



## Agenda

### **1. Call to Order**

### **2. Agenda Adjustment**

### **3. Approval of Minutes**

- a. June 4, 2024 Land Use Advisory Committee Minutes

### **4. Requests and Communications**

- a. 4500 Old Holly Springs Apex Road

### **5. Other Business**

### **6. Adjournment**

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:

[kathryn.white@hollyspringsnc.gov](mailto:kathryn.white@hollyspringsnc.gov) 919-567-4033



# Town of Holly Springs Land Use Advisory Committee

*Agenda Cover Sheet*

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**Agenda Item#: 3.a.**

## **Approval of Minutes**

**Title:** June 4, 2024 Land Use Advisory Committee Minutes

**Strategic Priority Area:** Vibrant Community

**Staff Resource:** Kathy White, Deputy Town Clerk

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## **Action(s):**

## **Explanation:**

## **Background:**

## **Funding Source(s):**

## **Attachment(s):**

1. June 4, 2024 LUAC Minutes - draft



# Town of Holly Springs Land Use Advisory Committee

Minutes: *June 4, 2024*

## Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, June 4, 2024 in the Holleman Room at 3:00 p.m. when a quorum was established.

Members Present: Randy Harrington  
Daniel Weeks  
Scott Chase  
Chris Hills  
LeeAnn Plumer  
Roger Bess, Planning Board Representative  
Josh Prizer, Planning Board Alternate  
Mayor Sean Mayefskie  
CM Chris Deshazor

Members Absent: Kendra Parrish  
Irena Krstanovic

### Staff Members

Present: Grayson Taylor  
Elliot Blonshine  
Sean Ryan  
Elizabeth Goodson  
Seann Byrd  
Will Cooper  
Ryan Smith  
Rachel Jones  
Matt Beard  
Catherine Jacobs  
Cheryl Caines  
Chris Garcia  
Kathy White (recording the minutes)

## Agenda Item 2: AGENDA ADJUSTMENT

None

## Agenda Item 3: APPROVAL OF MINUTES

Motion to approve minutes of March 5, 2024 as submitted.

Motion: Chris Deshazor  
Second: Randy Harrington  
Vote: Unanimous

Agenda Item 4: REQUESTS AND COMMUNICATIONS

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a. Overlook at Main – 1220 N Main Street Rezoning

In attendance for this item was: Wes Cook – Mackenan Property Group  
Matt Honeycutt – CBC Real Estate  
Jason Barron – Morningstar Law Group  
Laura Holloman - McAdams  
James Teza - CBC Real Estate  
Leticia Shapiro – Morningstar Law Group

Mr. Cook has requested to meet with the Land Use Advisory Committee to discuss the potential development of ~ 9.86 acres of land located on 3 parcels at 1220 N. Main Street. The proposal consists of around 200 multifamily units with 10,000 – 12,000 sq.ft. of commercial space on the ground floor of the building. The applicant has requested specific guidance on the Rezoning and Concept Plan.

Grayson Taylor, Development Services, gave an overview of the project, as described in the Agenda Packet. The applicant previously submitted a development plan in 2023 that was agreed upon by staff but was withdrawn. The current zoning is Neighborhood Mixed-Use, and the applicant is proposing a rezoning to CB-CD Community Business Conditional Zoning District.

Elliot Blonshine, Development Services explained that water and sewer are available to the site. The project is subject to the Water Resource Management Policy at a Priority Level 2. The proposed development would be subject to a sewer study. He continued by describing the existing transportation conditions, and that a Traffic Study would be required, and all improvements are required to be designed and constructed by the developer.

Matt Beard spoke about the existing and future greenway improvements. The proposal would extend the sidepath along the N Main Street frontage as shown in the Comprehensive Plan, including an off-site extension of the 10' sidepath to tie into the end of the existing sidewalk at Steedmont Drive.

Jason Barron, Morningstar opened the Applicant Statement by saying Capitol Broadcasting and Mackenan are interested in working together to bring something highly complementary to Ting Park. Matt Honeycutt, Capitol Broadcasting gave some company history. He said the theme of all the developments they've created is bringing something exciting to the communities, and they want to continue with the assets the Town already has invested in at Ting.

Laura Hollman, McAdams spoke about the concept plan for the parcel south of Anchor Creek Way. They are proposing multi-use buildings. They are also proposing a Main Street corridor that connects the site. She continued by saying there will be some sort of connection between the buildings along Main Street and showed some precedent imagery. The existing zoning doesn't allow for this type of development, so they've gone through a lot of variances to get to this point.

Chris Hills discussed the questions the committee must consider:

- Is the proposed project consistent with the goals of the Future Land Use designation?
- Does the proposed concept plan meet Town goals and objectives for the site, as supported by the Town's plans and policies?
- Does the arrangement of uses within the proposed building meet expectations for integrated mixed-use to allow for density greater than 15 units per acre?
- Are there any considerations for the proposal if the applicant plans to move forward?

He said Ting Park is a very important gem to the Town, and we need to make sure we get this right.

Randy Harrington asked for clarification on the concept plan that was in the packet and was told the rendering the committee was being shown was received after the packet was published. He asked how the commercial would tie together when it's across the street from Ting. Matt Honeycutt explained that it was a conscious decision to flip the commercial to the south side, so you will be able to see the commercial corridor becoming a thing, coming from Steedmont, and heading across the street.

Daniel Weeks asked how the opening of NC540 might impact this project. Mr. Honeycutt said it will obviously allow quicker access to the site, He thinks with all the future job openings coming, it makes the project even more exciting. Mr. Cook said that Holly Springs has the best possible options – Ting Park on the north side, the hospital on the south, and a burgeoning area in between.

Mr. Weeks asked about the buffer /easement area. Mr. Cook said he considers it more of a tree saving area rather than a tree buffering area. Laura Holloman said the Arbor Creek sign will remain. In the neighborhood meetings, the residents liked the idea of having the sign and buffer between the project and the Bridgewater Townhomes.

Mr. Harrington asked about the neighborhood connection to the project. Mr. Cook said the red outlined areas are reserved by Duke Energy, and has an SCM already. Mr. Harrington said they might want to consider the open corner of the buffer area a place making opportunity.

Scott Chase asked about the unit make up, would they be 1, 2, or 3 units? He was told that they are still working on that decision, but it will most likely be a mix. He asked if any of the units would be affordably rated and was told that they would not, they would be at market rate.

