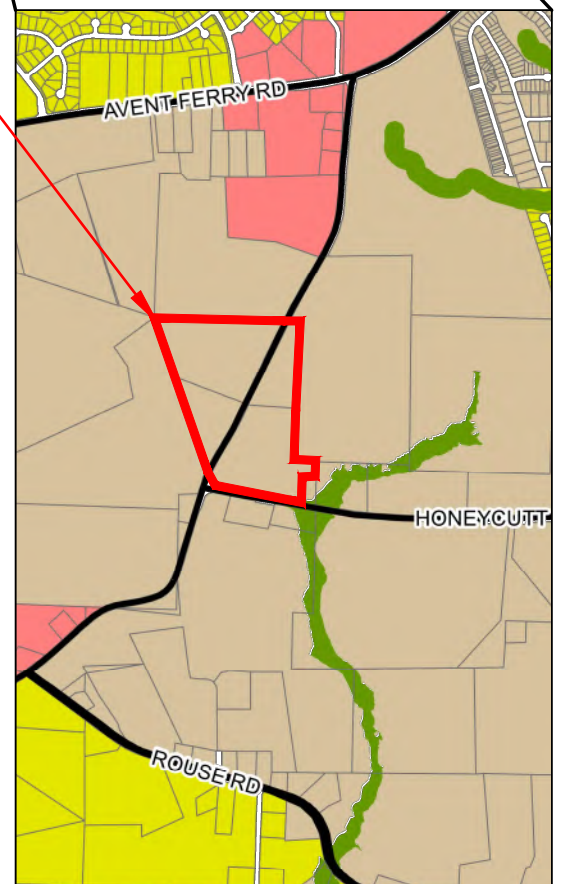




SITE

Future Land Use

The Future Land Use Map of the Town of Holly Springs designates the properties of this rezoning application and the surrounding areas as Mixed Residential Neighborhood. The requested rezoning to Neighborhood Residential Conditional Zoning District is consistent with the goals of the Future Land Use Plan.

