



Agenda

1. Call to Order

2. Approval of Minutes

- a. Approve the minutes of the August 1, 2023 Land Use Advisory Committee meeting

3. Requests and Communications

- a. Woodfield Dead End Road Rezoning
- b. Avent Ferry Mixed-Use Rezoning

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 the minutes of the August 1, 2023 Land Use Advisory Committee meeting

Strategic Priority Area:

Staff Resource:

Action(s):

- Approve the minutes of the August 1, 2023 Land Use Advisory Committee meeting

Explanation:

- Minutes in draft form are attached for the Committee's review.
- If there are any corrections, please notify the clerk in advance of Tuesday's meeting so that corrected versions of the draft minutes can be circulated for review before adoption.

Background:

Funding Source(s):

Attachment(s):

1. 8.1.23 LUAC Minutes - draft



Town of Holly Springs Land Use Advisory Committee

Minutes: *August 1, 2023*

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, August 1, 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
Danielle Hewetson, Town Council Alternate
Chris Hills
Kendra Parrish
LeeAnn Plumer
Irena Krstanovic
Thomas Urquart, Planning Board Representative
Rick Madoni, Planning Board Alternate

Members Absent:

Staff Members

Present: Elizabeth Goodson
Sean Ryan
Matt Beard
Conor Ryan
Tom Covington
Seann Byrd
Cheryl Caines
Chris Garcia
Kathy White (recording the minutes)

Agenda Item 2: APPROVAL OF MINUTES

Motion to approve minutes of May 2, 2023 as submitted.

Motion: Scott Chase
Second: Thomas Urquart
Vote: Unanimous

Agenda Item 3: Development Petition(s)

a. **Pine Springs at 151 Rosewood Centre Dr.**

*Page 1 of 4
August 1, 2023 LUAC Minutes*

In attendance for this item were:

Andrew Petty, Curry Engineering Group
Chad Sharkey, Sharkey Law Firm
Mike Mattachione, Owner, MCI Cornerstone LLC
Bruce Friend, Pines Springs Prep Academy

Conor Ryan, Development Services, gave an overview of the proposed project as presented in the agenda packet. The applicant is proposing to rezone the parcel from CB Community Business to MXR-CD Mixed Use Residential – Conditional District. They are proposing a 26,000 sq ft. building, projecting that 70% of the building will be used as administrative space and 30% as classroom space. The rezoning is necessary to allow the classroom use. They also proposed a condition that would prevent any residential development on the lot. The existing Pine Springs Academy buildings are to the east and south of the proposed building.

Tom Covington said that water and sewer are available to the site, a water flow and sewer study would be required, and the project would be subject to the Town's Water Resources Management Policy.

Andy Petty explained that even though the classes don't operate like traditional K-12 classrooms, because of the way the ordinance is written, they'd have to rezone to MXR-CD, even though they don't want to be considered a residential parcel.

Bruce Friend explained that the proposed building will ultimately be an expansion of the existing Pine Springs Prep school. Their enrollment has grown rapidly since they opened in 2017, and they need more administrative office space. He continued by explaining how their Blended Learning Academy is structured, stating that these students don't keep the regular Monday – Friday schedule as traditional students. These students wouldn't generate as much traffic as traditional students would since they don't come to school every day or during normal school hours. Right now, the Blended Learning Academy is held in one classroom and one work room at their existing building.

Chris Hills asked about the 70/30 percent classroom split. He also asked if there was any other space on their current parcel that would allow this expansion. Mr. Friend stated that there could be, but it would be cost prohibitive. Also, it would reduce their retention pond area, making it non-compliant. Mr. Petty clarified that they are also trying to preserve the area on their existing parcel for a future athletic field.

Mr. Hills expressed concerns about how this proposed site would affect the traffic if, down the road, the building became only administrative offices.

Mr. Mattachione said he purchased this area with aspirations of it becoming something that would serve the community, and Pine Springs is a great asset to the Town. He said he plans on making sure the building blends in and compliments other buildings in the area.

Randy Harrington asked where Pine Springs was sitting, in this becoming a high school. Mr. Friend replied that they're focusing on K-4 right now, although they are looking at that possibility in the future. In 2021, they received a 10-year charter renewal from the Board of Education, the

longest in the State. They were granted the renewal because of the solid educational results, sound financials, and an overall good school culture, from parents to students. They are exploring possibilities of expanding into a high school, but he doesn't think they have the space to do that right now. Mr. Harrington expressed concerns about not keeping the parcel commercially zoned. Mr. Petty asked if there could be a text amendment to allow this type of use without rezoning, as that could be something other schools might be interested in. If they had a text amendment allowing trade schools in a Community Business district. They wouldn't need to rezone. Chris Hills and Sean Ryan explained that the Council was happy with the way the current zoning is written, and why a text amendment might not be the best option.

Irena Krstanovic expressed her interest in the project, but at the same time she has concerns about how the Town's commercial areas are shrinking as the Town's population grows. Mr. Mattachione said he'd like to design something that would blend the needs of the school as well as office space needs. Mr. Sharkey said ideally speaking, developers want to build the biggest building they can and lease out all the spaces, but there are also concerns about having tenants in a building that would house students and their records. They'd have to think about separate entrances, etc.

Scott Chase asked what the potential sewer flow would be for this project. Elizabeth Goodson said the sewer study hasn't been conducted yet. Kendra Parrish stated that the downstream pump station (Eastern Acres) is at capacity at this point and is nearly 25-30 years old. There needs to be a sewer study, and most likely, that will state that there needs to be a new pump station. Also, this proposed project would need to adhere to the Water Resources Management Policy, and explained how that process works. Mr. Petty said there wouldn't be a lot of new users – they'd just be relocating people from one building to the other. He doesn't believe they would generate as much use as a new commercial user would generate.

Matt Beard said there are no park plans or greenway connections planned in the area. He asked if the students would be walking between the Blended Academy to the Middle School. Mr. Friend said yes, students and staff would be walking back and forth. They want them to be a part of the Middle School. Mr. Beard suggested then that installing a walking plan is something that should be considered, not just for this proposed use, but thinking about the needs of future users for the life of the building. Mr. Petty said that they do plan on having pedestrian connections between the Elementary, Middle School and Blended Academy buildings.

Tom Urquart asked for clarification on increasing enrollment. Mr. Friend said without expanding the current facilities, they don't have any more room without increasing class sizes, which he doesn't want to do. Mr. Urquart asked how long a lease on this building would take before they bought the building, wondering if a different user could come in. Mr. Friend said he was unsure what that timeline would be.

Rick Madoni asked if this property had been approved for a different proposed user and had to be rezoned. He was told it had not. He also said he liked the idea of staggered start times for the Blended Academy.

Council Member Hewetson said she appreciates what Pine Springs Academy brings to the community. She also said she likes the idea of staggered start times and staggered days of attendance.

Chris Hills thanked the applicants for coming and gave an overview of today's topics.

- Inconsistencies with the Future Land Use Plan
- Economic Development concerns due the loss of office opportunities.
- Pedestrian connectivity and vehicular traffic
- Utility capacity

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 4:15

Motion: Daniel Weeks

Second: Scott Chase



Kathryn L. White

LUAC Clerk



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 3.a.

New Business

Title: Woodfield Dead End Road Rezoning

Strategic Priority Area:

Staff Resource:

Action(s):

- No official action by the LUAC will be taken other than providing verbal feedback on the proposed Future Land Use Map amendment and rezoning of subject properties located off Woodfield Dead End Road.
- The applicant has also requested guidance on a potential Future Land Use Map amendment.

Explanation:

- Alonzo Wilson of Winning Combination LLC has requested to meet with the Land Use Advisory Committee to discuss the potential development of ~42.35 acres of land located at 2801, 2803, 2805, 2809, 2813, and 2817 Woodfield Dead End Road.
- The proposal consists of attached dwellings (townhomes).
- The applicant is requesting a rezoning from RR - Rural Residential to NR - Neighborhood Residential. If adopted, the rezoning would change the Future Land Use Map designation from Business & Industrial to Mixed-Residential Neighborhood.
- Construction of Woodfield Dead End Road has not yet been completed along the frontage of this property. The developer will be required, at a minimum, to construct the roadway with its ultimate cross section across the length of the frontage.
- A Traffic Study will likely be required 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.
- With the development of these properties, public utility connection and extension is required for sanitary sewer, potable water and reclaimed water.
- A Downstream Sewer Evaluation and Pump Station Report will be required to analyze the impact of the development on the Town's existing sanitary sewer infrastructure. A fire flow analysis and a hydraulic water model will also be required to analyze the potable and reclaimed water extensions (respectively).
- This development will also be subject to the Town's Water Resource Management Policy. Due to the proximity to public utilities and the request to rezone, this development is considered Priority Level 2, meaning the development can be considered by Town Council for allocation with commitment to two allocation elements.

Background:

Land Use Advisory Committee
September 5, 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. Staff Report
2. LUAC Application
3. Concept Plan



Land Use Advisory Committee

Subject Title: 2801 Woodfield Dead End Road
Meeting Date: September 5, 2023
Presenter: Grayson Taylor, Tom Covington, Development Services
Attachments: LUAC Application, Concept Plan

Topic Highlights/Summary

Alonzo Wilson of Winning Combination LLC has requested to meet with the Land Use Advisory Committee to discuss the potential for development of attached dwellings at 2801 Woodfield Dead End Road. The site includes six parcels all located west of Woodfield Dead End Road near the northern terminus. The applicant provided a concept plan with the request which is attached with this agenda item. The concept 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: Business & Industrial; Natural Area
Proposed Future Land Use Designation: Mixed Residential Neighborhood
Current Zoning: RR – Rural Residential
Proposed Zoning: NR – Neighborhood Residential

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.

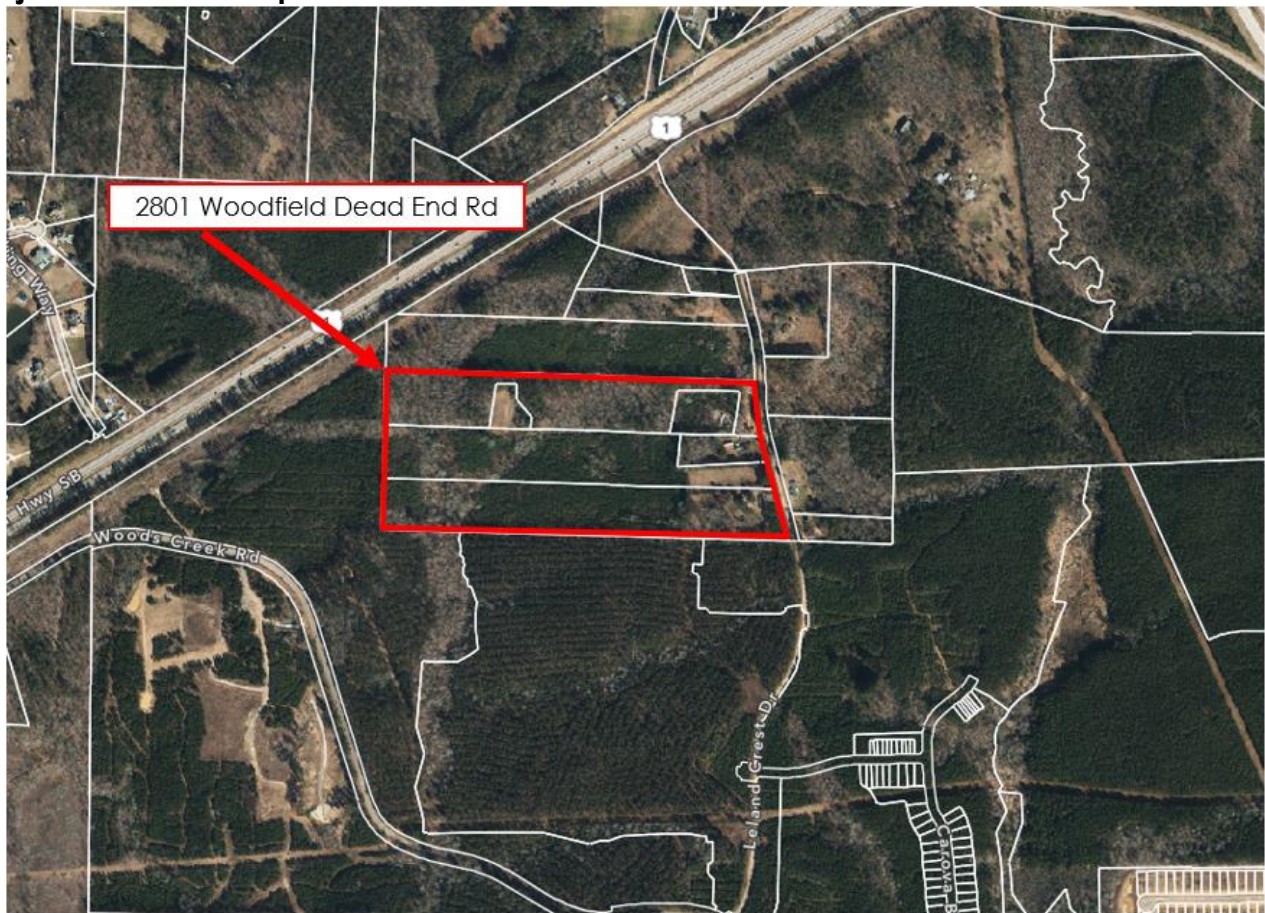
Points of discussion:

- Is the proposed concept plan consistent with the Vision Holly Springs Comprehensive Plan?
- Is the proposed use of attached dwellings suitable for this location?
- Under what circumstances would the proposed plan be supported, if any?