Sean Ryan asked for clarity on how the uses are integrated, as that will be one thing the Council is asking about. Mr. Cook said he wants to make sure they're speaking the same language on design and integration with what the Town expects for this area. Mr. Barron said they don't want something that will take away from the seating area. They want something that will fit seamlessly between the two buildings.

Chris Hills agreed with Sean Ryan in that they're looking at bringing the two sides together, understanding that there are some challenges. Will the retail building be one-story, or multi-story? Mr. Cook said they're looking for a one-story building with something like a viewing platform. Mr. Hills asked if the balance of the site will be 4 stories? The zoning proposal is exactly what they're

looking for and he believes that it's obtainable. This is the north end of downtown, and that's critical. It's important to fit the right architecture in this area. This is a gateway to downtown as you come south on Main Street.

Elizabeth Goodson said her questions have already been answered. Mr. Hills stated it's important to include street trees, etc. Jason Barron said if it was one large building it would be boring. They are intentionally creating one large building, but with various levels to allow for something more vibrant. They are working diligently on their design so that there's no question on compliance with the ordinance. Sean Ryan said a pergola isn't really going to make a difference, but having some sort of canopy structure that allows the cross connection from the residential building to the roof top amenities might get this closer to what they're looking for.

Wes Cook said Mr. Russo was a former planning board member, and he's anxious to get this project moving forward. Jason Barron said he understands what Sean Ryan is stating, and that they're working to bring something to the table.

Grayson Taylor spoke about the required stub connection to the south, is there any way to line that up to the commercial area? Mr. Cook said he can get it closer. He continued by saying they've already submitted a TIA and downstream sewer study. Elliot Blonshine said they might be able to use the previous sewer study, as long as they keep the numbers the same. Laura Holloman said we should be hearing from the TIA analyst soon.

Matt Beard spoke about the corner piece of the project, stating that it could be a useable public space. Perhaps a designed wetland that could be a bit of respite from the hustle and bustle of the commercial vibe they're trying to create.

Mr. Blonshine said they might want to consider making some allocations in order to move up the Water Resource Management scale.

LeAnn Plumer said this is a very exciting project. She says creating a safe yet interesting pedestrian crossing is crucial.

Catherine Jacobs spoke about wetlands and green stormwater containment.

Seann Byrd said he'll be interested in seeing the downstream sewer impact report when it comes in.

Roger Bess said this is a really cool plan. He's looking for a vibrant place. He asked who asked for the higher density, the Town or the applicant? Mr. Barron said it's an economic decision. You have to pack all the usable density into that area. You want to pack in as many amenities as you can. Mr. Bess asked if there has been consideration of bringing any workforce housing in this project. Mr. Barron said not at this time, and all the residential properties are rentals.

Josh Prizer deferred to Council member Deshazor, who spoke about the walkability of this project. He doesn't like the idea of using the older TIA. He asked what traffic improvements on NC 55 they are willing to make. Mr. Cook said the TIA is only 8 months old, the data would show the same growth. Council member Deshazor asked what could entice them to consider making some of the units affordable housing. Matt Honeycutt said they haven't considered it at this point. Council member Deshazor asked what type of retail are they considering? Mr. Honeycutt said they call it

Neighborhood Retail, non-chain, locally owned food and beverage businesses. Council member Deshazor said the reason he's asking is that Trellis Apartments residents now have to exit right, turn around to come back to Main Street. At what point do we say that's too much density? Mr. Barron asked if he would prefer to see it with the current zoning. Council member Deshazor says he is concerned with adding more density to that area. What is best for this area? You talk about walkability to a game at Ting, but they only play 31 games a year. What happens on the rest of the days of the year?

Mayor Mayefskie said he has a different outlook on this situation. He believes this is creating a destination. He believes this proposal creates the "mom and pop" shop, coffee shop vibe that people look for. He continued by saying if they created workforce or affordable housing, it would still add traffic to the area. Wes Cook asked how do they get comfort to proceed after this feedback? Council member Deshazor says Holly Springs has done a great job of making this a walkable area, and he wants to see that continued. He's not against the project as a stand-alone, but he has to look at it from a macro standpoint. Mr. Barron said they need to know where they're headed. Mr. Cook said he feels like they're right back where they started with the first proposal, which was strictly commercial.

Mr. Weeks asked for clarification on what the original by-right concept was. Ms. Holloman said they had two commercial buildings side by side on Main Street, a series of commercial buildings behind it and a parking lot between them. Mr. Cook said nobody would invest in that type of development today, but then he met Matt Honeycutt, and they realized they should join forces for this project.

Mr. Harrington asked what the previous TIA required. Ms. Jacobs said that on North Main they had to widen the frontage, do a new southbound lane, a couple of turn lanes, the two site drives, signal re-timing and restriping. There wasn't anything required on Sportsmanship Drive.

Mr. Chase asked if the residential building or commercial building would be built first, and as told they would go up at the same time.

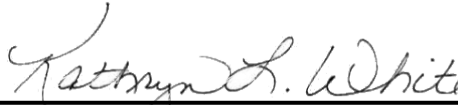
Chris Hills thanked the applicants for coming for the discussion. He said there are so many different levels involved in a project like this, and he encourages the Development Team and applicants to keep talking.

*Agenda Item 5: OTHER BUSINESS*  
None

*Agenda Item 6: ADJOURNMENT*

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The meeting adjourned at 4:23  
Motion: Randy Harrington  
Second: Scott Chase

  
Kathryn L. White

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LUAC Clerk



# Town of Holly Springs Land Use Advisory Committee

*Agenda Cover Sheet*

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## **Agenda Item#: 4.a.**

### **Requests and Communications**

**Title:** 4500 Old Holly Springs Apex Road

**Strategic Priority Area:** Growth Management & Economic Vitality

**Staff Resource:** Grayson Taylor, Development Services, Elliot Blonshine, Development Services

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### **Action(s):**

- No official action by the LUAC will be taken other than providing verbal feedback on the proposed Rezoning of the subject property located at 4500 Old Holly Springs Apex Road.

### **Explanation:**

- Laura Holloman with McAdams has requested to meet with the Land Use Advisory Committee to discuss a potential mixed-use development at 4500 Old Holly Springs Road.
- The applicant has proposed a rezoning from Heavy Industrial to Community Business Conditional Zoning District. The application includes 280 Apartments, 20 Townhomes, and a 7,500 convenience store and fueling station.
- The rezoning application for this Conditional Zoning District has already been submitted by the applicant, and has received staff comments after a first round of review. The applicant has submitted a new design for the site with the additional parcel to the south, adding a proposed fueling station on the corner of Old Holly Springs Apex Road and Holly Springs New Hill Road.