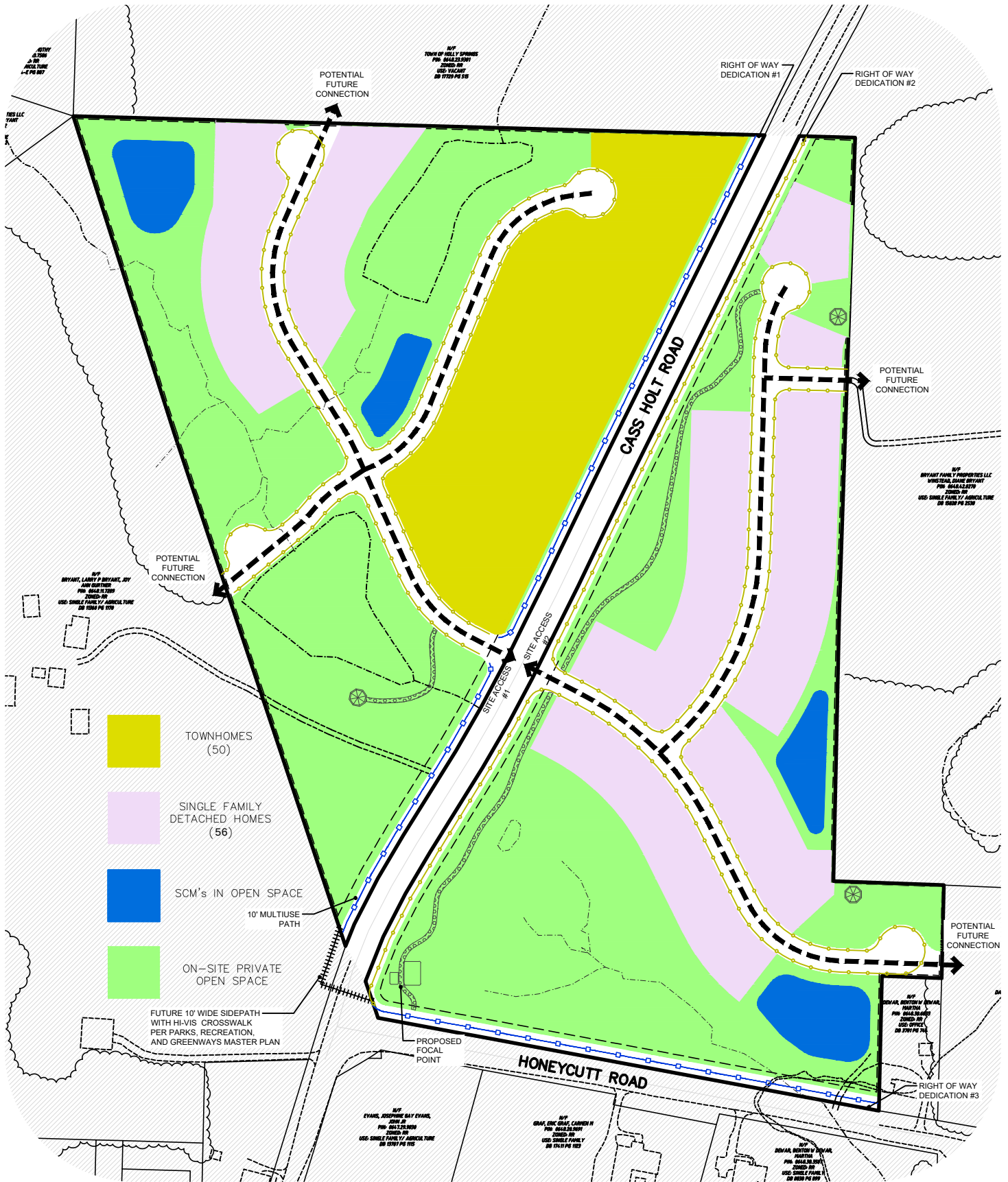


Rezoning Proposal/ Envisioned Development Concept

The envisioned development concept is a residential development consisting of a mix of conventional single family detached residences and attached townhomes served by rear alleys. The land use elements that comprise the area of proposed rezoning are delineated on the attached exhibit “Cass Holt Crossing Master Plan”. As noted on that exhibit, a maximum total of 106 residences are envisioned with the mix being 50 townhomes and 56 single family detached homes

Accompanying this rezoning application is also an exhibit “Cass Holt Crossing Illustrative Plan” depicting the envisioned configuration of streets, lots, and project features. Integral to the plan is the system of open space, walks, trails, and open space enhancements that will ensure an emphasis on pedestrian access and circulation. In conjunction with the walks proposed along both sides of all streets within the development, thematic streetscape design throughout the project will provide continuity and a perception of project identity.

Cass Holt Crossing Master Plan



Cass Holt Crossing

Illustrative Development Plan



Design Flexibility

The Conditional Zoning District process of the Town provides the opportunity for Development Standards Flexibility and Allowances. These provisions afford flexibility to and/or deviations from the development standards of the base districts and other UDO provisions to achieve more quality, innovative, and sustainable neighborhoods that are otherwise restricted by the specific application of UDO requirements.

In accordance with the conditions of the Cass Holt Crossing Conditional District, the proposed project will meet the standards of UDO Section 2 except as modified below:

- The minimum lot frontage for a driveway will be 50 linear feet, with the stipulation that the frontages of no more than 25% of the detached home lots within the project shall be less than 60 linear feet.

Proposed Conditions related to Architectural Treatment

As part of this rezoning petition, the owner proposes the following conditions to be incorporated into the design and development of the residences of Cass Holt Crossing:

1. Materials
 - a. Siding shall be of brick, stone, HardiPlank, or other material of comparable durability, quality and appearance—vinyl siding is not allowed
 - b. Roofs shall be of architectural dimensional 30-year shingles
2. Colors-The palette of colors from which exterior building façade materials may be chosen shall be limited to earthtones, gray, white, and green. Hi intensity colors are prohibited.
3. Foundation/FFE Treatment-Slab-on-grade detached homes shall include visibly exposed foundations of at least 18 inches in height along the front façade of all units. Exposed foundations shall be faced with brick or stone.
4. Square Footage-Single family homes shall have a minimum heated floor area of 2200 s.f. Townhomes shall have a minimum heated floor area of 1600 s.f.
5. Garage Doors-All garage doors shall include window panels or other elements to provide visual surface relief.
6. Spatial relationship of different floor plan models-No two single family homes of the same floorplan/façade or color scheme shall be located within two lots of each other—whether on the same or opposite side of the street. These provisions shall be incorporated into the HOA Association Covenants.
7. Townhome Architectural Treatment—Townhomes shall incorporate a mixture of materials on the elevations, such as brick and siding or stone and siding. Such mixture of materials shall be applicable to the front façades and all exterior townhome walls that face a public street. Additionally, the street-facing façade of each townhome unit will include either a shift in roofline or a gable, a dormer or other similar special feature to add visual interest to the roof.
8. Accessory Dwelling Units—No restrictions or prohibitions shall be imposed upon accessory dwelling units within the project by plats, deeds, or covenants.

9. EV Outlets—Wiring and outlets to accommodate EV charging station installation shall be included in each garage within the development.

These conditions will be incorporated into a detailed Development and Design Manual to be submitted to the Town for review concurrently with development plans for the project. The design manual would govern the design of homes in Cass Holt Crossing and would also serve as the basis for review of proposed building plans by the project's Architectural Review Committee.

Illustrative Building Elevation Views

Appended to this document are façade renderings depicting the envisioned appearance and architectural elements of the residences that will be constructed within Cass Holt Crossing. Although these renderings are illustrative and subject to change and refinement, achievement of the architectural appearance generally depicted by the renderings is offered as a performance condition of this proposed rezoning.



























Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR ZONE MAP CHANGE Cass Holt Crossing 22-REZ-15

PETITIONER(S):

Colen Davidson
Milestone Developments, LLC
142 Towerview Ct.
Cary, NC 27519

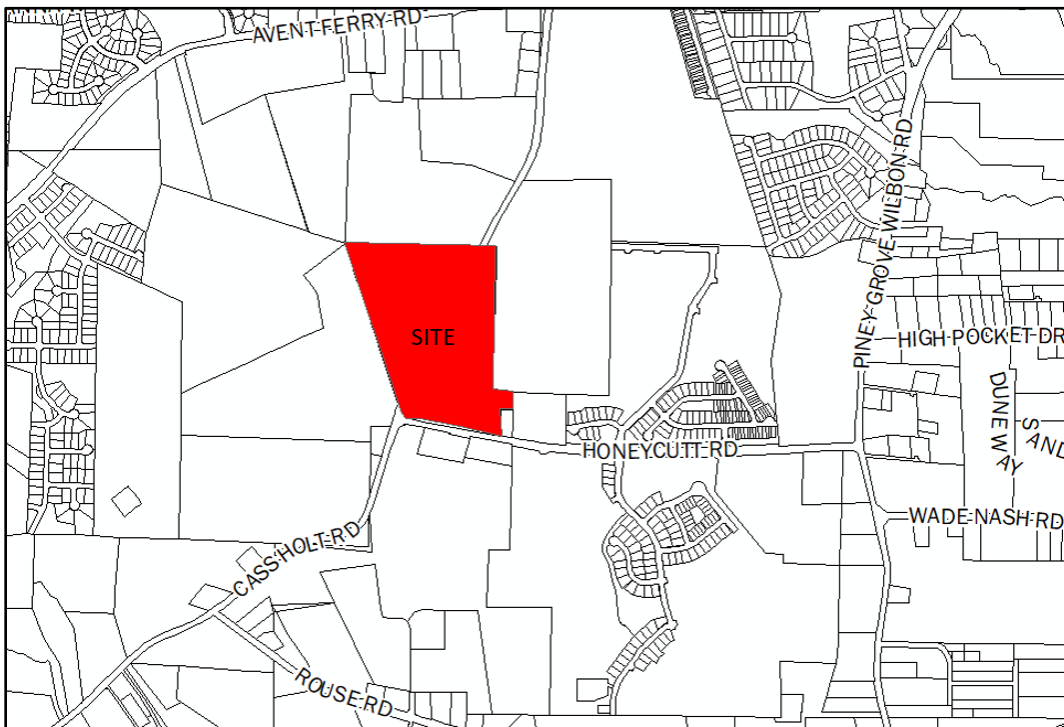
DEVELOPER(S):