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

- Potential Support for Future Land Use Map change and Rezoning

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 Business & Industrial and Natural Area:

- Proposed Development sensitive to existing natural resources
- Full connectivity to adjacent parcels

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

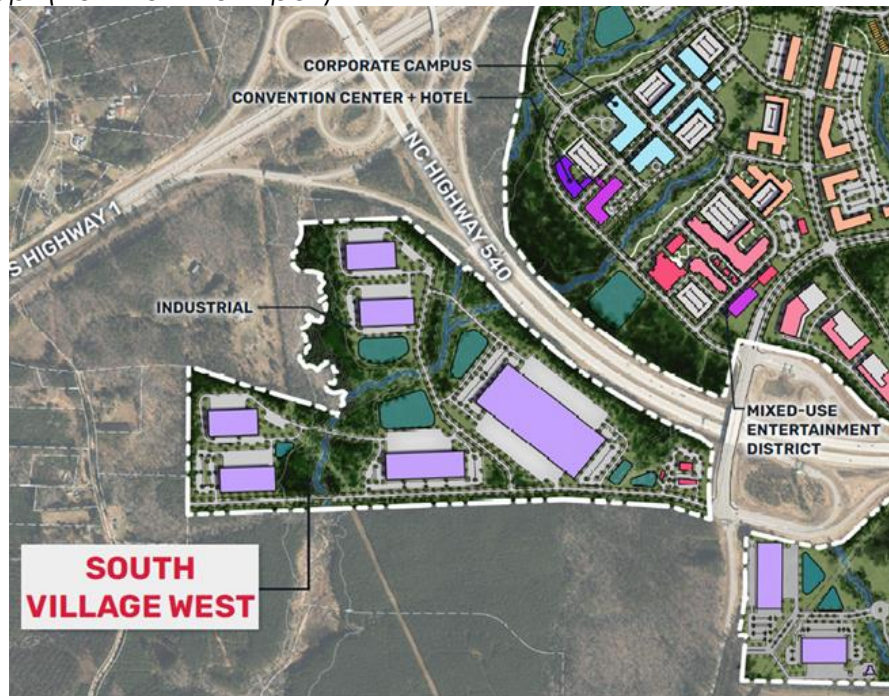
- The proposed concept plan does not meet the description of the current Future Land Use designation of Business & Industrial, which does not allow residential uses.

The subject parcels have been designated for business & industrial uses dating back to the 2007 Vision Holly Springs Future Land Use Plan due to the proximity to US-1 and NC-540 and to provide a sufficient amount of available industrial land within Holly Springs's jurisdiction. This site was originally part of a larger Business & Industrial District, however this enclave was created with the approval of the Carolina Springs Planned Unit Development which amended the Future Land Use Map to accommodate the proposed uses with that project.

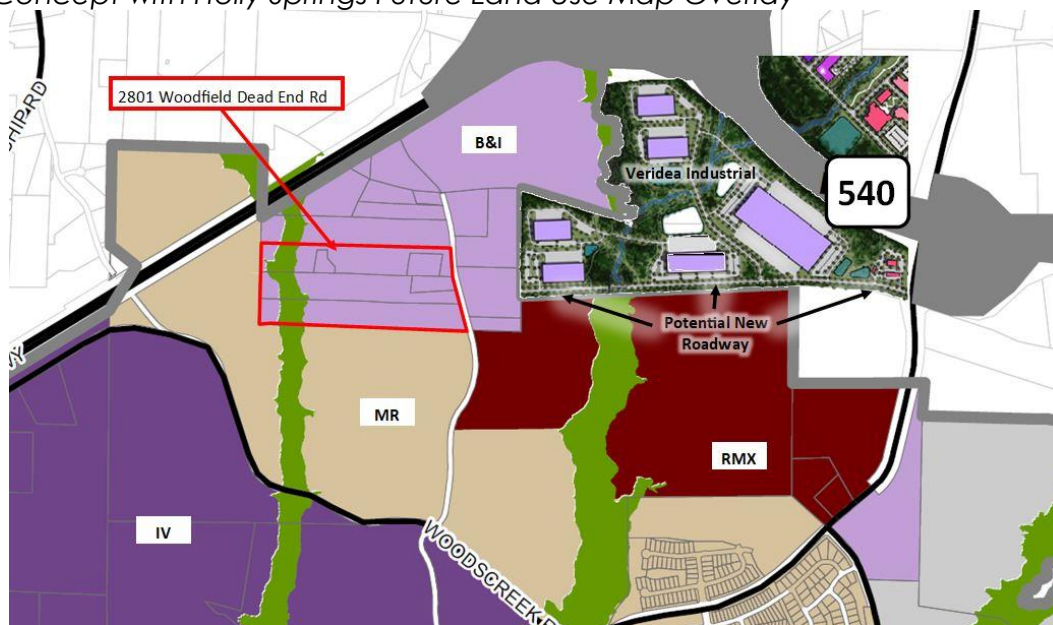
While Business & Industrial development may be seen as unlikely or unfavorable today, given the development of residential uses in Carolina Springs to the south and limited direct access to a thoroughfare, in the long term, Business & Industrial is an appropriate Future Land Use for this area. This Business & Industrial area is connected to the Town of Apex's plan for the Veridea project, currently in development. Veridea has identified areas to the east of this

property as future industrial and would likely include additional access to the subject parcels. The image below was recently shared by the Town of Apex as their most recent concept for the site.

Veridea Concept (from Town of Apex)



Veridea Concept with Holly Springs Future Land Use Map Overlay



Zoning Analysis

The applicant is requesting consideration of rezoning to the NR - Neighborhood Residential which is not consistent with the Business & Industrial Character Area. The Neighborhood Residential zoning district is:

- Established to protect, promote, and maintain the development of detached and attached dwellings on different lot sizes that vary enough to provide a range of home

choices in the same neighborhood and to provide for limited public and institutional uses that are compatible with a medium density residential neighborhood;

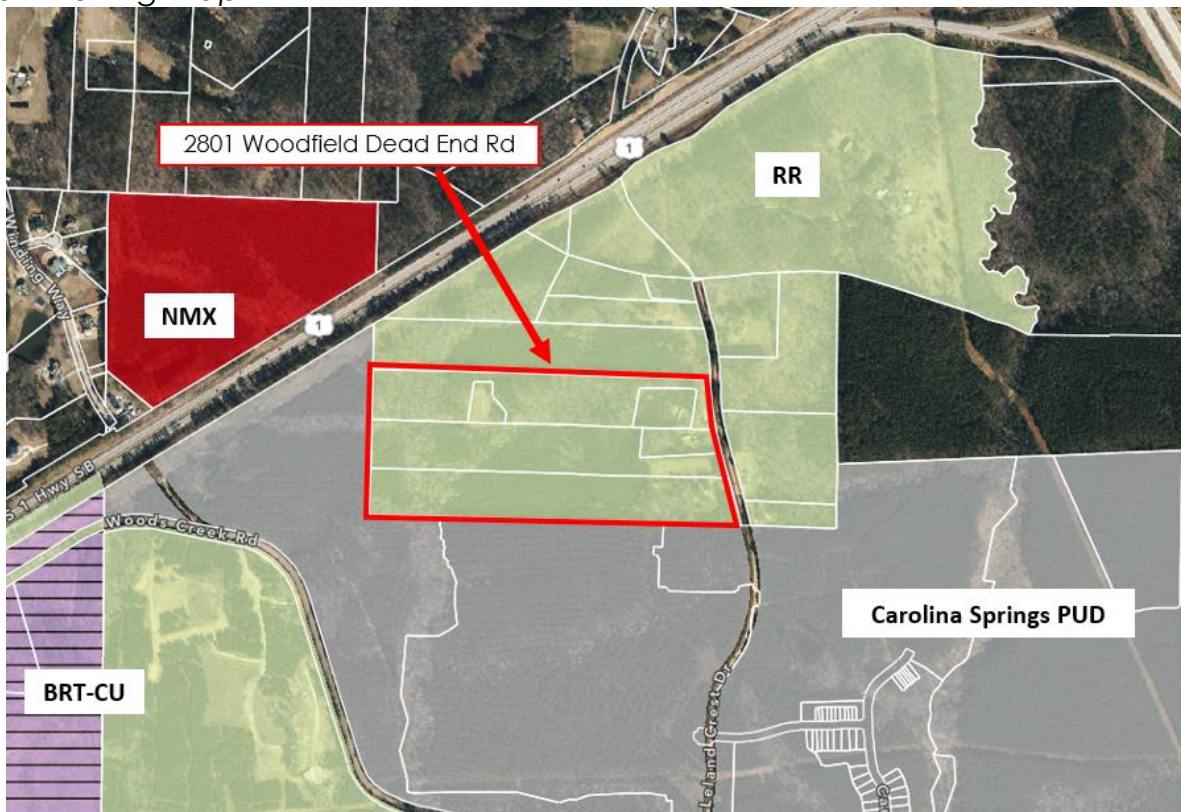
- Compact in form and utilizes a connected street and open space network and a variety of lot and house sizes within the block. For those properties in walking and biking distance to Commercial & Mixed-Use Districts, this district is expected to orient its highest densities towards those areas.

Neighborhood Residential districts allow for 5 units an acre by right, with up to 8 units an acre under a Conditional Zoning District.

The Carolina Springs Planned Unit Development borders the site to the south and west. Carolina Springs is a large-scale development with commercial closest to Old Holly Springs Apex Rd to the east, and a mix of residential types throughout. The Carolina Springs phases closest to the subject area are attached dwellings. The applicant has proposed similar development on the subject parcels.

With a Conditional Zoning District (CD), applicants can request flexible development standards such as different building setbacks, landscape buffers, parking ratios or architectural standards. While the applicant has not proposed a potential zoning district, a Conditional Zoning District would be required based on the flexibility sought.

