



Agenda

1. Call to Order

2. Approval of Minutes

- a. Approve Minutes of May 2, 2023 Land Use Advisory Committee

3. Requests and Communications

- a. 151 Rosewood Centre Dr. Pine Springs Preparatory Academy

4. Other Business

5. 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#: 2.a.

Consent Agenda

Title: Approve Minutes of May 2, 2023 Land Use Advisory Committee

Strategic Priority Area:

Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. 5.2.23 Land Use Advisory Committee Minutes - draft



Town of Holly Springs Land Use Advisory Committee

Minutes: May 2, 2023

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, May 2, 2023 in the Holleman Room of Town Hall at 3:00 p.m. when a quorum was established.

Members Present: Randy Harrington
Scott Chase
Daniel Weeks
Mayor Sean Mayefskie
Dan Berry (Town Council Representative)
Chris Hills
Kendra Parrish
LeeAnn Plumer
Thomas Urquart, Planning Board Representative
Rick Madoni, Planning Board Alternate

Members Absent: Irena Krstanovic

Staff Members

Present: Elizabeth Goodson
Sean Ryan
Brett Gosney
Matt Beard
Catherine Jacobs
Grayson Taylor
Tom Covington
Seann Byrd
Rachel Ingham
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 April 4, 2023 as submitted.

Motion: Scott Chase
Second: Thomas Urquart
Vote: Unanimous

Agenda Item 4: Development Petition(s)

a. Ragan Mixed Use

In attendance for this item were:

Jeremy Medlin, Greenhawk Corp. and Property Owner
Laura Holloman, The McAdams Company
Kate Murdoch, The McAdams Company
Tyler Probst, The McAdams
Megan Ledbetter, Taylor Morrison
Skylar White, Taylor Morrison
Jason Barron, Morningstar Law Group

Laura Holloman, representing McAdams, has requested to meet with the LUAC to discuss the potential development of 55.40 acres of land located at 3313 Avent Ferry Road (intersection of Avent Ferry Rd. and Rex Rd.) The proposal consists of a mix of commercial uses and attached dwellings. The applicant is requesting a rezoning from RR Rural Residential to Neighborhood Mixed-Use Conditional Zoning District (NMX-CD).

Brett Gosney, Planner I Development Services, gave an overview of the proposed project, as described in the staff report. He stated that the Future Land Use Map designates the project area as Neighborhood Center, Conservation Neighborhood, and Natural Area, and explained the various key features of these areas.

Catherine Jacobs, Manager, Development Engineering, explained that according to the Comprehensive Transportation Plan and Unified Development Ordinance, right-of-way dedication and construction of thoroughfare widening to meet ½ of the ultimate street cross section, across the proposed project property frontages is required. This property has frontage along Avent Ferry Rd and Rex Rd. The ultimate street cross sections for these roadways in the CTP are 4-lane median divided thoroughfares. A Traffic Study is required with the proposed Rezoning, and all improvements identified during the Traffic Study review process are required to be shown on the subsequent Master Plan and Development Plans.

Ms. Jacobs continued by discussing the Public Utilities. There is existing gravity sewer available to the northeast in Lockridge Subdivision. This development is proposing a new onsite regional pump station that will discharge to the existing Avent Ferry Pump Station.

There is an existing watermain to the northeast in Lockridge Subdivision. Watermain will be extended along Avent Ferry Rd and across the property's frontage of both Avent Ferry Rd and Rex Rd. Watermain will also be extended throughout the site to serve the development and to adjacent properties for future connection. A Hydraulic/Fire Flow Evaluation and Report will be required with the Master Plan and Development Plans to verify that adequate pressure and fire flow is available.

Matt Beard spoke about the greenway and side paths that have been proposed. The main item that he discussed is the park dedication. Rather than collect a fee in lieu, they will collect a dedicated portion of land that would be useable for park items like picnic shelters, nature trails,

*Page 2 of 4
May 2, 2023 LUAC Minutes*

etc. 1/20th of an acre of park land would be required for every residential unit constructed, which would total about 14 acres, but this amount would be flexible, because much of the area has already been timbered, and it depends on what is being proposed.

Chris Hills summarized by saying there were four main concerns with the proposed project: Comprehensive Plan consistency, the density that's being proposed, utilities issues, and transportation issues that this project would generate, as well as issues that currently exist in that area.