Same as Developer

OWNER(S):

Leonard Weatherspoon Heirs
Karen W Cody Executor
921 Deerfield Rd.
Raleigh, NC 27609

Evelyn Dewar
c/o Benton Dewar
5920 Honeycutt Rd.
Holly Springs, NC 27540

LOCATION:

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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: June 27, 2023

Public Hearing and Town Council Action: July 18, 2023

STAFF CONTACTS: Cheryl Caines, Senior Planner
Catherine Jacobs, Engineering Manager

ATTACHMENTS: Petition for Zone Map Change, Statement of Zoning Compatibility, Schematic Master Plan, Design Goals Narrative, Development & Design Manual

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Evelyn Dewar	0648310294	RR Rural Residential	22.96 acres
Leonard Weatherspoon	0648228106		23.19 acres
TOTAL			46.15 ± acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	RR Rural Residential	Agricultural and Detached single family dwelling
North	RR Rural Residential	Vacant, Agricultural and future Cass Holt Park
South	RR Rural Residential	Agricultural and Detached single family dwelling
East	RR Rural Residential	Agricultural and Detached single family dwelling
West	RR Rural Residential	Agricultural and Detached single family dwelling

PROPERTY HISTORY

Rezoning History

Rezoning Number: 06-01 (Establish ETJ)

Original Zoning: Wake County

Proposed Zoning: and R-30 Residential

(Reassigned to RR Rural Residential March 1, 2022)

Approved by Town Council on: Jan 17, 2006

ZONE MAP CHANGE REQUEST		
	CURRENT	PROPOSED
Zoning District	RR Rural Residential	NR-CD Neighborhood Residential Conditional Zoning District
Future Land-Use Designation	Mixed Residential Neighborhood	Mixed Residential Neighborhood

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request to rezone 46.15 acres located at 5608 & 5629 Cass Holt Road from RR Rural Residential to NR-CD Neighborhood Residential Conditional Zoning District.

Zone Map Change Request:

The NR Neighborhood Residential zoning district encourages the development of medium density detached and attached dwellings on different lot sizes that vary enough to provide a range of home choices in the same 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. For those neighborhoods in walking and biking distance to Commercial & Mixed-Use Districts, this district is expected to orient its highest densities towards those areas.

Conditional Zoning District (CD) information:

Conditional Zoning Districts (CD) are intended to provide flexibility within the planning and development process, while creating additional controls to ensure quality development. The proposed Conditional Zoning District (CD) proposes the following modifications to the base district standards of the UDO.

Development Standards (UDO Section 2):

	UDO Standard	Proposed Standard
Maximum Gross Density - by-right - with Conditional Zoning District	8 units/acre 12 units acre	2.34 units/acre (106 units)
Minimum Lot Frontage at the ROW for a Driveway Detached Dwellings	60 feet	50 feet for no more than 25% of the detached unit lots

Permitted Uses (UDO Section 3):

Residential Uses	UDO Standard	Proposed Standard
Attached Dwelling	Permitted	Permitted
Detached Dwelling	Permitted	Permitted

Proposed Residential Design & Development Standards in addition to the UDO:

- Materials
 - Siding shall be brick, stone, HardiPlank, or other material of comparable durability, quality, and appearance
 - Vinyl siding is not allowed
 - Roof shall be architectural dimensional 30-year shingles
- Colors
 - Exterior building façade materials may be limited to earth tones, gray, white, and green
 - High intensity colors are prohibited
- Foundation/FFE treatment slab on grade detached homes shall include visibly exposed foundations at least 18 inches in height along the front façade of all units. Exposed foundations shall be faced with brick or stone.
- Minimum Heated Floor Area
 - Detached units 2,200 square feet
 - Attached units 1,600 square feet
- All garage doors shall include window panels or other elements to provide visual surface relief.
- No two (2) single family homes of the same floorplan/façade or color scheme shall be located within two lots of each other – whether on the same or opposite side of the street. These provisions shall be incorporated into the HOA Association Covenants.
- Townhomes
 - Shall incorporate a mixture of materials on the elevations, such as brick and siding or stone and siding.
 - Such mixture of materials shall be applicable to the front facades and all exterior townhome walls that face a public street.
 - The street-facing façade of each townhome unit will include either a shift in roofline or gable, a dormer, or other similar special feature to add visual interest.
- No restrictions or prohibitions shall be imposed on accessory dwelling units within the project by plats, deeds, or covenants.
- Wiring and outlets to accommodate EV charging station installation shall be included in each garage within the development.