Current Zoning Map

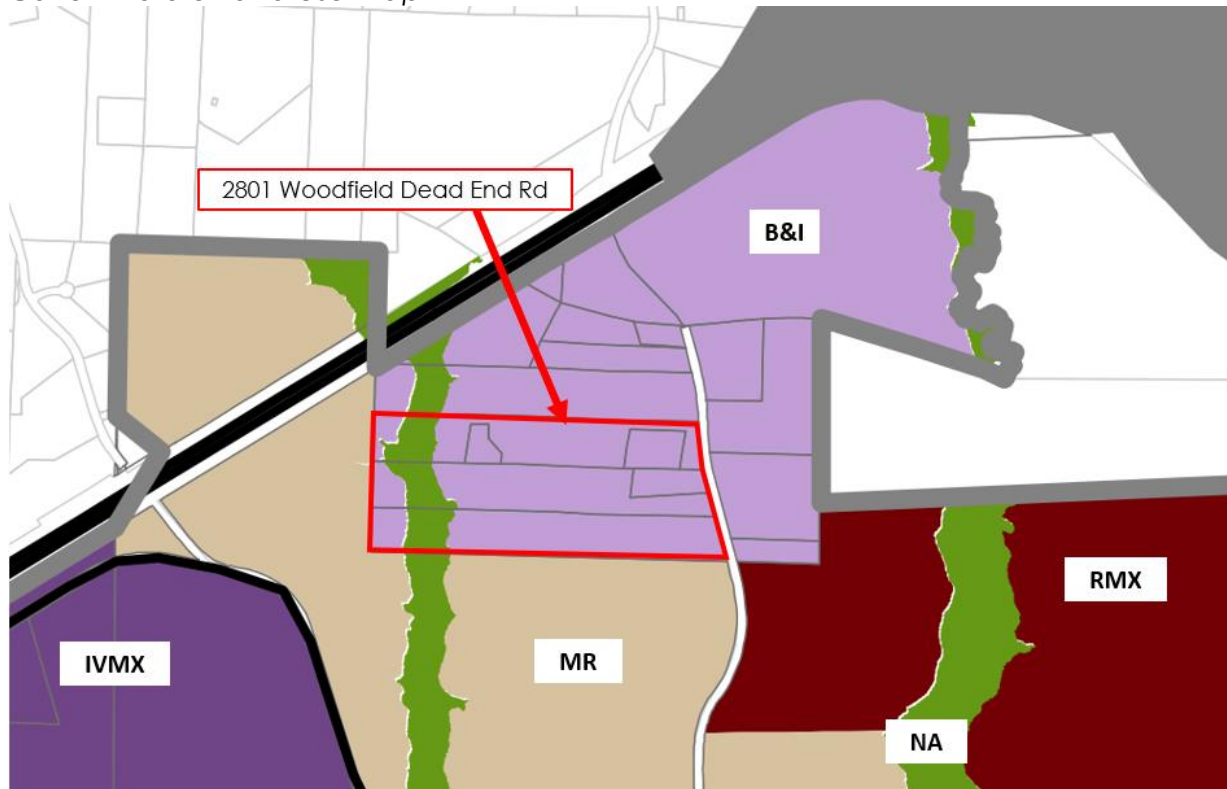


Background Information

Comprehensive Plan Section 1: Land Use & Character Plan

The Future Land Use Map designates the project area as Business & Industrial & Natural Area.

Current Future Land Use Map



Business & Industrial

Business & Industrial Centers provide opportunities to concentrate employment clusters throughout the town. They support both large-scale, single tenant office and industrial buildings and smaller, multi-tenant office and industrial buildings that are clustered and may support and serve one another. Business & Industrial Centers are typically buffered from surrounding development by tree preservation areas or landscaped areas, with the type and size of the buffer a function of the activities being performed on the site.

Characteristics of development of Business & Industrial:

Street & Block Patterns

- Blocks are large, and may not have a discernible block structure due to the scale and access requirements of the tenants.
- Lots may be front- or rear-loaded, depending on use and loading needs.
- Parking is provided off-street in surface parking lots or parking decks at the rear of the lot, and should otherwise be screened from view from the street.

Open Spaces & Natural Resources

- Typically, business and industrial areas do not prioritize the preservation of natural resources, though they may rely on landscape for buffering between incompatible uses.
- Though these areas are not typically designed as walkable, activated centers, they may include formal open spaces such as squares or plazas for the use of employees.

- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Green roof elements and/or rooftop gardens are encouraged.

Lot Size & Building Placement

- Lot size and building placement varies depending on building scale and use, though buildings should face the street where possible.

Building Types & Massing

- Building types are primarily office and industrial.
- Buildings may be up to 6 stories. Exceptions may be allowed for special manufacturing uses.

Transportation Network

- Streets are auto-oriented, and should have sidewalks providing internal connectivity within development sites and to adjacent uses.

Natural Area

Natural Areas are largely undeveloped and reserved for preservation and low-impact recreation (trails and greenways) because of their outstanding beauty, environmental features, or proximity to Harris Lake.

Key features of development of a Natural Area:

Street & Block Patterns

- There are no discernible blocks.
- Other than residential driveways, curb cuts are minimal, providing access to parking areas or public utility facilities.
- Paved or unpaved surface parking lots only in association with recreational or other non-residential uses. Permeable surfaces should be considered for surface parking.

Open Space & Natural Resources

- These areas prioritize preservation of open space, topography and natural resources, and may include woodlands, parks, greenways and water bodies.
- Any development should be sensitive to existing conditions. Mass grading is not permitted. Tree clearing is not permitted except on properties under forest management programs agriculture, recreation, or for a single dwelling residential home site.
- Any civic or recreational open space is informal in character.

Lot Size & Building Placement

- Land is in large parcels, and in most cases, unable to be subdivided.
- Building placement is varied and informal.

Building Types & Massing

- Single dwelling residential houses are permitted.

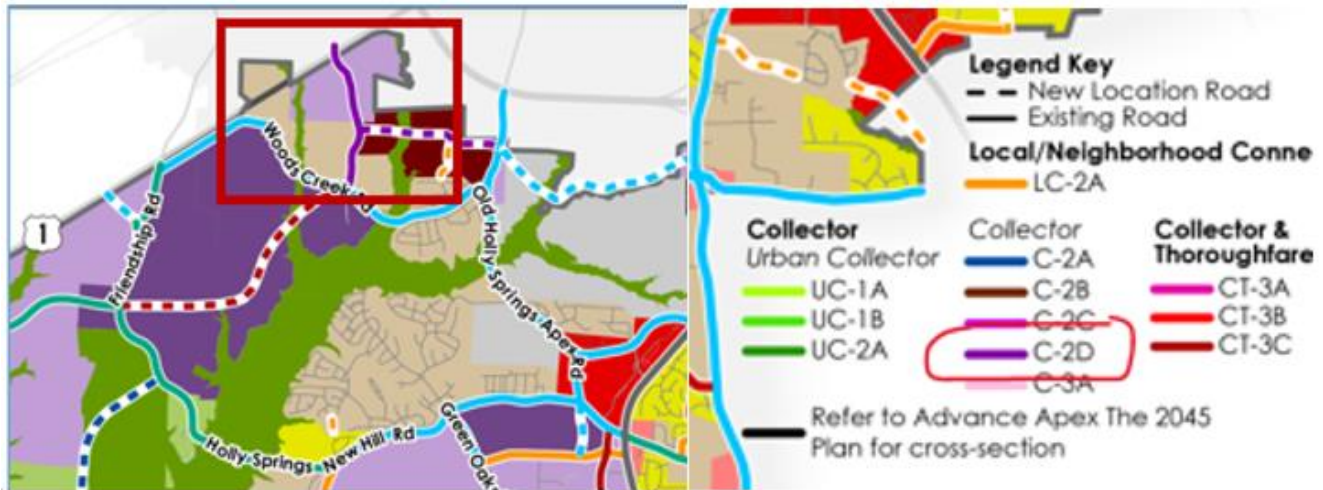
Transportation Network

- Rural road character with irregular, naturalistic street plantings.
- Curvilinear street pattern with relatively low street connectivity.
- Primarily auto-oriented.
- Sidewalk on at least one side.
- May have some trails or bike paths.

Comprehensive Plan Section 2: Comprehensive Transportation Plan

Woodfield Dead End Road

Construction of Woodfield Dead End Road has not yet been completed along the frontage of this property. Woodfield Dead End Road is shown on the Comprehensive Transportation Plan as a 2-lane collector/local street and is classified as C-2D cross section. The developer will be required, at a minimum, to construct the roadway with its ultimate cross section across the length of the frontage. Improvements are required to be designed and constructed by the developer. The development is also required to stub to each adjacent property and the proposed cul-de-sac on the western side of the property does not meet these requirements.



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. The Traffic Study is required to be submitted with the first Rezoning Petition Submittal.

Comprehensive Plan Section 5: Utilities & Infrastructure

Public Utilities:

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

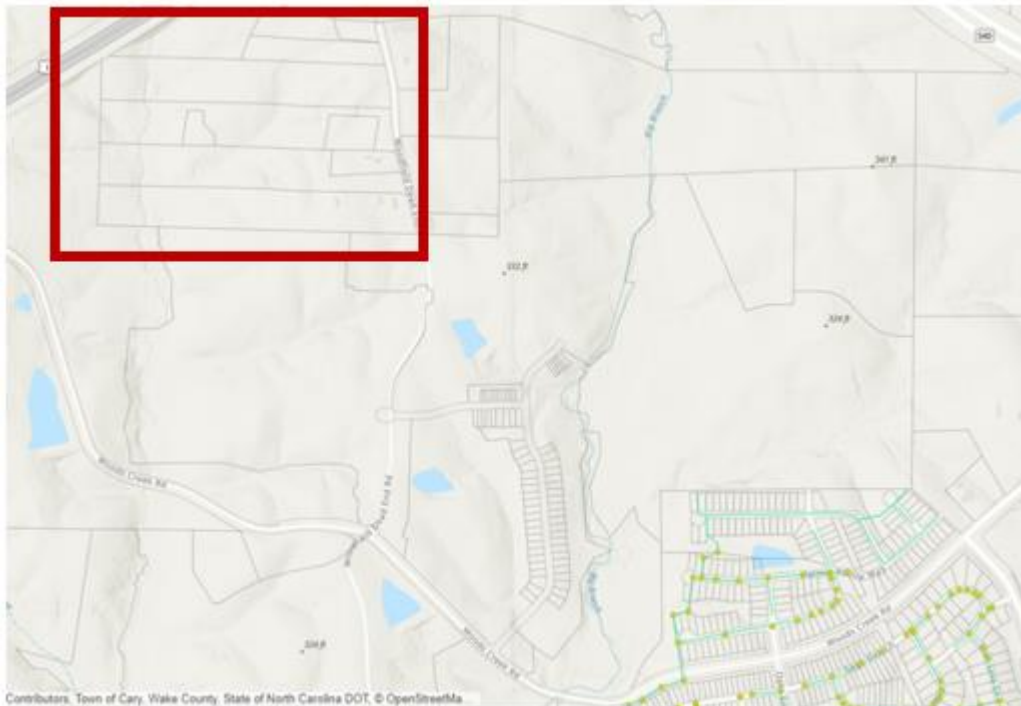
There is recently installed sanitary sewer infrastructure stubbed to the southern property line of the proposed project from the Carolina Springs development. This project will be required to extend the gravity sewer throughout the proposed development as well as stub to all upstream adjacent properties.

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 existing sanitary sewer

infrastructure. Any recommended improvements required to mitigate the project impact must be shown on the subsequent Major Subdivision 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 is located within 1000' of existing public utilities. Due to the proximity to public utilities and the request to rezone, this development is considered Priority Level 2. This means the development can be considered by Town Council for allocation with commitment to two allocation elements, as outlined within the policy.