Applicant Statement:

Laura Holleman thanked the committee for taking the time to discuss the project. She described the concept plan, stating that it will consist of 32,000sq ft of commercial, 115 single family attached homes, and 168 Multi-Family cottages. They discussed the Building Design Standards, Landscape designs, and the Gathering and Open Spaces.

Megan Ledbetter described the quad-housing, explaining that they are 2 story, wrap around homes, so that each unit has a private courtyard. All of the front doors face outwards. They are typically 1- & 2-bedroom rental units, designed for young professionals, or older couples that don't want to worry about lawn maintenance. They don't necessarily target families. She discussed the potential dog park, swimming pool, community building, and recreation areas.

Tyler Probst talked about the different proposed pump station solutions for the project.

Jason Barron talked about the new school that will be constructed in this area, and said Greenhawk will be installing a traffic signal at Rex and Avent Ferry as part of this project.

Ms. Holloman explained that due to the complexity of this project, they've already started the special studies that will be required. She feels that this project offers something unique, with horizontal multi-family housing, rather than vertical housing units.

Mr. Medlin said he's very much ready to embrace this project, and hopes the Town is as well. He said the non-residential uses could be medical offices, eateries, or amenities that would support the park and the lake, but he doesn't have an end-user in tow at this point.

Ms. Ledbetter described other projects they are currently building. She explained their property management program. Mr. Barron said that the townhomes will operate like apartments, without looking like them.

Ms. Holloman talked about parking throughout the development. She explained that they're very much aware of the parking needs for a multi-family area such as this. She discussed the greenspace that they're proposing, and the programming of the area such as passive walking trails, gathering spaces, etc.

Chris Hills then asked for any discussion and questions.

Kendra Parrish talked about the pump station challenges that this project could help by consolidating several pump stations if they oversize. The Town doesn't want a single project pump station.

Scott Chase talked about the conservation area and that this would be an excellent area for SEM. Chris discussed the proposed parking issues and transportation improvements that should be taken into consideration.

Randy Harrington said he believes there's a bigger opportunity for commercial for this area, considering the level of traffic in this area. The committee then discussed parking and pedestrian safety considerations.

Mr. Urquart and Mr. Madoni asked for clarifications on how the TIA will be conducted, and how this project fits in with the Town's plans.

Ms. Parrish asked what the projected timeline is for this project. Mr. Medlin says they'd hope to put the shovel in the ground in 2025, then the first CO being issued in 2026, and the entire project being completed around 2028.

Dan Berry thanked the applicant for bringing more of an innovative concept. However, he says NMX isn't compatible with conservation area, according to the UDO. He also believes they can be more progressive with the commercial aspect, and he has concerns about the density this would bring.

Mr. Harrington asked for clarification on the height and style of the quads and townhomes – do they have a different look and feel from each other? He said the Town doesn't want a development where all of the buildings look similar. This is a gateway into the Town, and it's important that it gives an inviting feel. Ms. Ledbetter the quads and townhomes have three different sets of floorplans, elevations and appearances, and they are willing to work with the Town to get the right look and feel.

Agenda Item 5: OTHER BUSINESS

None

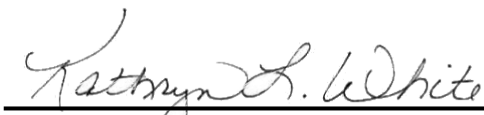
Mr. Hills asked if there were any other questions, and hearing none, he asked for a motion to adjourn.

Agenda Item 6: ADJOURNMENT

The meeting adjourned at 4:08

Motion: Thomas Urquart

Second: Randy Harrington



Kathryn L. White
LUAC Clerk



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 3.a.

Requests & Communications - PB

Title: 151 Rosewood Centre Dr. Pine Springs Preparatory Academy

Strategic Priority Area:

Staff Resource:

Action(s):

- No official action by the LUAC will be taken other than providing verbal feedback on the proposed rezoning of 151 Rosewood Centre Dr.