### **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. 4500OHSA\_LUAC\_StaffReport
2. 4500OHSA\_LUAC\_Application
3. 4500OHSA\_LUAC\_Plan



# Land Use Advisory Committee

**Subject Title:** 4500 Old Holly Springs Apex Road  
**Meeting Date:** August 6, 2024  
**Presenter:** Grayson Taylor, Elliot Blonshine, Development Services  
**Attachments:** LUAC Application, Site Plan

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## Topic Highlights/Summary

Laura Holloman with McAdams has requested to meet with the Land Use Advisory Committee to discuss the potential development of ~20.50 acres of land located at 4500 Old Holly Springs Road. The proposal consists of a possible mixed-use development of 300 apartment dwellings, 20 attached dwellings, and a proposed fueling station with a 7,500sf convenience store.

Following the first round of staff review comments on a Rezoning application, staff recommended the applicant submit an application for the Land Use Advisory Committee. The application submitted for LUAC discussion incorporated additional development on the parcel south of the 4500 Old Holly Springs Apex Rd site (PIN: 0649352730 & 0649353581) for a fueling station. The application has been further revised with new site layout and unit mix.

**Future Land Use Designations:** Mixed-Use Center  
**Proposed Future Land Use Designation:** N/A  
**Current Zoning:** HI – Heavy Industrial  
**Proposed Zoning:** CB - CD Community Business Conditional Zoning District

## 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.

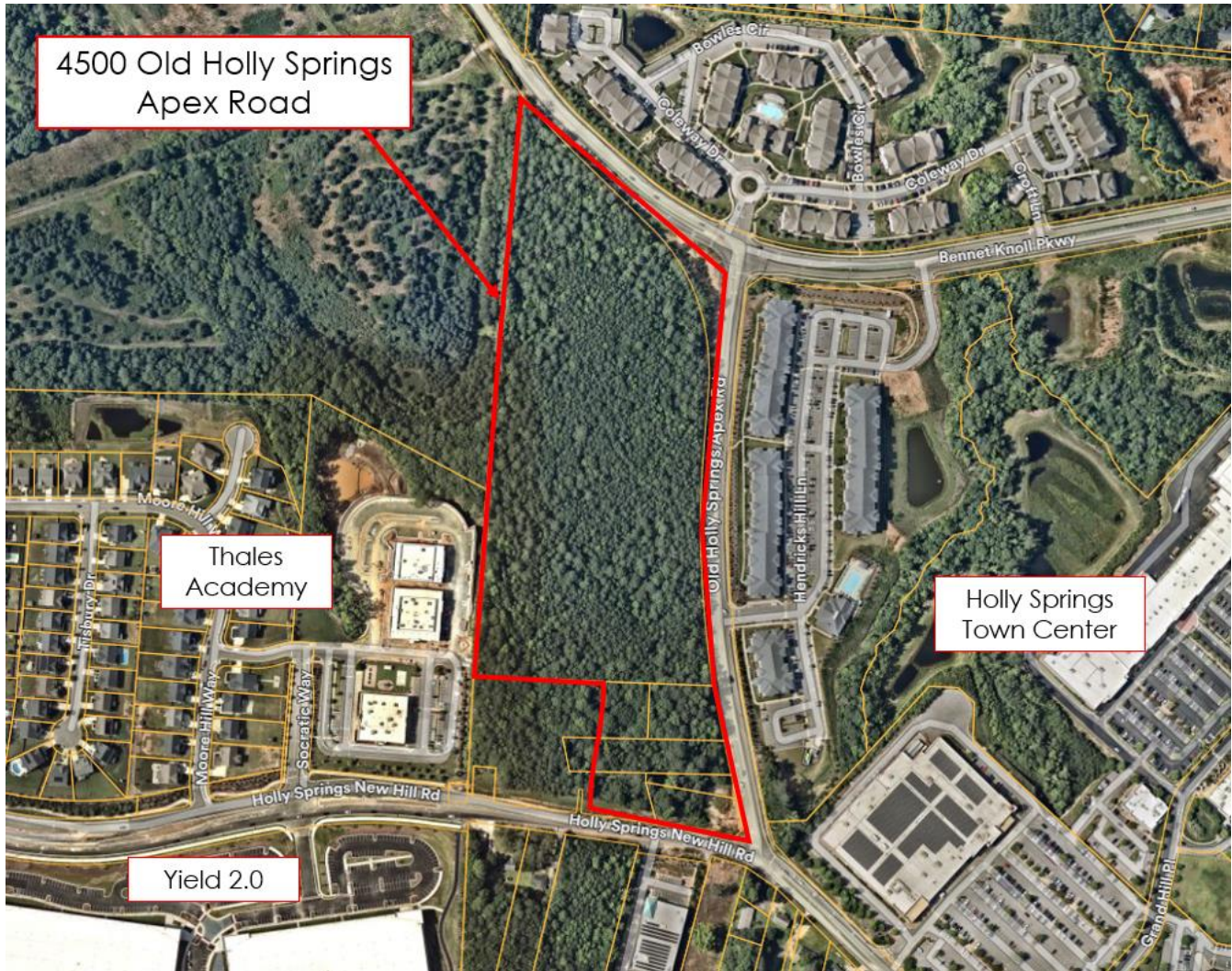
Points of discussion:

- Are the proposed uses consistent with the Town's Comprehensive Plan and the Future Land Use designation of Mixed-Use Center?
- What types of commercial uses does the Town envision for this site?
- What considerations should be made in regard to site design?

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

- General feedback
- Comprehensive Plan Compatibility

## Project Location Map



## Staff Analysis of Proposed Concept

### Comprehensive Plan Analysis

The proposed project incorporates a theme from the Comprehensive Plan for a Mixed-Use Center:

- (Theme) Context Sensitive Infill Development Choices

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

- Retail not in the core of the development
- Multi-dwelling housing stacked over ground floor retail
- Parking between buildings and Old Holly Springs Apex Road
- A variety of shared public open spaces throughout the site

4500 Old Holly Springs Apex Road was submitted as an application for a rezoning from HI – Heavy Industrial to CB-CD – Community Business Conditional Zoning District in March 2024 (24-REZ-02). The application included only the northern HI zoned parcel (PIN: 0649361536) and received a first review from Town staff. The initial submittal includes 354 units with 18,000sf of commercial space. The proposed density was 20.8 units per acre, exceeding the 15 units per acre allowed through Conditional Zoning District. However, the applicant expressed commitment to at least 40% of these units within a vertically-integrated mixed-use building. This is benchmark allows the proposed density to be considered with the Conditional Zoning District application.