PLANNING & ZONING

Growth Strategy Map:

The property is designated as Places to Enhance. These places celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods (single-family detached), or Mixed Residential Neighborhoods with two or more home types (single dwelling attached and detached, multi-dwelling) in the same development.

Future Land Use:

The subject property is designated as Mixed Residential Neighborhood on the Future Land Use map. This character area includes several housing types that provide a range of home choices (densities) in the same neighborhood. Small blocks and a grid network support a well-connected, cohesive community. A comprehensive and connected open space network with a centralized gathering space and smaller open spaces distributed throughout the neighborhood. Key characteristics include:

- Blocks vary in size growing larger from the center to the edge of the community.
- Streets should provide connections to adjacent neighborhoods and development.
- New residential uses have off-street parking at the side or rear of the lot enhancing the streetscape and walkability. Smaller lots may be served by rear alleys.
- Development should be sensitive to existing natural resources.
- Very walkable, with sidewalks, bike facilities, paths and trails providing pedestrian connectivity.
- Front and side setbacks are variable, with larger setbacks near the edges of the neighborhood and smaller setbacks near the center.

Important Themes for Transforming Holly Springs:

Eight important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request:

- Establish Mixed-use Activity Centers Throughout Holly Springs
- Transitions
- Increase Home & Neighborhood Choices in Holly Springs
- Increase Diversity & Affordability of Housing in Holly Springs
- More Transportation-Land Use Coordination in the Community

Specific Recommendations:

Several recommendations provide guidelines, targets, and priorities for shaping future growth and development in the community. The following recommendations should be considered with this request:

- FLU-1: Encourage Use of the Land Use & Character Plan in Everyday Decision-Making
- FLU-8: Protect Housing Affordability
- SI-4: Improve the Land Use - Transportation Connection
- SI-13: Continue to Install all Utilities Underground in New Development, and Continue to Move Existing Overhead Utilities Underground
- CC-2: Provide Attention to Building Transitions
- CC-8: Increase Walkability

Unified Development Ordinance

Conditional Zoning District (CD) (UDO 2.4.3.A.)

CD Design Goals. CD proposals shall demonstrate that the project and development therein will incorporate and/or achieve the following design goals:

1. The incorporation of existing natural features such as wooded areas and slopes into the design of new development in such a manner as to preserve the site's natural character;
2. The preservation of significant view corridors; development of out-lying areas of the Town and its Extraterritorial Jurisdiction in a manner which retains elements of traditional historical land use patterns;
3. Development of pedestrian oriented communities; development of traditional style neighborhoods;
4. Development of communities that are visually and functionally connected to one another;
5. Protection of significant watershed areas in order to preserve water quality;
6. Creativity and imagination in the process of development;
7. Unique architecture or sustainable design;
8. Efficient, aesthetic and desirable use of open space;
9. Variety in housing types and physical development patterns; and,
10. Special considerations for property with a unique history or outstanding physical features.

The site is designated Mixed Residential Neighborhood District on the Future Land Use Map which is characterized by neighborhoods that include several housing types (attached and detached single-family dwellings and multi-family units). This provides residents housing options within their same community as needs change. Smaller blocks and a grid network support a well-connected community and a comprehensive and connected network of open space provides gathering space and preserves tree stands. Neighborhoods should be organized around a central gathering space with smaller pocket parks distributed throughout the neighborhood and density should be highest around the central gathering place or park.