Explanation:

- Andy Petty, representing Pine Springs Preparatory Academy, has requested to meet with the Land Use Advisory Committee to discuss the potential development of ~1.9 acres of land at 151 Rosewood Centre Dr.
- The applicant held a general inquiry meeting with Development Services on May 24, 2023 to discuss the proposal. Prior to moving forward with a project, the applicant is seeking additional feedback from the LUAC.
- The applicant is requesting a rezoning from CB Community Business to MXR-CD Mixed-Use Residential - Conditional Zoning District.
- The proposal consists of a new 26,000 sq. ft. office/classroom building to be used in conjunction with the neighboring Pine Springs Preparatory Academy.
- A Traffic Study Scoping Form and subsequent Traffic Scoping Meeting will be required by this development. If warranted by the anticipated daily or peak hour trips, a Traffic Study will be required with the proposed Rezoning to analyze the impact of the development on the Town's and NCDOT's transportation facilities and recommend improvements required to mitigate the project impact.
- A Sewer Study Scoping Form and subsequent Sewer Scoping Meeting will be required by this development. If warranted by the anticipated flow a Sewer Study will be required with the proposed rezoning to analyze the impact of the development on the Town's sewer infrastructure and facilities and recommend improvements required to mitigate the project impact.
- This development will also be subject to the Town's Water Resource Management Policy. This development will be considered as non-residential, has direct access to existing public utilities, and is considered Priority Level 1.
- There is an existing watermain within Rosewood Centre Drive and this development will require a service connection. A Hydraulic/Fire Flow Evaluation and Report will be required with the Development Plan to verify that adequate pressure and fire flow is available.

Background:

Land Use Advisory Committee
August 1, 2023

- The LUAC provides informal review, technical support, assistance, comment and critique in the assessment of proposed development petitions.

Funding Source(s):

N/A

Attachment(s):

1. 151RosewoodCenter_LUACStaffReport_08012023
2. 151RosewoodCentreDr _Petition
3. 151RosewoodCentreDr_Plan



Land Use Advisory Committee

Subject Title: Pine Springs at 151 Rosewood Centre Dr.

Meeting Date: August 1, 2023

Presenter: Conor Ryan, Development Services
Tom Covington, Development Services

Attachments: LUAC Application, Site Plan

Topic Highlights/Summary

Andrew Petty has requested to meet with the Land Use Advisory Committee to discuss a potential rezoning for and development of a 26,000 sq. ft. office and classroom building to be used in conjunction with the neighboring Pine Springs Preparatory Academy. The applicant has proposed approximately 70% of the building be used for administrative office purposes. The remaining 30% of the building is to be used as classroom space for students who only receive in-person instruction part-time. The applicant has noted that they expect no more than 75 students in the building at once on any given day. The current zoning district, CB Community Business, does not allow for the proposed classroom use since the UDO only permits Schools (K-12) in Residential Use Districts by Conditional Zoning District.

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.

Future Land Use Designations: N. Main Street District

Proposed Future Land Use Designations: N. Main Street District

Current Zoning: CB Community Business

Proposed Zoning: MXR-CD Mixed-Use Residential Conditional Zoning District

Proposed Use: Office; School (K-12)

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.

Points of discussion:

- Is the requested MXR-CD zoning consistent with the goals of the Future Land Use Map designation? If not, how could the request be modified to meet the goals? Specific items to consider may include the acceptability rezoning the property from a Commercial & Mixed-use District to a Residential Use District to fit the proposed uses.
- Does the proposed use represent the highest and best use development potential for the Town?

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

- Proposed Use.
- Proposed Zoning District.
- Proposed Rezoning Conditions.

Project Location Map



Staff Analysis of Proposed Concept

Comprehensive Plan Analysis

The proposed project incorporates some of the key themes from the Comprehensive Plan for the N. Main Street District:

- Scale and design compatibility with adjacent land uses.

Areas where the proposed project is not in alignment or in partial alignment with the Comprehensive Plan:

- Parking is proposed to the sides and rear of the lot with driveways on the front of the lot, while the Comprehensive Plan notes that parking should be located in and accessed from the rear.
- No formal open space has been proposed, nor have any green roof elements been suggested. These items may be developed further with site plan development.

Zoning Analysis

The applicant is requesting consideration of rezoning to the Mixed-Use Residential Conditional Zoning District (MXR-CD), which is a district that can have compatibility with the N. Main Street District Future Land Use designation.

The MXR district encourages the creation of:

- Highly walkable neighborhoods in proximity to Commercial & Mixed-Use Districts.

- A range of predominately residential development types including detached and attached dwellings, small-scale apartment dwellings, limited public and institutional uses, and limited commercial uses.
- Low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development.
- Development that is compact in form and utilizes a connected street and open space network.
- Uses permitted by right in the MXR District includes primarily residential uses (apartments, attached dwellings, detached dwellings), some commercial uses (retail, fitness facilities/studios), and some institutional use (School [K-12]).