Town's Approved Sanitary Sewer Map:



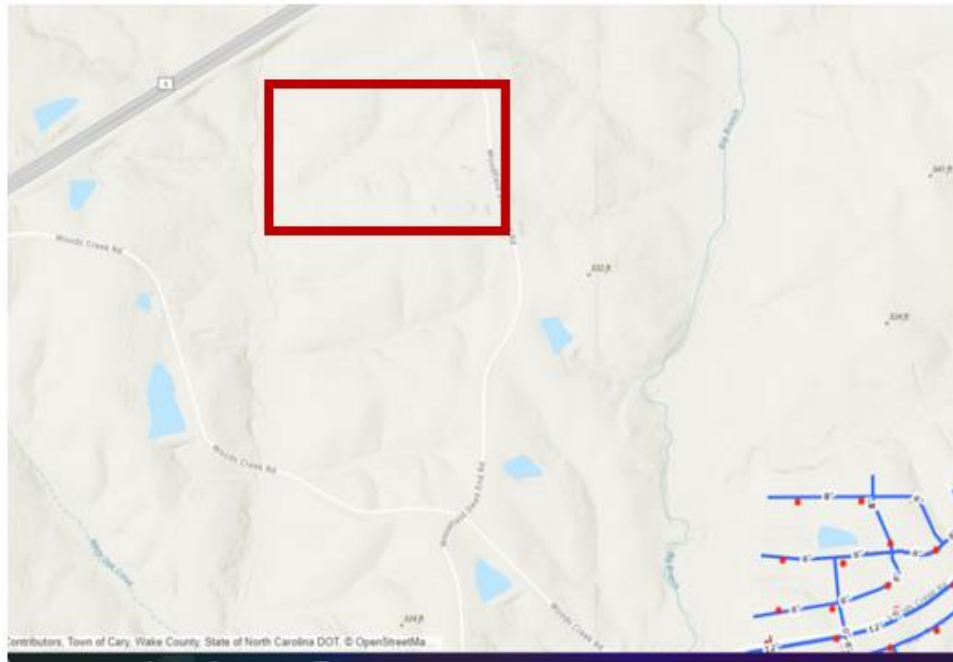
Approved Construction Drawings for Carolina Springs - Sanitary Sewer Map:



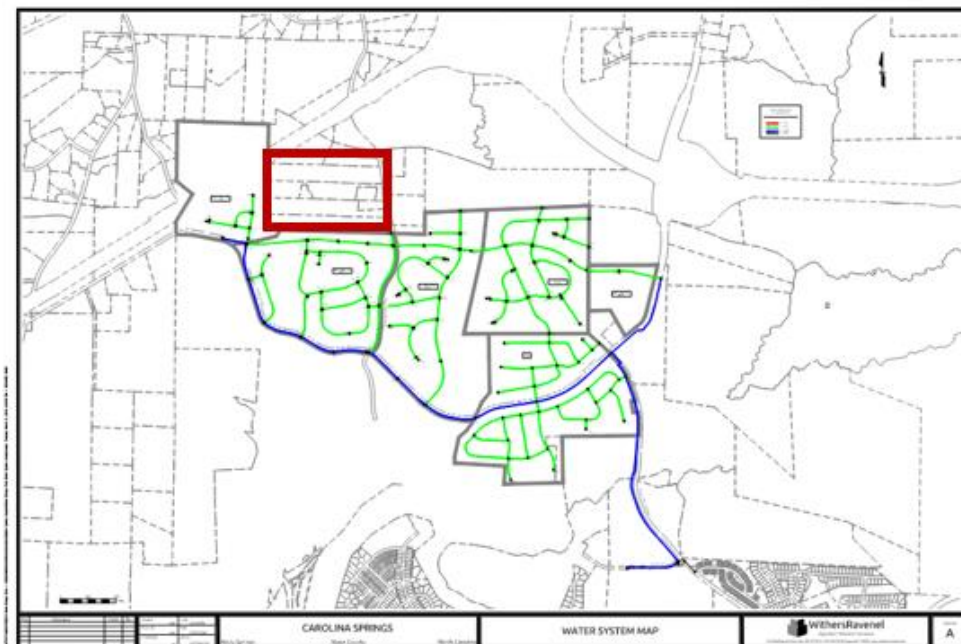
Potable Water

There is recently installed potable water infrastructure stubbed to the northern limit of the improvements to Woodfield Dead End Road as part of the Carolina Springs development to the south of the proposed development. This project will be required to tie to and extend the potable watermain across the property frontage, throughout the proposed development, and stub to each adjacent property. A Fire Flow Analysis will be required with the Major Subdivision Plan to verify that adequate pressure is available.

Town's Approved Potable Water Map



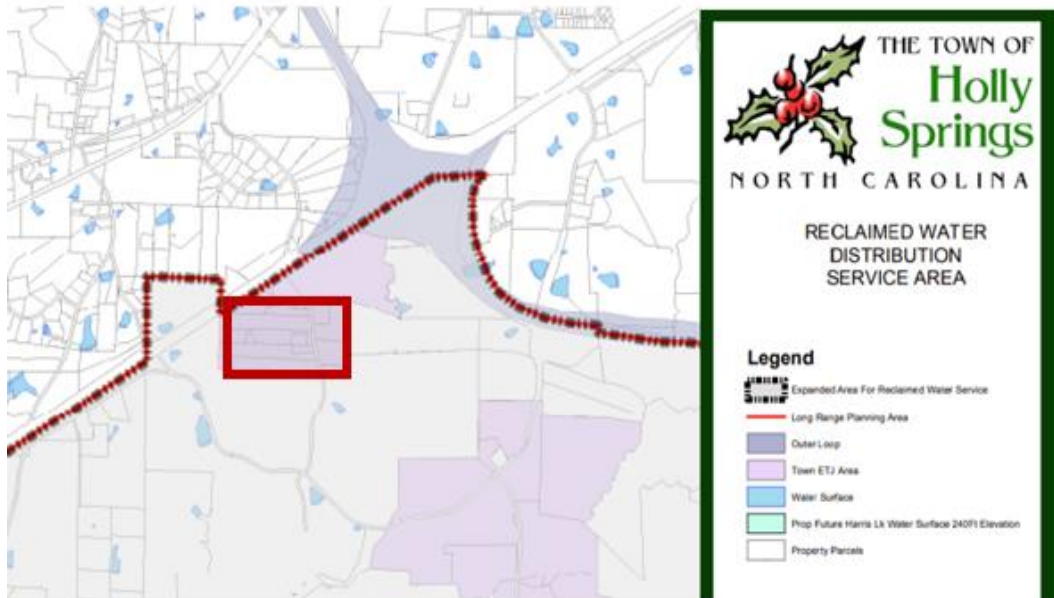
Approved Construction Drawings for Carolina Springs – Potable Water Map:



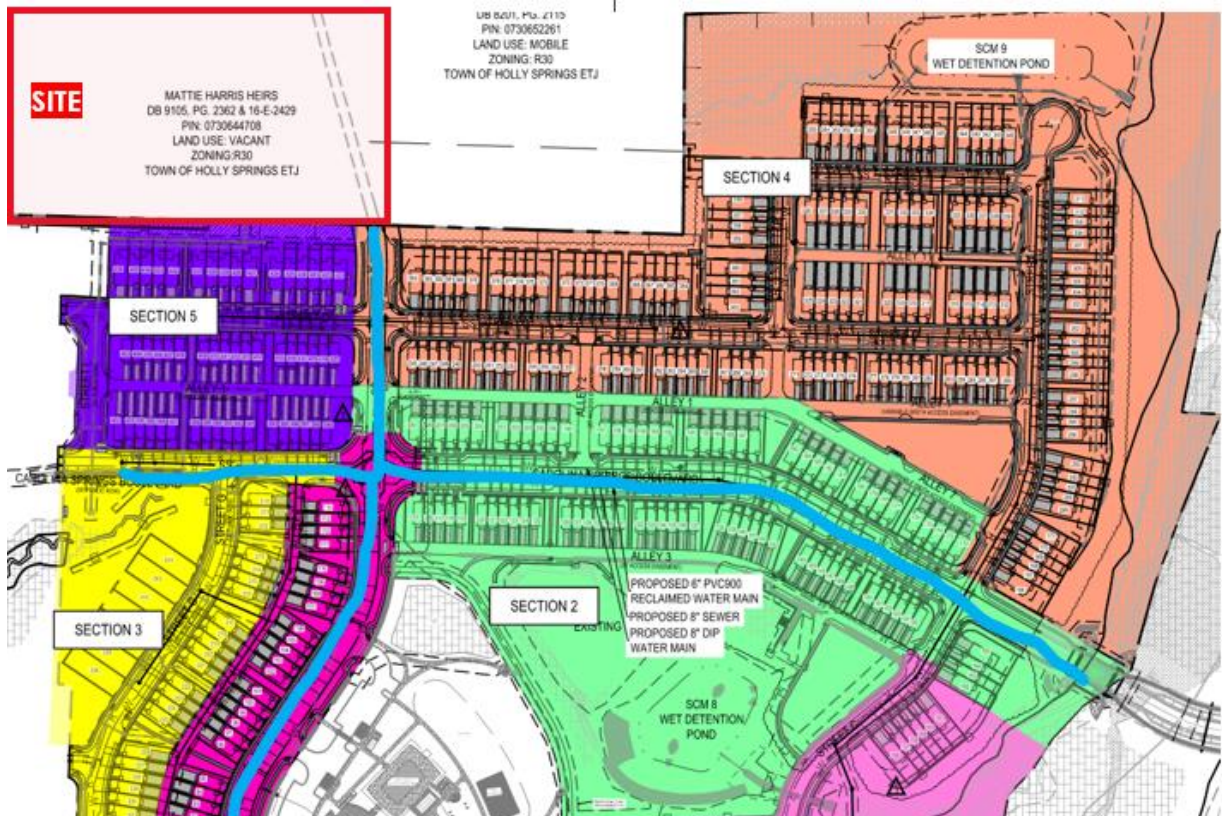
Reclaimed Water

This development is within the Water Reclamation Service Area. There is recently installed reclaimed water infrastructure stubbed to the northern limit of the improvements to Woodfield Dead End Road as part of the Carolina Springs development to the south of the proposed development. This project will be required to tie to and extend the reclaimed watermain across the property frontage, throughout the proposed development, and stub to each adjacent property. A Hydraulic Water Model will be required with the Major Subdivision Plan.

Reclaimed Water Distribution Service Area



Approved Construction Drawings for Carolina Springs – Reclaimed Water Map: (Reclaimed water mains shown in blue)



Motion/Action Requested

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

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

For Department Use Only:
LUAC Discussion/Action

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: _____ Company: _____

Mailing Address: _____

City, State Zip: _____

Telephone: _____ E-Mail: _____

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

(Attach additional sheets if needed)

Name: _____ Company: _____

Mailing Address: _____

City, State Zip: _____

Telephone: _____ E-Mail: _____

PROJECT INFORMATION

Project Name _____

Project Location
*Use street address
If none, use closes
intersection*

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

PIN(s) _____

Project Acreage _____

Current Zoning _____ Proposed Zoning _____

Current Future
Land Use Designation _____

Proposed Future
Land Use Designation _____

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)

APPLICANT
ATM DEVELOPMENT, LLC
ALONZO WILSON
1609 WHITE OAK CHURCH ROAD
APEX, NC 27523
(919) 924-6002

LAND USE ATTORNEY
MORNINGSTAR LAW GROUP
JASON BARRON
421 FAYETTEVILLE STREET SUITE 530
RALEIGH, NC 27601
(919) 590-0371
www.MorningstarLawGroup.com