The applicant has submitted a new design for the site with this Land Use Advisory Committee application. The new design displays 14.75 dwelling units per acre, with 4- and 5-story apartment buildings interior to the site, and attached dwellings fronting Old Holly Springs Apex Road. The updated design also includes a fueling station on the corner of Old Holly Springs Apex Road and Holly Springs New Hill Road, with a 7,500 square foot convenience store and fuel pumps. Multifamily buildings A and B are permitted to have ground floor commercial, but are not required.

The new design submitted by the applicant may meet a theme of the Land Use & Character Plan, Context Sensitive Infill Development Choices, as apartments are across the street and to the north to this proposal. Multifamily uses appear to be compatible with the neighboring uses and proximity to larger-scale commercial at Holly Springs Towne Center. The attached dwellings near the road may not be as compatible as the apartment buildings, as they would front 3-story apartment buildings across the street and a busy road frontage.

However, there are several characteristics of the Mixed-Use Center Character area where this proposal may not be compatible. The new design displays parking along both road frontages and not behind buildings. The lack of commitment to commercial space could limit the mixed-use potential of the project. The open spaces appear concentrated to the north half of the site.

The applicant has also incorporated the parcel to the south as a fueling station. While not naturally compatible with a Mixed-Use Center and its characteristics, a fueling station at this site would be the only fueling station in this northwest section of town, with the potential to fill a void that is needed in the community. However, a fueling center at this location also presents some challenges. This intersection is prominent within in the town, with high visibility and potential for an activated commercial space on the corner. While staff would prefer the use be located mid-block to open the corner for a more active use, a fueling station at the corner could be acceptable with elevated site and building design.

### Zoning Analysis

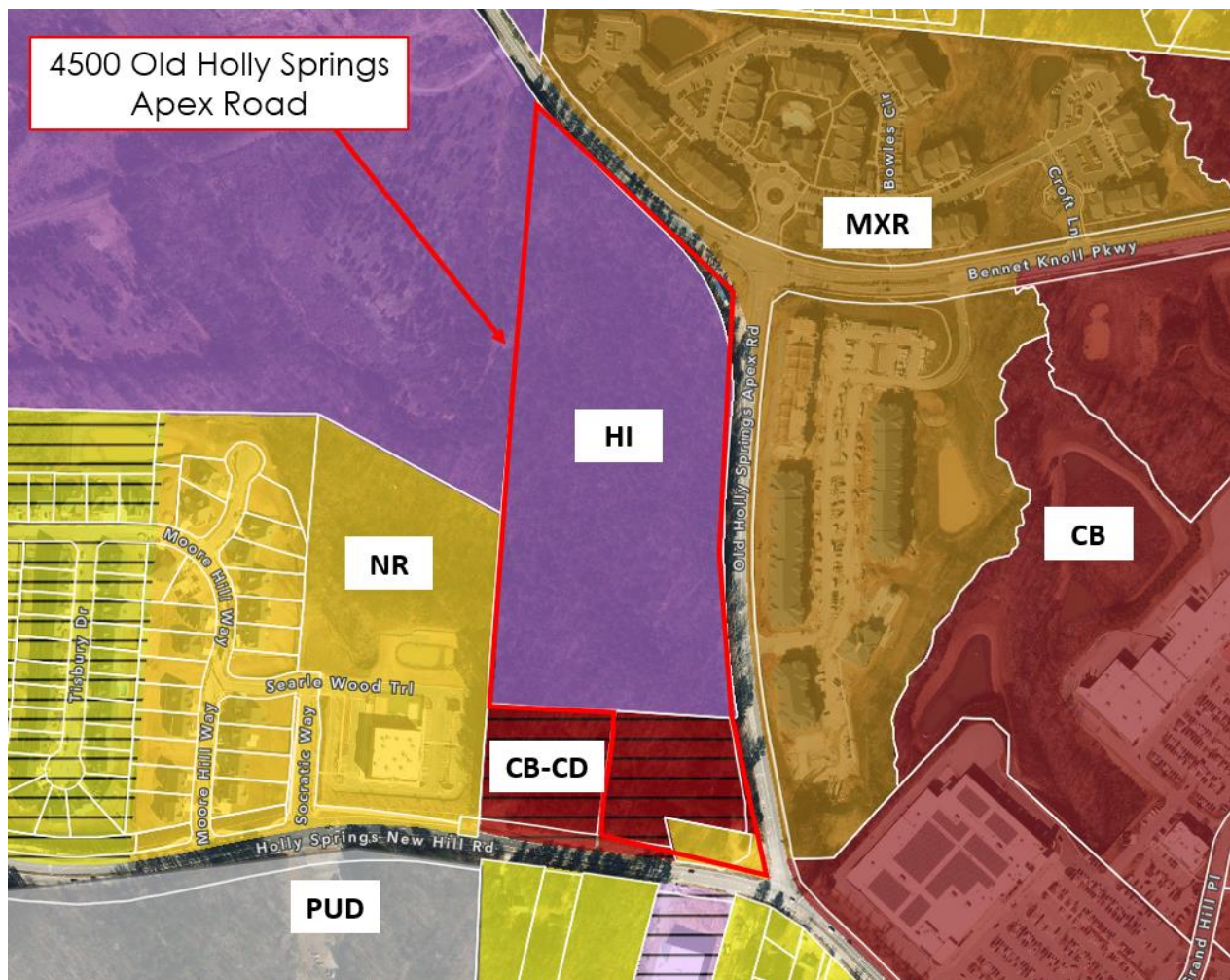
The applicant is requesting consideration of rezoning to the Community Business Conditional Zoning District (CB-CD), which is a district that may have compatibility with Mixed-Use Center Character Area.

The Community Business (CB) zoning district allows for primarily commercial uses, with Apartment Dwellings allowed with additional standards. The CB district encourages the creation of:

- High volume and high intensity commercial uses along major corridors.
- May include limited amounts of outdoor sales or outdoor operations.
- Coordinated to facilitate pedestrian, bicycle, and vehicular access from nearby residential districts.