A Conditional Zoning District (CD) allows applicants to propose flexible development standards such as different building setbacks. There are also uses for some zoning districts that are only eligible through a CD rezoning. The MXR district allows both the "School (K-12)" use (the UDO designation for the applicant-proposed classroom use) and "Office Use" (the UDO designation for the applicant-proposed administrative use) only through a Conditional District rezoning. The only additional standard that has been proposed by the developer will prohibit any residential development on the lot.

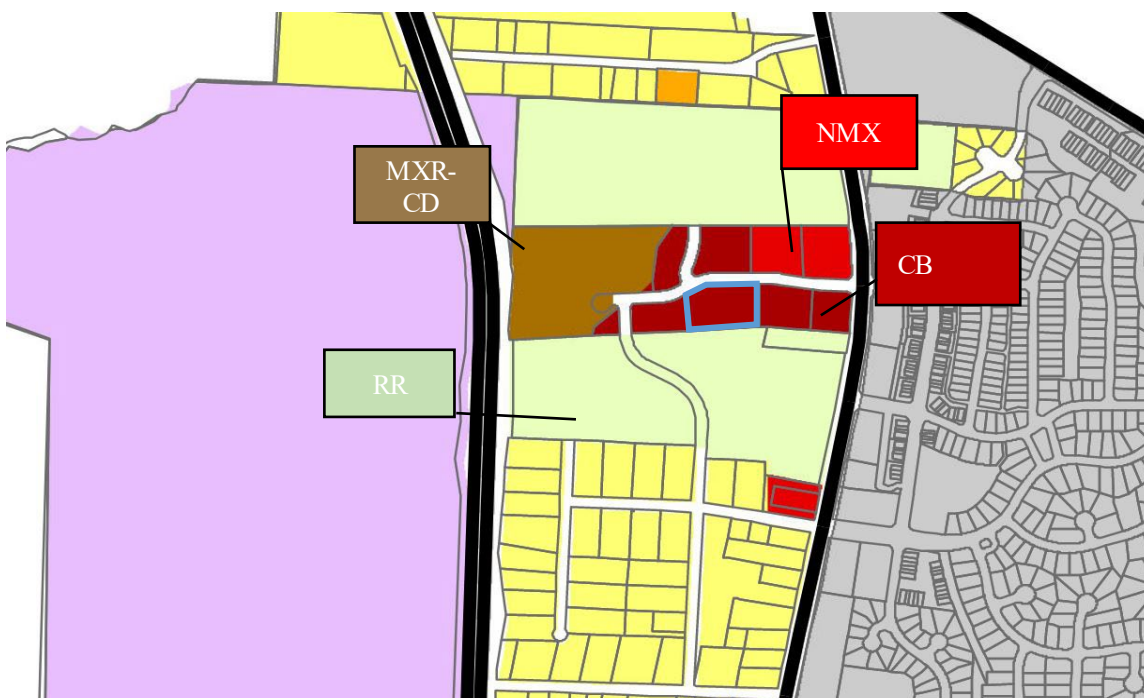
The proposed project incorporates some of the key themes from the UDO for the MXR District:

- Limited public, institutional, and commercial uses
- Utilizes a connected street network
- Low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development

Areas where the proposed project is not in alignment or in partial alignment with the UDO:

- Highly walkable neighborhoods
- A range of predominantly residential development types
- Utilizes a connected open space network