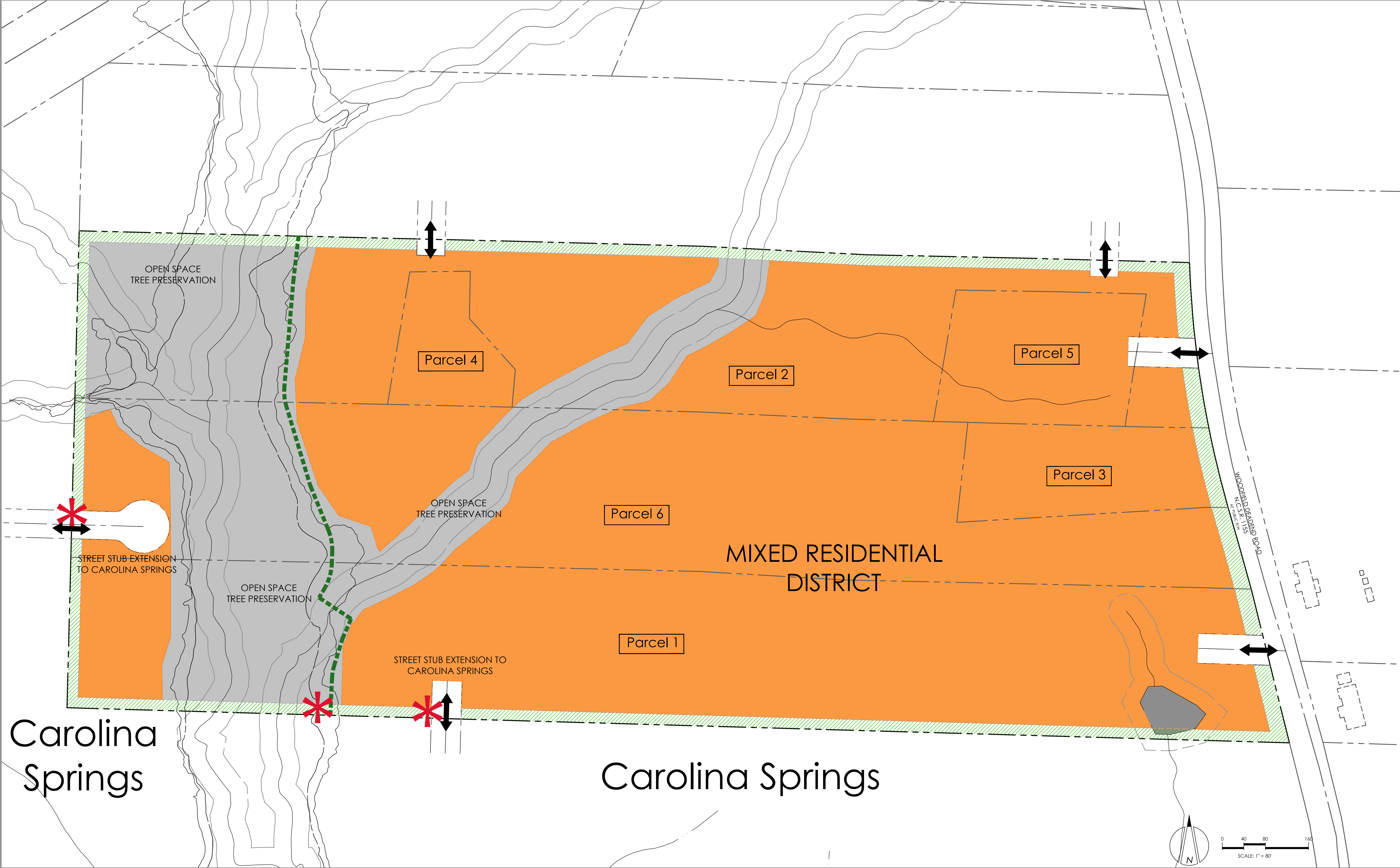
ENGINEER/LAND PLANNER
PEAK ENGINEERING & DESIGN, PLLC
JEFF ROACH, P.E.
1125 APEX PEAKWAY
APEX, NC 27502
(919) 439-0100
www.PeakEngineering.com

- MIXED RESIDENTIAL
(TOWNHOUSES)
- PROJECT PERIMETER BOUNDARY
- *

POTENTIAL SEWER CONNECTIONS
- ↕

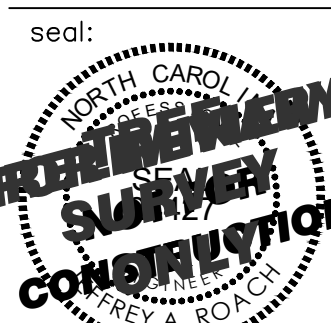
POTENTIAL ACCESS POINTS

PROPERTY DATA					
Parcel	Property Owner	Site Address	PIN	Deeded Acreage	
Parcel 1	HARRIS, MARY M.	2801 Woodfield Dead End Road	0730-54-5847	14.82	acres
Parcel 2	HARRIS, SAMUEL O'NEAL	2813 Woodfield Dead End Road	0730-55-2477	11.86	acres
Parcel 3	JACKSON, LILLIE H.	2805 Woodfield Dead End Road	0730-55-7202	1.87	acres
Parcel 4	HARRIS, LUCY MAE HEIRS	2809 Woodfield Dead End Road	0730-45-5424	0.962	acres
Parcel 5	MANGUM, SONYA WILSON	2817 Woodfield Dead End Road	0730-55-6412	2.00	acres
Parcel 6	MANGUM, SONYA WILSON	2803 Woodfield Dead End Road	0730-45-7251	12.84	acres
Total Deeded Acreage:				42.35	acres



NC License #P-0673

project:
WOODFIELD RESIDENTIAL
2801 WOODFIELD DEADEND ROAD
BUCKHORN TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27539



NO.	DATE	REVISION	BY

title:
**SCOPING
EXHIBIT
SITE PLAN**

proj #:
230402
date:
AUGUST 4, 2023
dwg by: JE chkd by: JR
scale:
As Noted
sheet:
SP-1
(SKETCH PLAN)

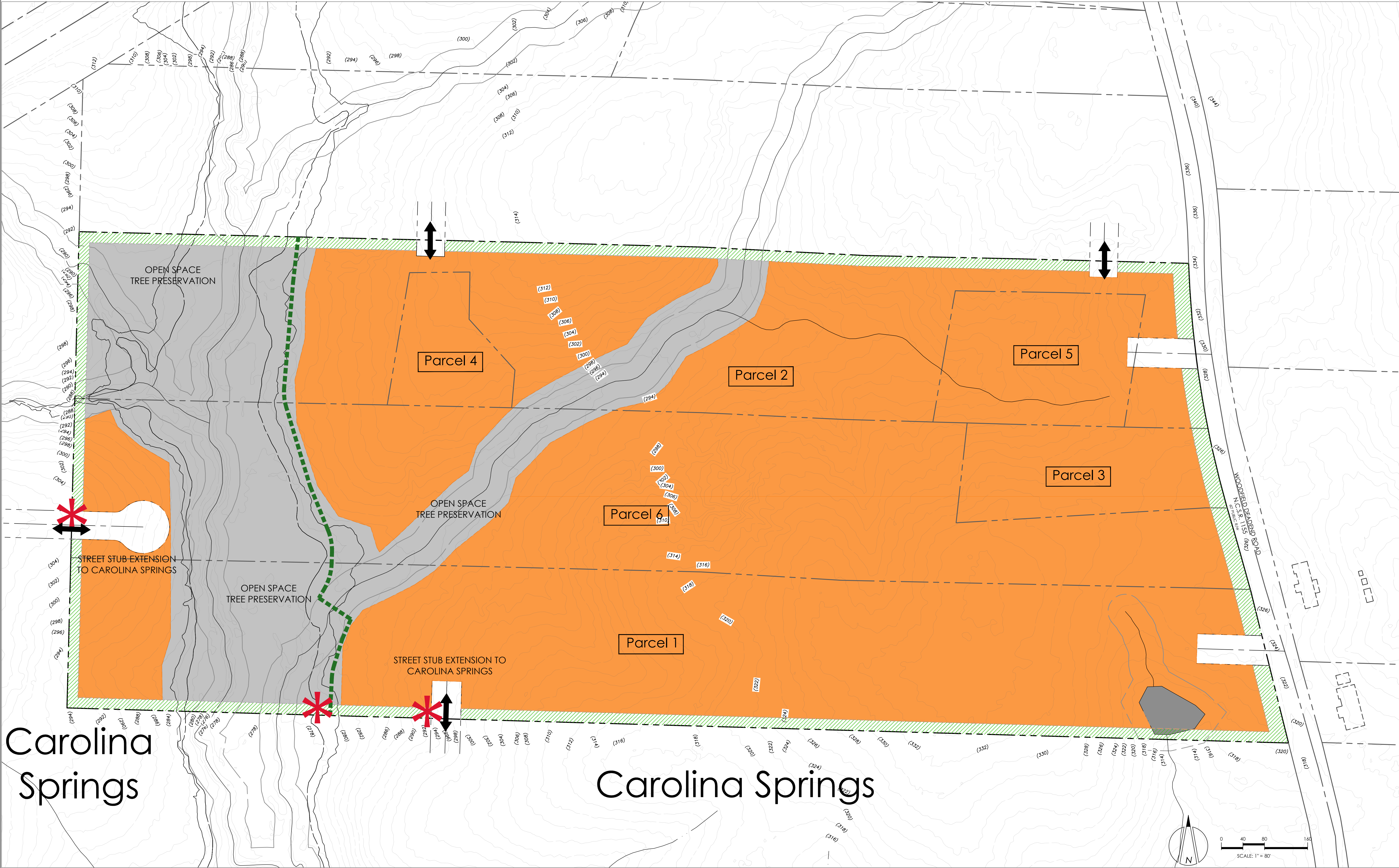
APPLICANT
ATM DEVELOPMENT, LLC
ALONZO WILSON
1609 WHITE OAK CHURCH ROAD
APEX, NC 27523
(919) 924-6002

LAND USE ATTORNEY
MORNINGSTAR LAW GROUP
JASON BARRON
421 FAYETTEVILLE STREET SUITE 530
RALEIGH, NC 27601
(919) 590-0371
www.MorningstarLawGroup.com

ENGINEER/LAND PLANNER
PEAK ENGINEERING & DESIGN, PLLC
JEFF ROACH, P.E.
1125 APEX PEAKWAY
APEX, NC 27502
(919) 439-0100
www.PeakEngineering.com

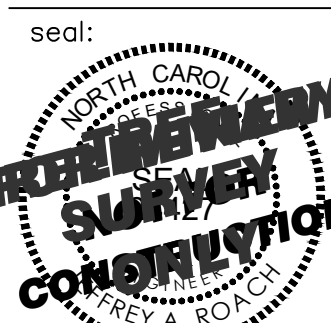
- MIXED RESIDENTIAL
(TOWNHOUSES)
- PROJECT PERIMETER BOUNDARY
- POTENTIAL SEWER CONNECTIONS
- POTENTIAL ACCESS POINTS

PROPERTY DATA				
Parcel	Property Owner	Site Address	PIN	Deeded Acreage
Parcel 1	HARRIS, MARY M.	2801 Woodfield Dead End Road	0730-54-5847	14.82 acres
Parcel 2	HARRIS, SAMUEL O'NEAL	2813 Woodfield Dead End Road	0730-55-2477	11.86 acres
Parcel 3	JACKSON, LILLIE H.	2805 Woodfield Dead End Road	0730-55-7202	1.87 acres
Parcel 4	HARRIS, LUCY MAE HEIRS	2809 Woodfield Dead End Road	0730-45-5424	0.962 acres
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Total Deeded Acreage:				42.35 acres



NC License #P-0673

project:
WOODFIELD RESIDENTIAL
2801 WOODFIELD DEADEND ROAD
BUCKHORN TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27539



NO.	DATE	REVISION	BY

title:
**SCOPING
EXHIBIT
TOPOGRAPHY**

proj #:
230402

date:
AUGUST 4, 2023

dwg by: chkd by:
JE JR

scale:
As Noted

sheet:
SP-1
(SKETCH PLAN)

APPLICANT
ATM DEVELOPMENT, LLC
ALONZO WILSON
1609 WHITE OAK CHURCH ROAD
APEX, NC 27523
(919) 924-6002

LAND USE ATTORNEY
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421 FAYETTEVILLE STREET SUITE 530
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ENGINEER/LAND PLANNER
PEAK ENGINEERING & DESIGN, PLLC
JEFF ROACH, P.E.
1125 APEX PEAKWAY
APEX, NC 27502
(919) 439-0100
www.PeakEngineering.com