The CB base district development standards allow for up to 15 units per acre by right, and all buildings have a maximum height of 60ft and a minimum height of 20ft. Apartments are permitted as upper story dwellings only by right with alternate locations and configurations permitted with a Conditional Zoning District (CD). In addition, with a Conditional Zoning District, applicants can propose flexible development standards such as different building setbacks or architectural standards. Residential densities may be higher with inclusion of certain design elements such as a parking structure or vertical mixed-use buildings comprising 40% of all residential buildings.

Current Zoning Map

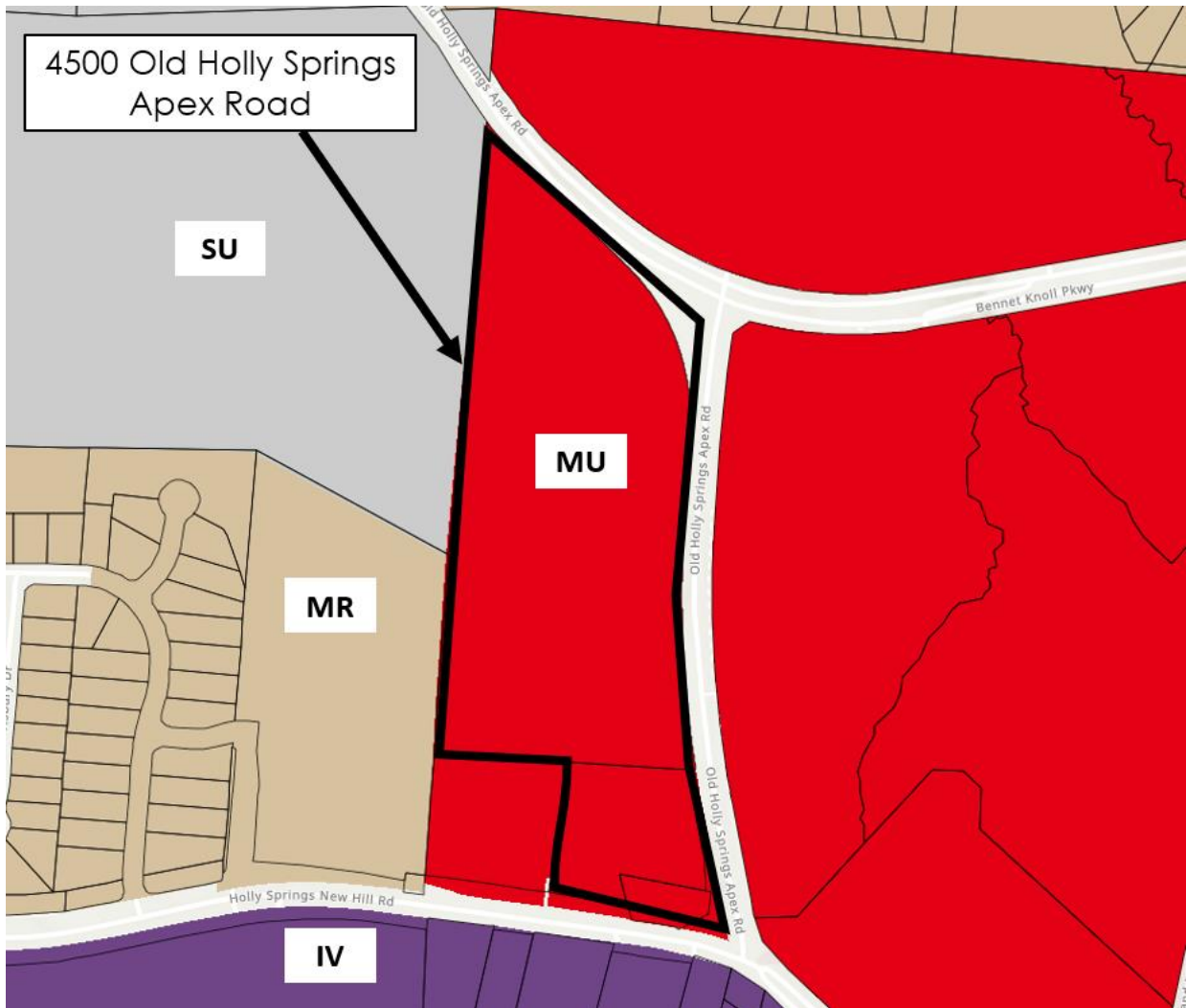


## Background Information

### **Comprehensive Plan Section 1: Land Use & Character:**

The Future Land Use Map designates the project area as Mixed-Use Center.

#### Current Future Land Use Map



#### **Mixed-Use Center:**

A Mixed-Use Center offers the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks in the core may stand three or more stories tall and encourage active public spaces between the buildings. Residential units or office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the center. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for transit-oriented development if-when a decision is made to invest in premium transit along the NC 55 corridor.

Key features of development of Mixed-Use Center:

Street & Block Patterns

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

#### Open Spaces & Natural Resources

- These areas include a variety of shared public open spaces throughout a walkable, activated environment, and may include formal and informal open spaces such as greens, squares, plazas, and community gardens. The linear nature can provide opportunities for greenway links to other parts of the Town.
- Grading of topography and clearing of vegetation may be necessary in order to achieve the higher density and compact development desired in the center.
- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Consider landscaping beds with reduced curb structures/cuts that allow for storage of stormwater and/or mini rain gardens.
- Green roof elements and/or rooftop gardens are encouraged.