Both parcels are currently developed with single family homes or used for agriculture. The parcel to the north is the site of the future Cass Holt Park. Cass Holt Road divides the site, and the future development will be located on both sides of the road. Existing tree areas are found near on-site ponds, wetlands, and creeks. Preservation of the on-site ponds, trees, and natural areas are proposed to be incorporated into the development. Attached dwellings (townhomes) are proposed in POD 1 on the west side of Cass Holt Road and central to the development. Detached dwellings are proposed within POD 2 in the NW corner of the site and on the east side of Cass Holt Road near site perimeters.

Street stubs are shown for properties to adjacent properties. Vehicular access to the townhomes will be via an alley. A pedestrian network is shown utilizing sidewalks along proposed streets and walking trails connecting the active open spaces. A 10' Sidepath is proposed along Cass Holt Rd. and Honeycutt Rd. frontages.

PARKS & RECREATION

Greenways (UDO Section 7.6):

The Town's UDO requires all land proposed for development where a Greenway or Sidepath is indicated in the Comprehensive Plan to construct the Greenway or Sidepath in compliance with Town standards. The Town's Active Transportation Plan, in Section 2 of the Town Comprehensive Plan, shows a 10' Sidepath requirement for the Cass Holt Rd and Honeycutt Rd frontages. The applicant proposes to meet this requirement by providing the 10' Sidepath along the western side of Cass Holt Rd, tying directly into the 10' Sidepath anticipate to be constructed with the Town Park development on Cass Holt Rd. The proposal also shows a 10' Sidepath on the north side of Honeycutt Rd in compliance with the Town's Comprehensive Plan. An additional off-site connection between these two Sidepaths is proposed at the intersection of Honeycutt and Cass Holt Rd. This off-site connection is not a requirement of the UDO, and it is anticipated that a Development Agreement will capture the agreement that this improvement be done by the developer with assistance from the Town and reimbursement of construction costs being provided from a portion of the Parkland Dedication fees-in-lieu that will be collected at time of subdivision platting.

Public Park Space (UDO Section 4.7):

The Town's UDO requires Development projects and subdivision activities that would result in additional residential dwelling units shall provide Public Park Space or pay a fee-in-lieu of Public Park Space dedication. The applicant will not be dedicating any Public Park Space and will be required to pay a fee-in-lieu prior to issuance of a building permit for the residential portions of the development, with a portion of the funds expected to reimburse the cost of construction of the off-site Sidepath mentioned in previously.

CIVIL IMPROVEMENTS

Water Service:

The project is required to tie to and extend Town water facilities to serve the proposed development. Watermains extensions are proposed along both Cass Holt Road and Honeycutt Road along the frontage of property in accordance with the Town's Long-Range Water plan. These waterlines will be installed by the developer in accordance with Towns Policies. The watermain extension by the developer to serve the project includes off-site installation to tie to the existing watermain within Cass Holt Road.

Sewer Service:

Sewer service to the proposed development will be via extension of gravity sewer networks. This development is bisected by Cass Holt Road, with the western half draining to the existing Union Ridge Pump Station and the eastern half draining to the existing Honeycutt Farms Pump Station. Substantial downstream off-site sewer extensions will be required to tie the proposed project to each pump station. Easement acquisition and construction associated to these off-site extensions are included as part of this development. The exact route of downstream sewer extensions has yet to be determined but will be finalized with the Major Subdivision Plan review.

A downstream sewer study, including pump station capacity analyses for each pump station, was completed with this rezoning. The study also includes identification of schematic alignments for the gravity sewer extensions that will be necessary to serve the proposed development. The study concludes the existing downstream sewer infrastructure and both existing pump stations have adequate capacity to support Cass Holt Crossing.

Transportation:

In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, road widening including both sides of the ultimate four-lane, median-divided thoroughfare cross-section will be required across the property frontage on Cass Holt Road frontage. In addition, the applicant will be required to widen half of the ultimate four-lane, median-divided thoroughfare cross-section across the property frontage on Honeycutt Road. All internal streets will be constructed in accordance with public residential standards per the CTP.