MIXED RESIDENTIAL
(TOWNHOUSES)



PROJECT PERIMETER BOUNDARY



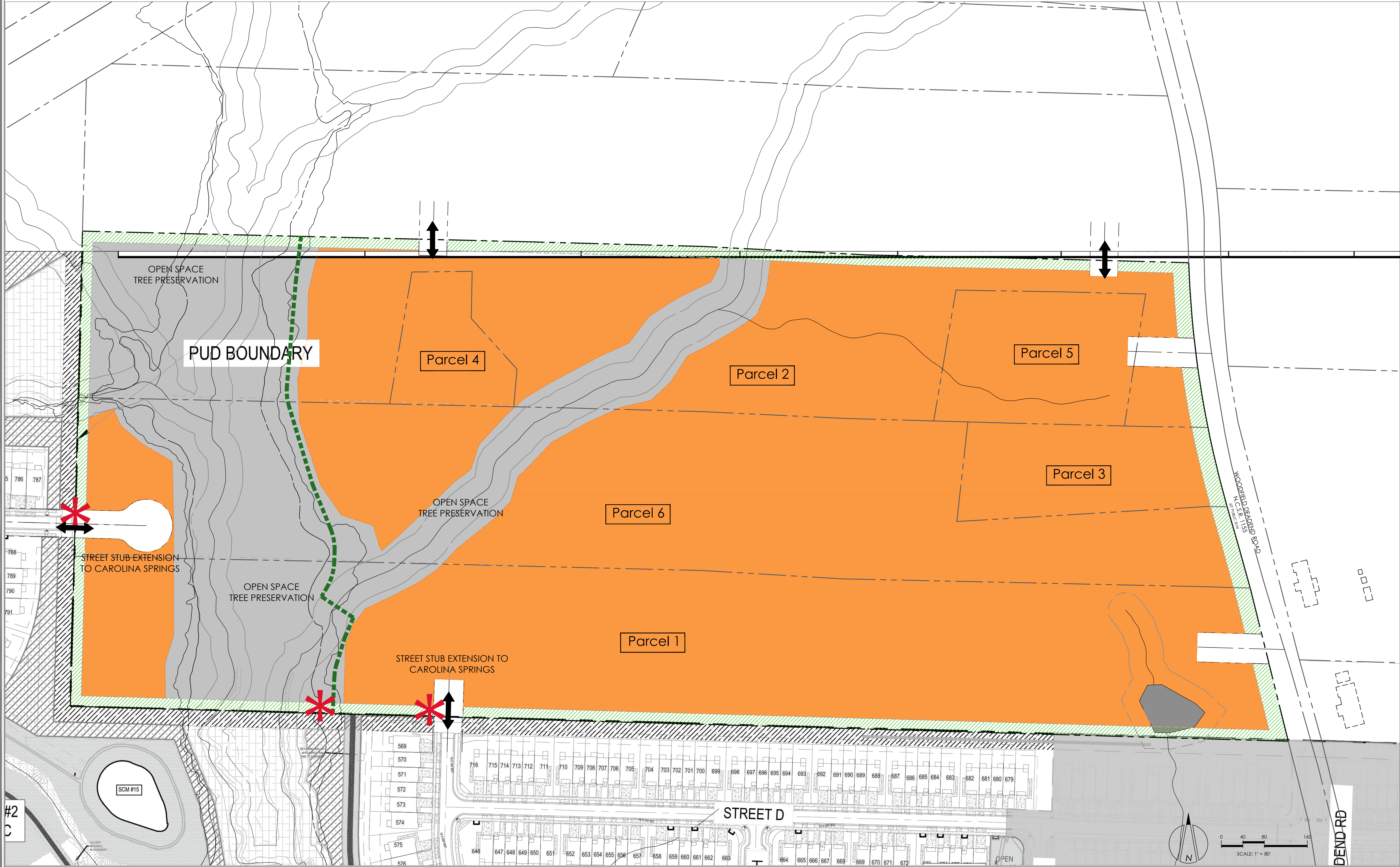
POTENTIAL SEWER CONNECTIONS



POTENTIAL ACCESS POINTS

PROPERTY DATA

Parcel	Property Owner	Site Address	PIN	Deeded Acreage
Parcel 1	HARRIS, MARY M.	2801 Woodfield Dead End Road	0730-54-5847	14.82 acres
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Total Deeded Acreage:				42.35 acres



NC License #P-0673

project:
WOODFIELD RESIDENTIAL
2801 WOODFIELD DEADEND ROAD
BUCKHORN TOWNSHIP
HOLLY SPRINGS, NORTH CAROLINA 27539

seal:



NO.	DATE	REVISION	BY

title:
**SCOPING
EXHIBIT**

**SURROUNDING
DEVELOPMENTS**

proj #:
230402

date:
AUGUST 4, 2023

dwg by: JE
chkd by: JR

scale:
As Noted

sheet:
SP-1
(SKETCH PLAN)



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 3.b.

Requests & Communications - PB

Title: Avent Ferry Mixed-Use Rezoning

Strategic Priority Area:

Staff Resource:

Action(s):

- No official action by the LUAC will be taken other than providing verbal feedback on the proposed Future Land Use Map amendment and rezoning of the properties located at 2420 Avent Ferry Rd.
- The applicant has also requested feedback on the proposed development and mix of uses.

Explanation:

- Hayley Braun, representing MacConnell & Associates, has requested to meet with the Land Use Advisory Committee to discuss the potential development of ~ 32.30 acres of land located at 2420 Avent Ferry Road (near the intersection of Avent Ferry Rd. and Buckhorn Duncan Rd.).
- The proposal consists of a mixed-use development with attached and detached dwellings, apartments, commercial uses, and child care.
- The applicant is requesting a rezoning from RR Rural Residential to MXR-CD Mixed Use Residential Conditional District. If adopted, the rezoning would change the Future Land Use Map designation from Residential Neighborhood to Neighborhood Center.
- There is a new roadway shown on the Town's Comprehensive Transportation Plan that will bisect the proposed property. The development will be responsible for the design and construction of this new roadway across the length of the property. In addition, the development is required to construct roadway improvements to meet ½ the ultimate cross section along the property frontage of Avent Ferry Road.
- A Traffic Study will be required 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.
- Public utility connection and extension is required for both sanitary sewer and potable water.
- A Downstream Sewer Evaluation and Pump Station Report will be required to analyze the impact of the development on the Town's sewer infrastructure and facilities and recommend improvements required to mitigate the project impact. A fire flow analysis will also be required to verify adequate pressure.
- This development will be subject to the Town's Water Resource Management Policy. Due to the proximity to public utilities and the Rezoning request this development is Priority Level 2, meaning the development can be considered by Town Council for allocation with

Land Use Advisory Committee
September 5, 2023

commitment to two allocation elements.

Background:

- 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. Staff Report
2. LUAC Application
3. Concept Plan



Land Use Advisory Committee

Subject Title: 2420 Avent Ferry Road
Meeting Date: September 5, 2023
Presenter: Grayson Taylor, Tom Covington, Development Services
Attachments: LUAC Application, Concept Plan

Topic Highlights/Summary

Hayley Braun with MacConnell & Associates, P.C. has requested to meet with the Land Use Advisory Committee to discuss the potential for a mixed-use development located at 2420 Avent Ferry Road, adjacent to the intersection of Avent Ferry Road and Buckhorn Duncan Road. The applicant has provided a concept plan with the request. The concept 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: Residential Neighborhood, Natural Area, & Conservation Neighborhood

Proposed Future Land Use Designations: Neighborhood Center

Current Zoning: RR - Rural Residential

Proposed Zoning: MXR – Mixed-Use Residential

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.

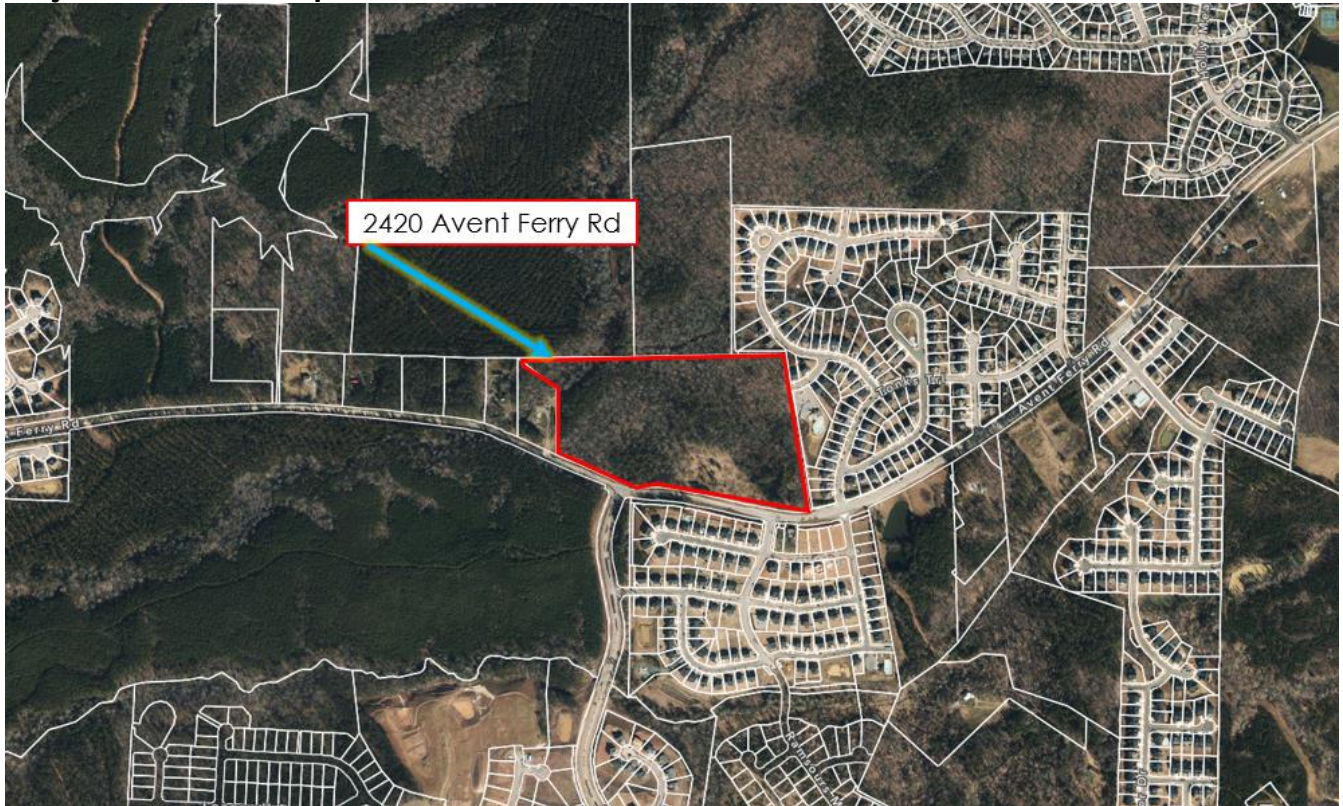
Points of discussion:

- Is the proposed use consistent with the goals of the Vision Holly Springs Comprehensive Plan? If not, does the applicant present sufficient justification for potential change in Future Land Use?
- Does the LUAC support the proposed use & proposed zoning district, with the suggested conditions, at this location?
- Would LUAC support the proposed use and zoning district under separate conditions?

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

- Proposed Concept Plan
- General feedback and potential for Rezoning

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 a Residential Neighborhood:

- Over 30% Open Space provided
- Preservation of area currently designated Natural Area and Conservation Neighborhood
- Construction of Buckhorn Duncan Road as identified in the Comprehensive Transportation Plan

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

- The proposed zoning district and concept plan does not meet the description of the current Future Land Use designation of Residential Neighborhood, which calls for detached dwellings only.