Current Zoning Map

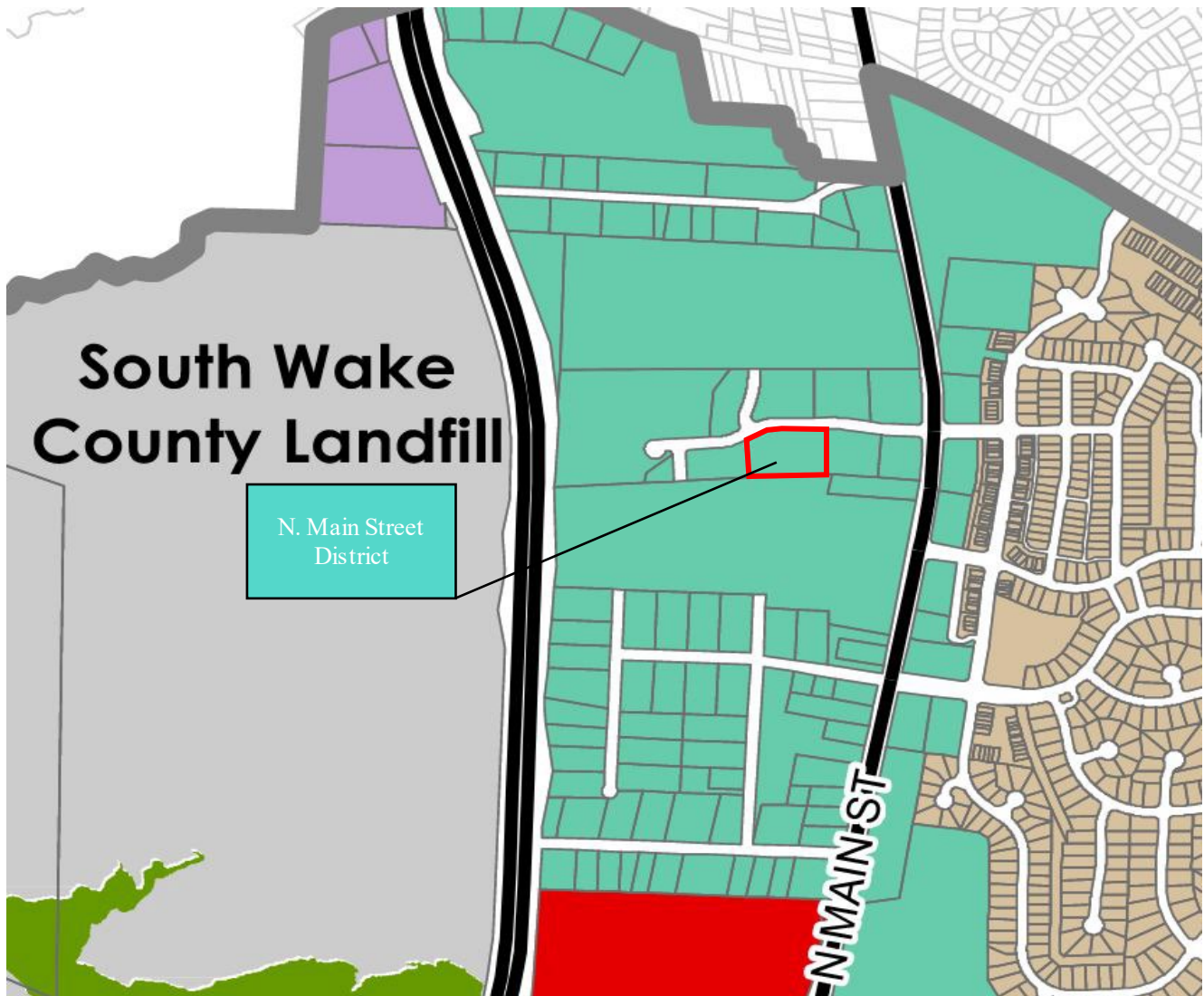


Background Information

Comprehensive Plan Section 1: Land Use & Character:

The Future Land Use Map designates the project area as N. Main Street District.

Current Future Land Use Map



N. Main Street District:

The N. Main Street District represents the corridor extending north of the Downtown Village District to Sunset Lake Road, including small-scale retail and office buildings and residential neighborhoods. Uses and buildings are located on small blocks with streets designed to extend a grid network in both directions of N. Main Street and offer different choices for residents to live near and experience activity along the corridor. Non-residential buildings in the N. Main Street District should be low intensity, unobtrusive, and at a scale and design compatible with nearby residential neighborhoods. Non-residential or mixed-use buildings may stand one to three stories tall and include residential or office space above storefronts. The design, scale, character, and intensity of development in the N. Main Street District should be compatible with, and transition to, adjacent land uses. Non-franchise architecture is encouraged in the N. Main Street District as a way to maintain unique character. Parking is satisfied with on-street parking and shared rear-lot parking strategies.

Street & Block Patterns

- Blocks are small, and streets are in a grid network.
- Lots are rear-loaded to maximize walkability and reduce the emphasis on automobiles.
- Parking is located in and accessed from the rear.
- Paved surface lots have shared parking agreements.
- Formal on-street parking is encouraged throughout the N. Main Street District where possible.

Open Spaces & Natural Resources

- In the urban context of the N. Main Street District, open spaces are typically formal in nature, and can include squares, plazas, and community gardens.
- The compact urban development patterns place less emphasis on preservation of the natural landscape, and prioritizes the provision of a variety of formal public spaces.
- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Green roof elements and/or rooftop gardens are encouraged.
- Specimen tree preservation is encouraged.