#### Lot Size & Building Placement

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

#### Building Types & Massing

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

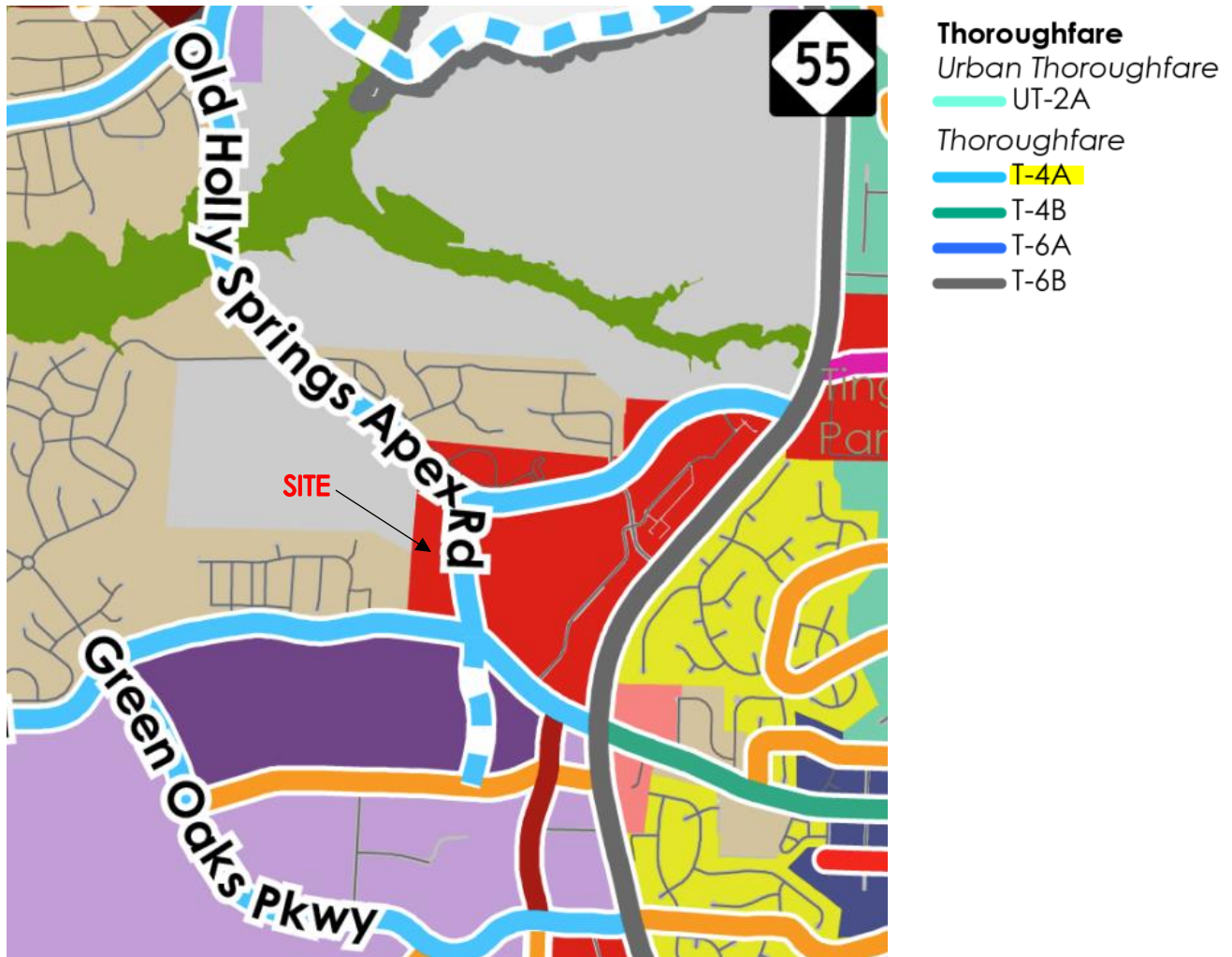
#### Transportation Network

- Suburban corridor character with curbs and formal street tree planting.
- Primarily auto-oriented, but should also be located along corridors served by transit.
- Sidewalks and bike facilities provide links to adjacent neighborhoods.

### **Comprehensive Plan Section 2: Comprehensive Transportation Plan**

#### *Old Holly Springs Apex Road & Holly Springs New Hill Road Improvements:*

According to the Comprehensive Transportation Plan (CTP) and Unified Development Ordinance (UDO), right-of-way dedication and construction of thoroughfare widening to meet ½ of the ultimate street cross section across the proposed project property frontages is required. This property has frontage along Old Holly Springs Apex Road and Holly Springs New Hill Road. The ultimate street cross sections for these roadways in the CTP are 4-lane median divided thoroughfare. (See below).



*Traffic Study:*

A Traffic Study has been submitted 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/or Development Plans. Improvements are required to be designed and constructed by the developer. A Traffic Study was submitted with the Rezoning Petition and is currently under review. If the southernmost parcel on the corner of Holly Springs New Hill Road and Old Holly Springs Apex Road is added to this project, a revision to the Traffic Study will be required.

*Greenways:*

The Active Transportation Map within the Comprehensive Transportation Plan shows a required 10' Sidepath along both the Old Holly Springs Apex Rd and the Holly Springs New Hill Rd frontages. The Plan attached to this LUAC request does show that this requirement will be met.

**Comprehensive Plan Section 5: Utilities & Infrastructure:**

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

**Sanitary Sewer:**

There is existing gravity sewer available to the east and north in Holly Springs Place Apartments and Andorra Apartments. There is also a gravity sewer stub from Thales Academy to the west.