During the drafting and adoption of the Land Use & Character Plan in 2019, the Town made a strategic decision to locate Neighborhood Centers at key intersections in the community. The selected locations were those deemed most appropriate for non-residential uses and those locations most likely to support neighborhood services. Adding a new Neighborhood Center along the Avent Ferry Road corridor could limit further development of the already designated, and largely undeveloped, Neighborhood Centers.

Zoning Analysis

The Future Land Use Map identifies the subject parcel to have similar development typologies as the adjacent Holly Pointe and the Mills at Avent Ferry subdivisions which are primarily detached dwellings. The most appropriate zoning for this property would be the SR Suburban Residential District.

The applicant is requesting consideration of rezoning to the MXR – Mixed-Use Residential District, which is not compatible with the Residential Neighborhood Character Area. The Mixed-Use Residential District:

- Encourages the creation of highly walkable neighborhoods in proximity to Commercial & Mixed-Use Districts with a range of predominately residential uses including detached and attached dwellings, small-scale apartment dwellings, larger scale apartment dwellings, limited public and institutional uses, and limited commercial uses;
- Should provide development compatible with the edge conditions of adjacent lower density neighborhoods and are expected to be compact in form and utilize a connected street and open space network.
- Allows for 15 units an acre by right with a 20-unit option with a Conditional Zoning District (this allowance is subject to change with an upcoming UDO text amendment).
- Allows for 5% maximum for non-residential uses, as well as 3 acres of maximum contiguous non-residential area (the amount of commercial space proposed by the applicant does not appear to meet this requirement).

The most suitable district to support the proposed project is the NMX – Neighborhood Mixed-Use district. The NMX district encourages the creation of:

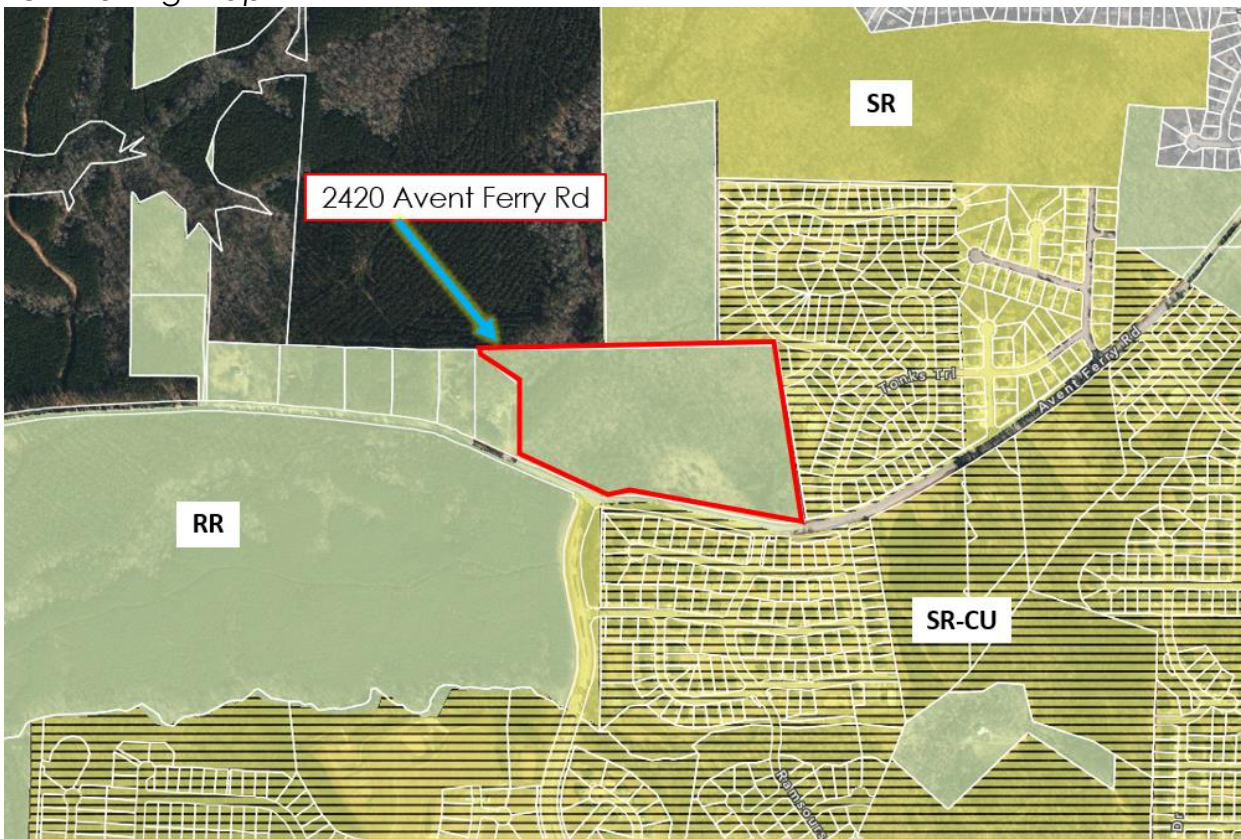
- Pedestrian-friendly environment for the provision of a full range of convenience goods and services, which are necessary to meet the daily needs of nearby neighborhoods.
- Low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development.
- Housing is encouraged in mixed-use buildings and on adjacent blocks and circulation should encourage connectivity while minimizing the impact of cut-through traffic.
- Uses permitted by right in the NMX District generally includes upper level apartment dwellings, retail, and recreation uses. Additional uses such as business services, office use, personal service, and restaurant uses.

The NMX district allows 8 units per acre by right, with the option for 15 units an acre under a Conditional Zoning District. The maximum height is 45' /3 stories. A lower intensity mixed-use district such as NMX could provide missing services to the neighborhood at a more appropriate scale.

With a Conditional Zoning District (CD), applicants can request flexible development standards such as different building setbacks, landscape buffers, parking ratios or architectural standards. While the applicant has not proposed a potential zoning district, a Conditional Zoning District would be required based on the flexibility sought.

If NMX is supported by the LUAC, a companion Comprehensive Plan Amendment to change the Future Land Use designation to Neighborhood Center would be required.

Current Zoning Map

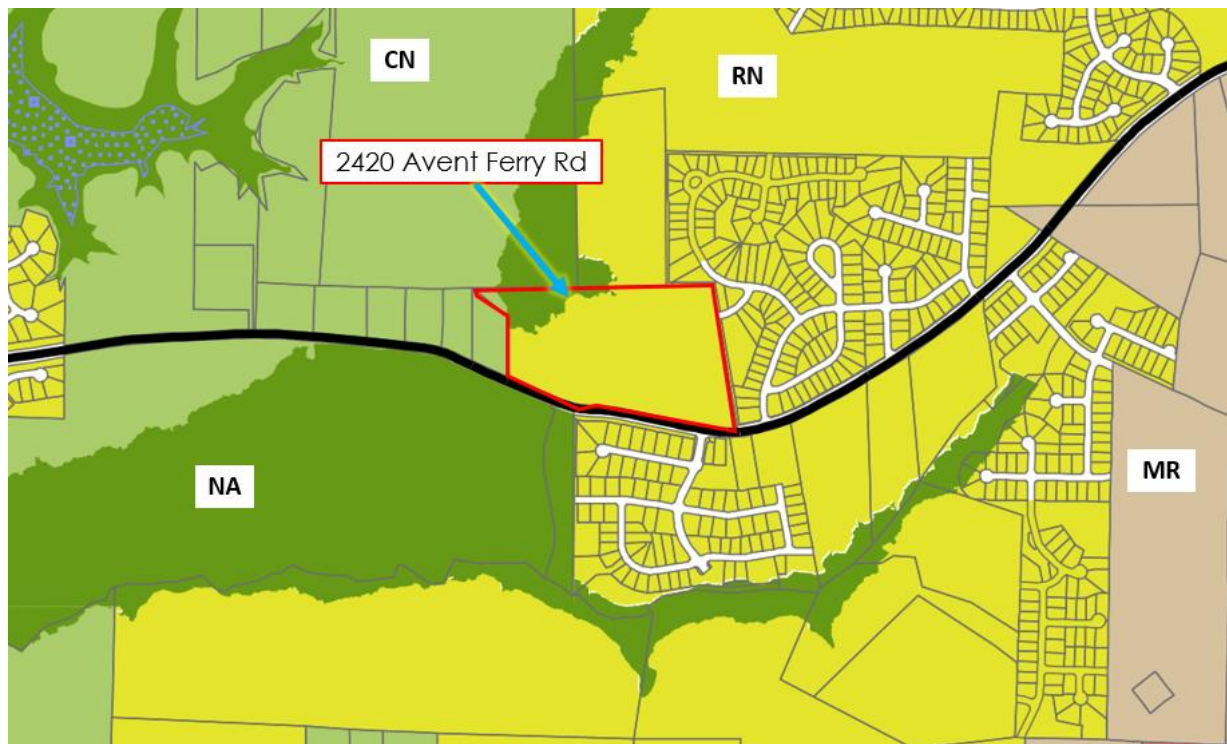
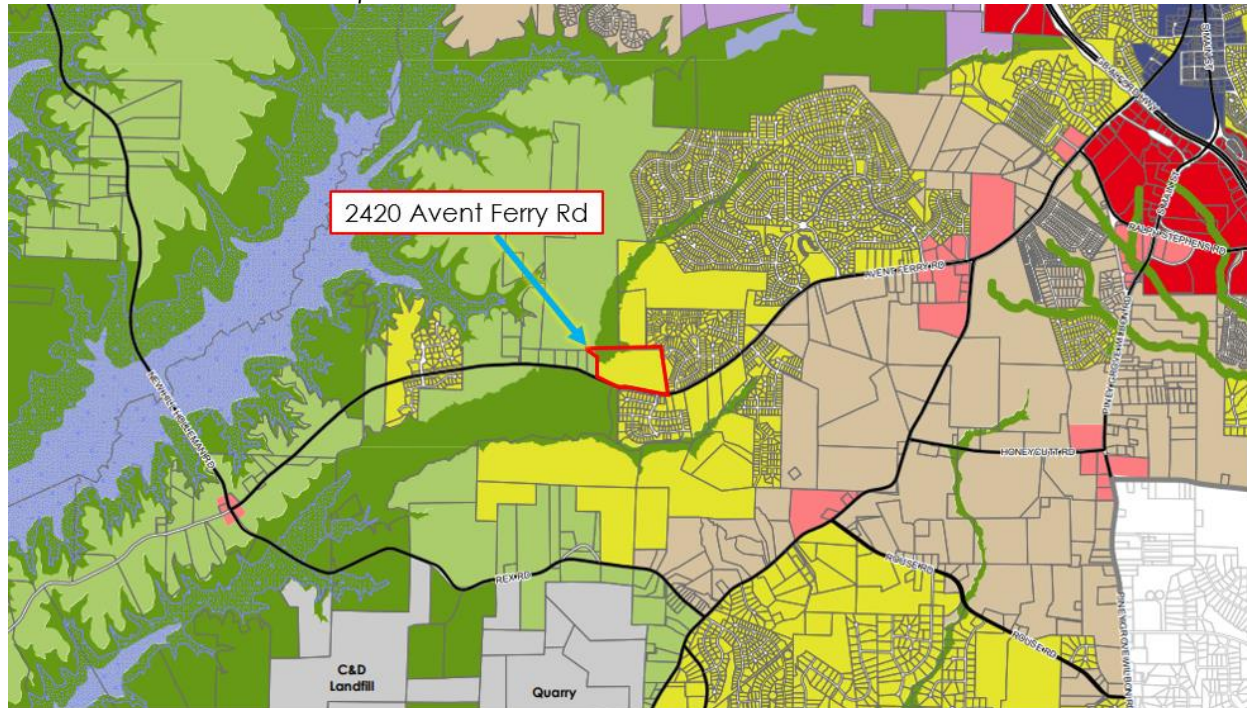


Background Information

Comprehensive Plan Section 1: Land Use & Character:

The Future Land Use Map designates the project area as Residential Neighborhood, Conservation Neighborhood, and Natural Area.