A Traffic Impact Analysis (TIA) was completed with this rezoning petition. This development will be required to adhere to and construct all recommended improvements within the approved TIA as follows:

Improvements Required at Cass Holt Road/ Site Driveways:

- Interim: The outside through lanes along both northbound and southbound directions as right-turn lanes at the Site Driveways under the interim conditions.
- Construct Site Driveway as full movement with one ingress, one egress lane, and a minimum internal protected stem length of 100' on both eastbound and westbound approaches.
- Provide dedicated right-turn lane on northbound Cass Holt Rd with minimum 100' of storage and appropriate taper.
- Provide dedicated right-turn lane on southbound Cass Holt Rd with minimum 100' of storage and appropriate taper.

- Provide dedicated left-turn lane on northbound Cass Holt Rd with minimum 50' of storage and appropriate taper.
- Provide dedicated left-turn lane on southbound Cass Holt Rd with minimum 50' of storage and appropriate taper.

Improvements Required at Cass Holt Road/Honeycutt Road Intersection:

- Interim: Stripe the west bound approach of Honeycutt Road at the Cass Holt Road intersection to provide a dedicated left-turn lane and a dedicated right -turn lane with sufficient queue storage length.
- Monitor intersection for signalization (alternate improvement option such as a roundabout intersection may be considered).
- Explore design options to extend the existing turn lane storage length on the westbound approach of Honeycutt Road to provide a left-turn lane with minimum 350' of storage and appropriate taper. This turn lane extension may be provided in conjunction with frontage widening along Honeycutt Road based on the CTP thoroughfare standards.

ZONE MAP CHANGE ANALYSIS

The Conditional District Rezoning is intended to achieve an innovative, higher quality, and sustainable neighborhood by allowing flexibility in development standards and design requirements. The proposed Neighborhood Residential Conditional District Zoning is consistent and implements most of the characteristics of the Mixed Residential Neighborhood, such as providing multiple housing types and lot sizes.

A central gathering space is one of the characteristics of a Mixed Residential Neighborhood. One of the preserved ponds is centrally located on the western half of the development; however, no activation of this space is proposed to create a gathering space for the residents which is not consistent with the UDO standards. Smaller active open spaces and tree preservation areas are proposed throughout the site. These are connected through a system of sidewalks and walking trails.

The proposed development is mostly per the base standards of the UDO. The applicant has proposed to modify the minimum lot frontage for a driveway standard from 60 to 50 feet on a maximum of 25% of the detached unit lots. The purpose is to create lot size variety in accordance with the Conditional Zoning District lot area requirements. Staff analysis of this request has determined that the reduction will impact neighborhood character and that alternative designs that may include alleys for narrower lots should be considered.

Residential façade design standards are proposed, which include material, color, and minimum square footage requirements. The proposed standards also limit how close homes of the same floorplan, façade, or color scheme are located to ensure a variety of styles on the same block. There is some concern with the garage of the smaller units being predominant. No standards are proposed to address this concern at this time.

STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Staff Recommends that the Planning Board discuss the following items:

1. The Conditional District Rezoning is intended to achieve an innovative, higher quality, and sustainable neighborhood. The proposed standards for development and design guidelines are mostly per the base standards of the UDO. Does the Development and Design Manual guidelines and lot width reduction for front loaded housing ensure a unique or innovative design related to open space design, lot layout, and building design?

PLANNING BOARD RECOMMENDATION

ACTION #1:

SAMPLE PLAN CONSISTENCY STATEMENT:

The requested zone map change from RR Rural Residential to NR Neighborhood Residential Conditional Zoning District is consistent with Vision Holly Springs Comprehensive Plan because the Future Land Use Plan Map designates this property as Mixed Residential Neighborhood. The proposed Conditional Zoning District (CD) would provide a mix of housing options within a walkable, connected neighborhood that includes open space dispersed throughout the community.

ZONE MAP CHANGE PETITION MOTION:

Motion that the Planning Board recommend the Town Council approve / deny Zone Map Change Petition #22-REZ-15 to change the zoning of 46.15 acres of Wake County PINs #064822106 and 0648310294 from RR: Rural Residential to NR CD: Neighborhood Residential Conditional District as submitted by Milestone Developments, LLC.