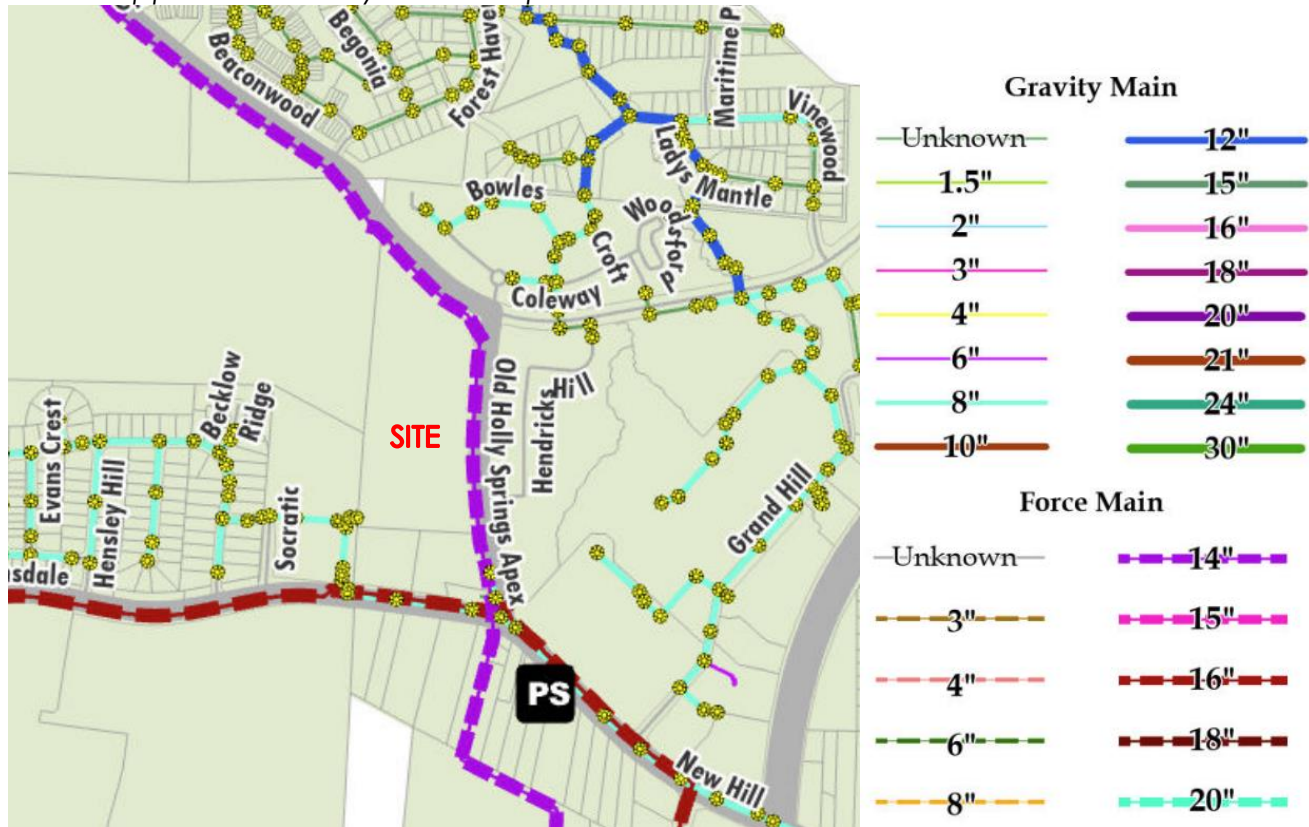
**Sewer Study:**

A Downstream Sewer Evaluation has been submitted to evaluate the capacity and condition of existing downstream sewer infrastructure and pump stations to determine the project impact. All improvements identified during the Sewer Study review process are required to be shown on the subsequent Master Plan and/or Development Plans. Improvements are required to be designed and constructed by the developer. If the southernmost parcel on the corner of Holly Springs New Hill Road and Old Holly Springs Apex Road is added to this project, a revision to the Sewer Study will be required.

**Water Resource Management Policy:**

This development will be subject to the Water Resource Management Policy and be considered as a Priority Level 2.

**Town's Approved Sanitary Sewer Map:**

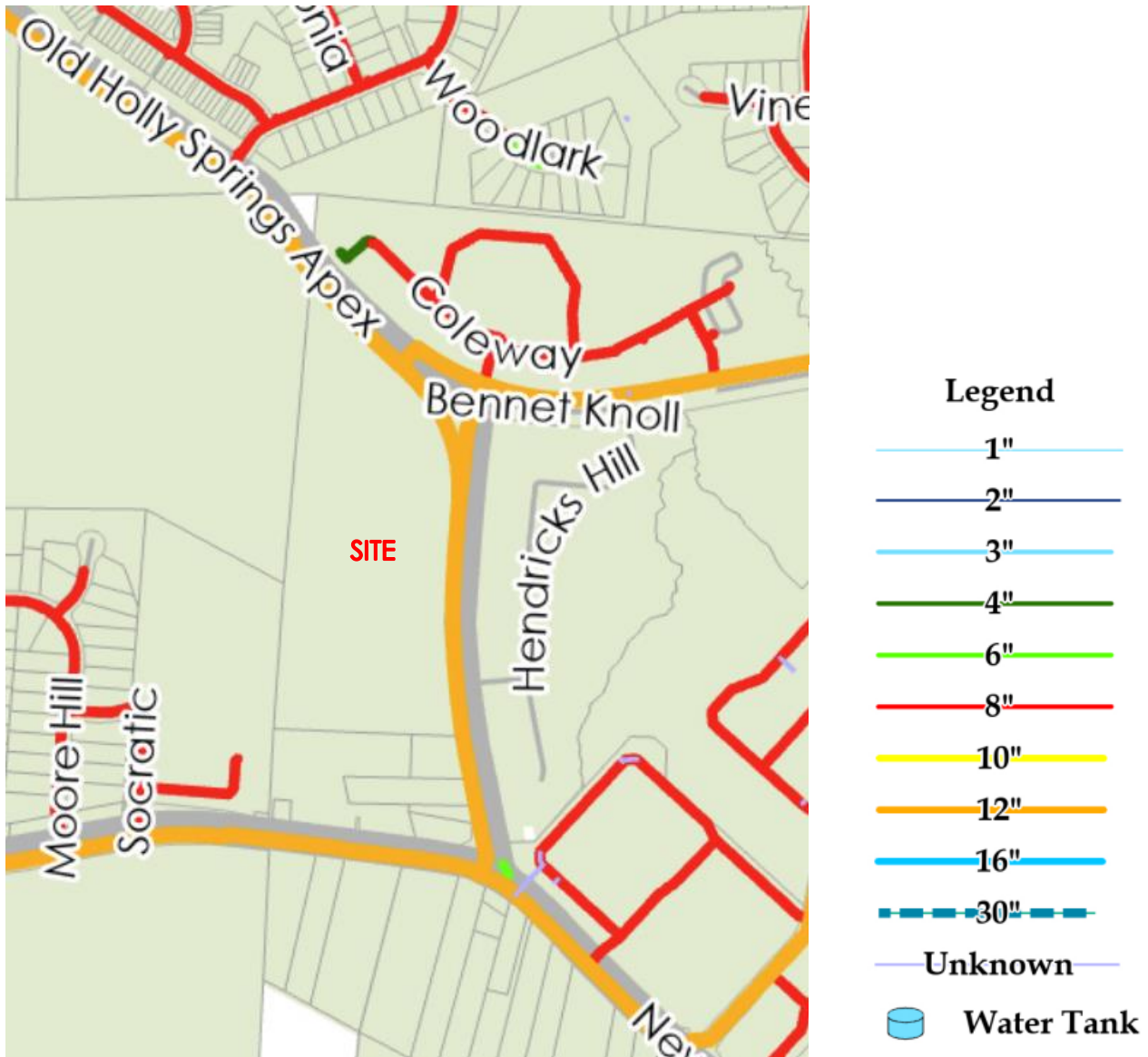


**Potable Water:**

There is existing watermain in Old Holly Springs Apex Road and Holly Springs New Hill Road. Watermain will 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/or Development Plans to verify that adequate pressure and fire flow is available.