Current Future Land Use Map



Residential Neighborhood

A Residential Neighborhood area includes one housing type – single dwelling detached – on different lot sizes that vary enough to provide a range of home choices in the same

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

Street & Block Patterns

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

Open Spaces & Natural Resources

- Development should be sensitive to existing natural resources including large tree stands and drainage-ways. Mass grading and tree clearing should be avoided whenever possible.
- Community open spaces may include small parks and community gardens.
- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Specimen tree preservation is encouraged.

Lot Size & Building Placement

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

Building Types & Massing

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

Transportation Network

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

Conservation Neighborhood

A Conservation Neighborhood preserves 30% to 50% of the buildable land on a site for permanent open space — protecting environmental features, tree stands, or outstanding viewsheds — by closely clustering homes together of varying lot sizes and densities. Conservation Neighborhood design should respond to specific features on the site; however, goals to reallocate gross allowable densities into compact development areas that minimize infrastructure investments and maximize large, continuous areas for permanent open space are encouraged. Resident amenities in these neighborhoods should include walking trails and neighborhood gardens. Conservation Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses.

Key features of development of a Conservation Neighborhood:

Street & Block Patterns

- Street and block patterns vary, with curvilinear roads at the edges of the neighborhood and a tighter grid pattern near the center. Street connectivity should be high in the center of the neighborhood.
- Blocks also vary in size, growing larger from the center to the edge of the neighborhood.
- New residential uses have off-street parking in the rear of the lot to enhance the streetscape and walkability.
- Informal (unmarked) parking may be provided on-street.

Open Space & Natural Resources

- These areas prioritize preservation of open space, topography and natural resources, and may include woodlands, parks, greenways and water bodies.
- Development should be sensitive to existing conditions, and mass grading and tree clearing should be limited and avoided whenever possible.
- 30%-50% of land is conserved as permanent open space, which should be primarily informal in character and can include parks, greenways, walking trails and other natural areas.
- Smaller open spaces within residential areas may be more formal, and can include greens, squares, or neighborhood gardens.
- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated. Individual lots provide opportunities for rain gardens or Stormwater Control Measures (SCMs).

Lot Size & Building Placement

- Lot width and depth is variable, with larger lots near the edges of the neighborhood and smaller lots near the center.
- Front and side setbacks are variable, with larger setbacks near the edges of the neighborhood and smaller setbacks near the center.

Building Types & Massing

- Building types are primarily residential, with some small civic buildings allowed. Different types of residential buildings are encouraged, including single dwelling detached, single dwelling attached, multi-dwelling, and accessory dwelling units.
- Buildings may be up to 3 stories in height.

Transportation Network

- Rural character with curbs and formal street tree planting.
- Residential neighborhoods are very walkable, with sidewalks, bike facilities, paths and trails.

Natural Area

Natural Areas are largely undeveloped and reserved for preservation and low-impact recreation (trails and greenways) because of their outstanding beauty, environmental features, or proximity to Harris Lake.

Key features of development of a Natural Area:

Street & Block Patterns

- There are no discernible blocks.
- Other than residential driveways, curb cuts are minimal, providing access to parking areas or public utility facilities.
- Paved or unpaved surface parking lots only in association with recreational or other non-residential uses. Permeable surfaces should be considered for surface parking.

Open Space & Natural Resources

- These areas prioritize preservation of open space, topography and natural resources, and may include woodlands, parks, greenways and water bodies.
- Any development should be sensitive to existing conditions. Mass grading is not permitted. Tree clearing is not permitted except on properties under forest management programs agriculture, recreation, or for a single dwelling residential home site.
- Any civic or recreational open space is informal in character.

Lot Size & Building Placement

- Land is in large parcels, and in most cases, unable to be subdivided.
- Building placement is varied and informal.

Building Types & Massing

- Single dwelling residential houses are permitted.

Transportation Network

- Rural road character with irregular, naturalistic street plantings.
- Curvilinear street pattern with relatively low street connectivity.
- Primarily auto-oriented.
- Sidewalk on at least one side.
- May have some trails or bike paths.

Comprehensive Plan Section 2: Comprehensive Transportation Plan (CTP)

There is a new roadway shown on the Town's Comprehensive Transportation Plan that will bisect the proposed property. The development will be responsible for the design and construction of this new roadway across the length of the property. In addition, the development is required to construct roadway improvements to meet ½ the ultimate cross section along the property frontage of Avent Ferry Road.



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:

This project is Adjacent to the Avent Ferry Pump Station and will be required to extend gravity sewer to the development and stub to all upstream adjacent properties.

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 Major Subdivision 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 access within 1000' to existing public utilities. Due to the proximity to public utilities and the Rezoning request this development is Priority Level 2. This means the development can be considered by Town Council for allocation with commitment to two allocation elements, as outlined within the policy.

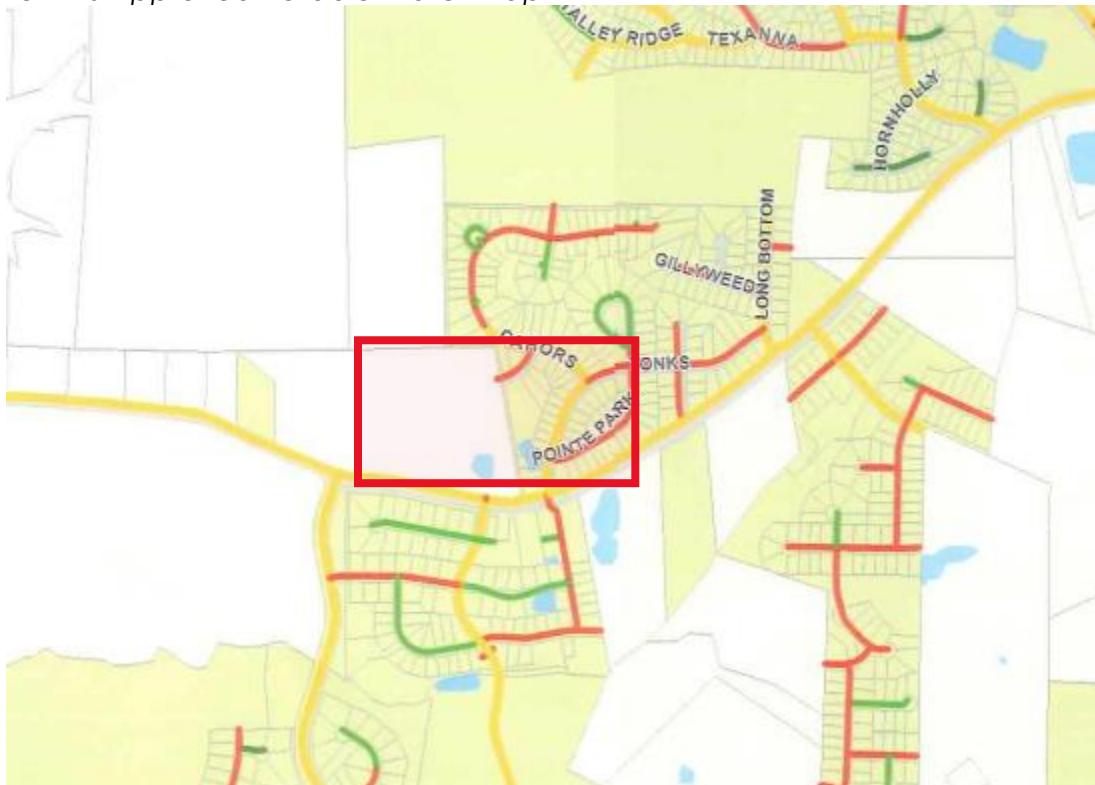
Town's Approved Sanitary Sewer Map:



Potable Water:

There is a 12" water main along the frontage of the property, and an 8" stub on the adjacent property to the east. This development will require a connection and extension of the water main throughout the proposed development. A stub to the adjacent properties to the north and west will be required. A Fire Flow Analysis will be required with the Major Subdivision Plan to verify that adequate pressure 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 developer feedback and guidance regarding a potential comprehensive plan amendment, rezoning, and development request for the property in question.

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

For Department Use Only:
LUAC Discussion/Action

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: _____ Company: _____

Mailing Address: _____

City, State Zip: _____

Telephone: _____ E-Mail: _____

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

(Attach additional sheets if needed)

Name: _____ Company: _____

Mailing Address: _____

City, State Zip: _____

Telephone: _____ E-Mail: _____

PROJECT INFORMATION

Project Name _____

Project Location
*Use street address
If none, use closes
intersection*

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

PIN(s) _____

Project Acreage _____

Current Zoning	Proposed Zoning
----------------	-----------------

Current Future
Land Use Designation _____

Proposed Future
Land Use Designation _____

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)

\\MACCONS\Documents\T-Chen (Projects)\Library\2023\G10201.00 - Summit Acres LLC - 2420 Avent Ferry Road - Subdivision Concept Plan Drawings\G10201.00 - Base - MKS.dwg May 15, 2023 4:46pm

PARCEL TABLE	
PARCEL #	AREA SQ.FT
1	9445
2	9988
3	10866
4	11735
5	12577
6	12937
7	14068
8	14969
9	16672
10	14598
11	16500
12	17744
13	16341
14	12985
15	11007
16	10038
17	9068
18	8097
19	8529

SITE INFORMATION

ADDRESS: 2420 AVENT FERRY RD,
HOLLY SPRINGS, NC 27540

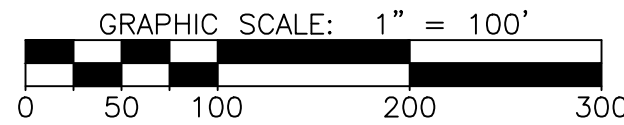
TOWNSHIP:	HOLLY SPRINGS
COUNTY:	WAKE
PIN: 0638529592	
DEED BOOK/PAGE:	21-E/1291
ACREAGE:	32.30
PROPOSED RESIDENTIAL:	44 LOTS
SINGLE FAMILY	
DETACHED:	19 LOTS
ATTACHED:	25 LOTS
RESIDENTIAL DENSITY:	1.36 LOTS/ACRE
OPEN SPACE:	10.35 ACRE 32%
PROPOSED COMMERCIAL ACREAGE:	9.37 ACRE
TOTAL STRUCTURE FOOTPRINT:	92,750 SQ.FT

NOTES

1. SEE C-101 FOR ALL GENERAL NOTES.

LEGEND

---	INDEX CONTOUR
- - -	INTERMEDIATE CONTOUR
---	PROPERTY LINE
---	ADJOINING PROPERTIES
- x -	FENCE
- - -	RIGHT-OF-WAY
---	CREEK
SS	EX. SANITARY SEWER
W	EX. WATER LINE
SS	NEW SANITARY SEWER
---	NEW WATER LINE



REVISIONS		
NO.	DATE	DESCRIPTION
PROJECT MANAGER:		PROJECT ENGINEER:
TAP		CEH
DRAWN BY:		CHECKED BY:
CEH		TAP
DATE: MAY 15, 2023		
MacCONNELL & Associates, P. C. 501 CASCADE POINTE LANE, SUITE 103 CARY, NORTH CAROLINA 27513 P.O. BOX 129 LICENSE MORRISVILLE, NORTH CAROLINA 27560 No. C-1039 TEL: (919) 467-1239 FAX: (919) 319-6510		
SUMMIT ACRES, LLC		
PROPOSED SUBDIVISION		
WAKE COUNTY, NC		
CONCEPT PLAN # 1		
PROJECT NUMBER		DRAWING NUMBER
C10201.00		C-101

FOR REVIEW ONLY
NOT RELEASED FOR
CONSTRUCTION

G10201.00 - SUMMIT ACRES, LLC - CONCEPTUAL SITE PLAN