Lot Size & Building Placement

- Lots are relatively small, with a high percentage of frontage buildout along the street.
- Front setbacks are small, or there may be no front setback at all in the most urban areas.

Building Types & Massing

- Building types with frontage on N. Main Street are primarily commercial on the ground floor, but may include residential or office uses on upper floors.
- Buildings may be one to three stories in height.

Transportation Network

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

Comprehensive Plan Section 2: Comprehensive Transportation Plan

Rosewood Centre Drive:

According to the Comprehensive Transportation Plan (CTP) and Unified Development Ordinance (UDO), the right-of-way dedication and construction of Rosewood Centre Drive has already been completed at its ultimate cross section.



Traffic Study:

A Traffic Study Scoping Form and subsequent Traffic Scoping Meeting will be required by this development. If warranted by the anticipated daily or peak hour trips, a Traffic Study will be required with the proposed Rezoning to analyze the impact of the development on the Town's and NCDOT's transportation facilities and recommend improvements required to mitigate the project impact. All improvements identified during the Traffic Study review process are required to be shown on the subsequent Master Plan and Development Plans. Improvements are required to be designed and constructed by the developer. The Traffic Study is required to be submitted with the first Rezoning Petition Submittal.

Comprehensive Plan Section 5: Utilities & Infrastructure:

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

Sanitary Sewer:

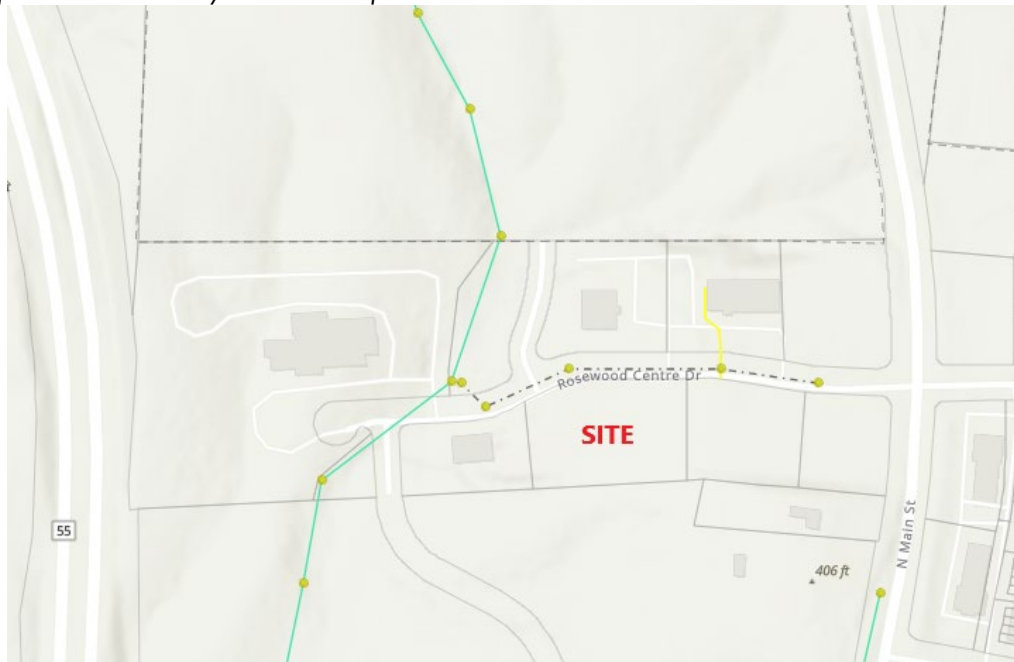
There is existing gravity sewer available within Rosewood Centre Drive and this development will require a service connection. The site flows to the existing Easton Acres Pump Station and then ultimately to the existing 12 Oaks Pump Station.

A Sewer Study Scoping Form and subsequent Sewer Scoping Meeting will be required by this development. If warranted by the anticipated flow or downstream pump station capacity, a Downstream Sewer Evaluation and Pump Station Report will be required with the proposed rezoning to analyze the impact of the development on the Town's sewer infrastructure and facilities and recommend improvements required to mitigate the project impact. All improvements identified during the Sewer Study review process are required to be shown on the subsequent Master Plan and Development Plans. Improvements are required to be designed and constructed by the developer. The Sewer Study is required to be submitted with the first Rezoning Petition Submittal.

This development will also be subject to the Town's Water Resource Management Policy. Per the Policy, this development will be considered as non-residential and has direct access to existing public utilities. Due to the institutional use, this development is Priority Level 1. This

means the development can be considered by Town Council for allocation without commitment to additional allocation elements.

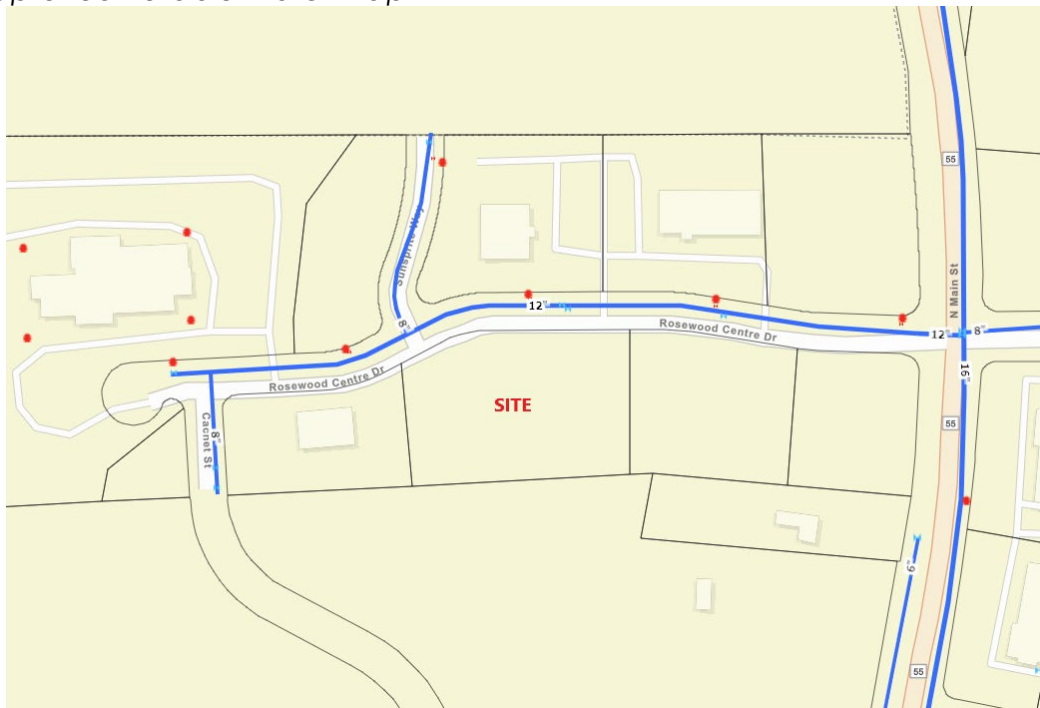
Town's Approved Sanitary Sewer Map:



Potable Water:

There is an existing watermain within Rosewood Centre Drive and this development will require a service connection. A Hydraulic/Fire Flow Evaluation and Report will be required with the Development Plan to verify that adequate pressure and fire flow is available.

Town's Approved Potable Water Map



Motion/Action Requested

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

Agenda Item Contact Information				
Agenda item prepared by:	Conor Ryan			
Agenda Item Department Head Approval for Review and TRC Discussion				
	Approved for Distribution			
Staff	Yes	No	Initials	Department Head Comments
Tom Covington	X			
Conor Ryan	X			

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.

To be placed on the next available LUAC agenda, submit a LUAC Request & Communication Application and any supporting documentation to Development Services by the first Friday of any month to be considered for the next available LUAC meeting. 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.

- Visit www.hollyspringsnc.us/2170/Development-Services for a current fee schedule.
- **Land Use Advisory Committee Meetings are held as needed on the first Tuesday of each month at 3 pm.**

Submittal Requirements

All items listed are required for a complete submittal. Incomplete submittals will be rejected and delay the process.

Submit the following items via the CityView Portal by NOON before the first Friday of the month; choose Apply for a Planning & Zoning Review:

- Application Form
- Project Description Statement, or for projects previously presented to the LUAC, a description of changes made to the proposal since the last LUAC meeting.
- One complete set of PDF plans

Once your submittal is deemed complete and accepted, staff will send you a confirmation and advise that submittal fees (if applicable) are available for payment in the CityView Portal.

For questions about your submittal, please reach out to dsintake@hollyspringsnc.gov

LAND USE ADVISORY COMMITTEE Request & Communication Application

DPM Appendix #A.19 Supplement 20 January 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)*

Applicant and Financially Responsible Party will need to register for an account on the CityView Portal.

Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☒ Design Professional ☐ Developer

Name: Joni Barnes Company: ONB Properties

Mailing Address: 5310 Georgiana Ridge Dr

City, State Zip: Holly Springs, NC 27540

Telephone: 919-201-3273 E-Mail: joni@onbproperties.com

REQUIRED: Property Owner(s) if different from Applicant/Contact

(Attach additional sheets if needed)

Name: Mike Mattachione Company: MCI Cornerstone, LLC

Mailing Address: 2121 E Williams Street suite 100

City, State Zip: Apex, NC 27539

Telephone: 919-481-3434 E-Mail: mmattachione@mattachione.com

PROJECT INFORMATION

Project Name Pine Springs Administration Building

Project Location 151 Rosewood Centre Drive

*Use street address
If none, use closes
intersection*

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

PIN(s) 0740910702

Project Acreage 1.90

Current Zoning CB Proposed Zoning MXR-CD

Current Future Land Use Designation Commercial

Proposed Future Land Use Designation School

Area Plan Designation
If applicable

PROJECT TYPE *(check all that apply)*

☐ Comprehensive Plan Amendment

☐ 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:

LAND USE ADVISORY COMMITTEE Request & Communication Application

DPM Appendix #A.19 Supplement 20 January 2023

LUAC MEETING REQUEST

LUAC Meeting Date Requested:

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.

DISCUSSION TOPICS

What specific topics or questions are you seeking feedback from the LUAC?
(attach additional sheets if needed)

A local builder (property owner) and Pine Springs would like to join up to construct a 26,000 SF +/- on one of the outparcels in Rosewood Business Park that would act as both an administrative building and a blended learning facility for PSPA. The main use being the administrative building (70%) but there would be some classrooms for part time instruction (30%).

They are seeking a rezoning to MXR-CD to allow for small component of building to use as classroom and testing center space. They we will be providing limited uses in the rezoning request that prohibits any residential uses.

DISCLAIMER: ALL CONTENT AS SHOWN HEREIN SHALL BE CONSIDERED PRELIMINARY AND FOR GENERAL PLANNING PURPOSES ONLY. PROPOSED SITE LAYOUTS SHOULD NOT BE CONSIDERED FINAL AND APPROVED UNTIL THE AUTHORITY WITH JURISDICTION HAS FULLY REVIEWED AND APPROVED THE LAYOUT. CURRY ENGINEERING GROUP, PLLC, ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR DAMAGES OR LOSSES ENCUMBERED BY THE USE OF THIS DRAWING WHICH MAY ARISE FROM RELIANCE ON THE CONTENT SHOWN.



SCALE: 1 IN = 20 FT
SCALE IN FEET
HORIZONTAL
20' 10' 0' 20' 40'

PRELIMINARY SITE SKETCH - VERSION 1 (07/06/2023)

MCI OFFICE & ADMIN BUILDING

HOLLY SPRINGS, NORTH CAROLINA

ROSEWOOD CENTRE DRIVE
60' PUBLIC RIGHT OF WAY

MAIN ENTRANCE

30' MBSL

OFFICE / ADMIN BUILDING
26,000 SF (2-STORY)
16 CLASSROOMS
10,000 SF OFFICE

5' MBSL

EXISTING DRIVEWAY

SECONDARY ENTRANCE

DUMPSTER & RECYCLING ENCLOSURE



PEDESTRIAN CONNECTIVITY TO PSPA MIDDLE SCHOOL

OPTIONAL VEHICULAR CONNECTION TO PSPA MIDDLE SCHOOL

TREE PRESERVATION
AREA #5
9073 SQFT.
0.21 AC.

PRIVATE ROAD

SHED

SITE AREA	1.90 AC
SITE ADDRESS	151 Rosewood Centre Drive
PINS	0740-91-0702
PLANNING JURISDICTION	Holly Springs
ZONING	CB
TYPE OF DEVELOPMENT	Site Plan
REZONING REQUIRED (Y/N)	N
REZONING DISTRICT	N/A
BUILDING SQUARE FOOTAGE	26,000 square feet
BUILDING HEIGHT	2 story
MINIMUM PARKING REQUIRED:	52 spaces 2 per 1,000 SF Office 2 per Classroom
MAXIMUM PARKING ALLOWED:	72 spaces 4 per 1,000 SF Office 2 per Classroom
PARKING PROVIDED:	67 spaces

SITE DATA INFORMATION