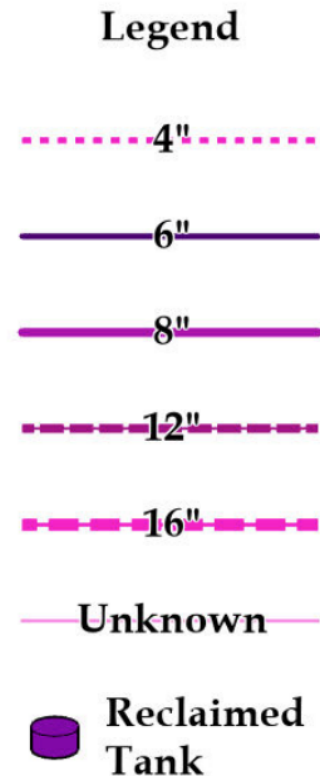
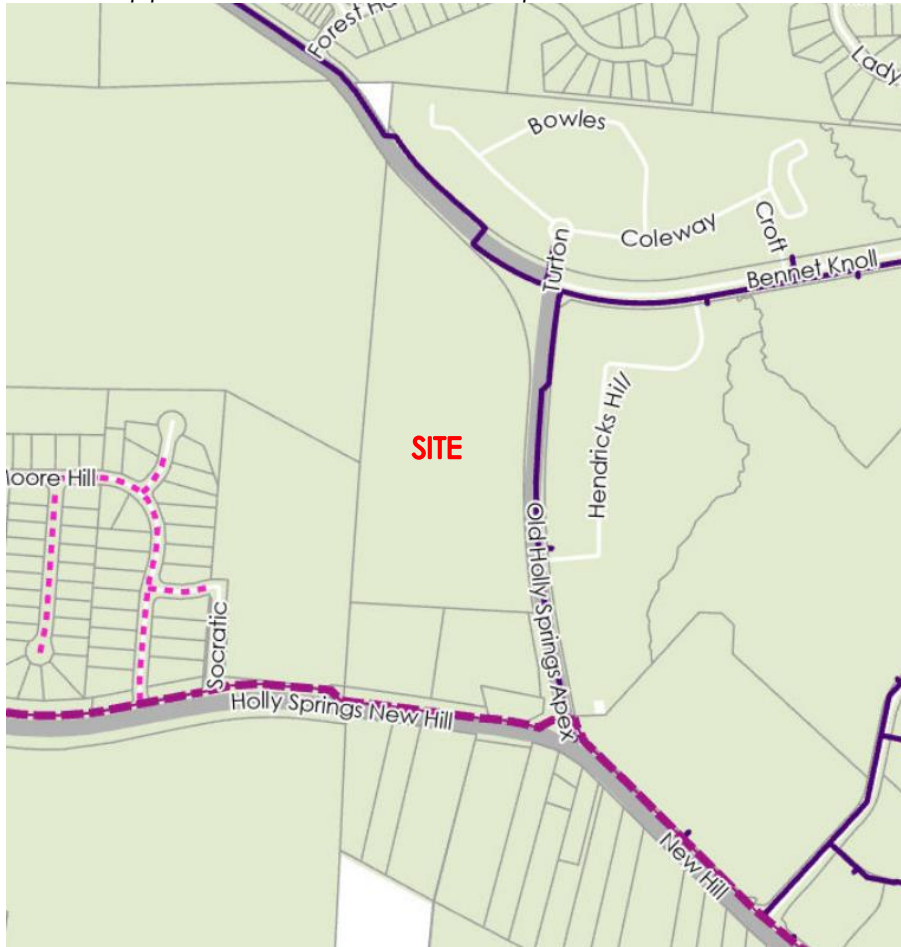
*Town's Approved Potable Water Map*



*Reclaimed Water:*

There are existing reclaimed watermains in Old Holly Springs Apex Road and Holly Springs New Hill Road. Reclaimed water lines will be extended throughout the site to serve the development and to adjacent properties for future connection. A Hydraulic Analysis and Report will be required with the Master Plan and/or Development Plans 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 applicant 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				
Staff	Approved for Distribution			Department Head Comments
	Yes	No	Initials	
Elliot Blonshine	X			
Grayson Taylor	X			



# LAND USE ADVISORY COMMITTEE

## Request & Communication Application

*DPM Appendix #A.19 Supplement 20 January 2023*

<b>PETITION CONTACT INFORMATION</b> <i>(Attach additional sheets if needed)</i>	
Applicant and Financially Responsible Party will need to register for an account on the CityView Portal.	
<b>Project Applicant</b> Check One: <input type="checkbox"/> Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Design Professional <input type="checkbox"/> Developer	
Name:	Company:
Mailing Address:	
City, State Zip:	
Telephone:	E-Mail:
<b>REQUIRED: Property Owner(s) if different from Applicant/Contact</b> <i>(Attach additional sheets if needed)</i>	
Name:	Company:
Mailing Address:	
City, State Zip:	
Telephone:	E-Mail:

<b>PROJECT INFORMATION</b>	
Project Name	
Project Location <i>Use street address If none, use closes intersection</i>	<input type="checkbox"/> Within Corporate Limits <input type="checkbox"/> Within Holly Springs ETJ <input type="checkbox"/> Pending Annexation
PIN(s)	
Project Acreage	
Current Zoning	Proposed Zoning
Current Future Land Use Designation	
Proposed Future Land Use Designation	
Area Plan Designation <i>If applicable</i>	

<b>PROJECT TYPE</b> <i>(check all that apply)</i>
<input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Text Amendment <input type="checkbox"/> Future Land Use Plan Map Amendment <input type="checkbox"/> Area/Corridor Plan Map Amendment/Name: _____ <input type="checkbox"/> Zoning Map Change: General Use District <input type="checkbox"/> Zoning Map Change: Conditional Zoning District <input type="checkbox"/> Major Subdivision <input type="checkbox"/> Development Plan <input type="checkbox"/> Other:



# LAND USE ADVISORY COMMITTEE Request & Communication Application

DPM Appendix #A.19 Supplement 20 January 2023

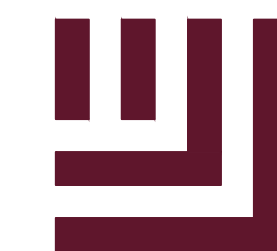
## LUAC MEETING REQUEST

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)



**McADAMS**

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**CLIENT**

FUSION DEVELOPMENT  
213 W. BALLENTINE ST  
HOLLY SPRINGS, NC 27540  
PHONE: 919. 669. 6895



**4500 OLD HOLLY SPRINGS  
APEX RD  
MASTER PLAN  
4500 OLD HOLLY SPRINGS APEX RD  
HOLLY SPRINGS, NC, 27540**

**REVISIONS**

NO. DATE

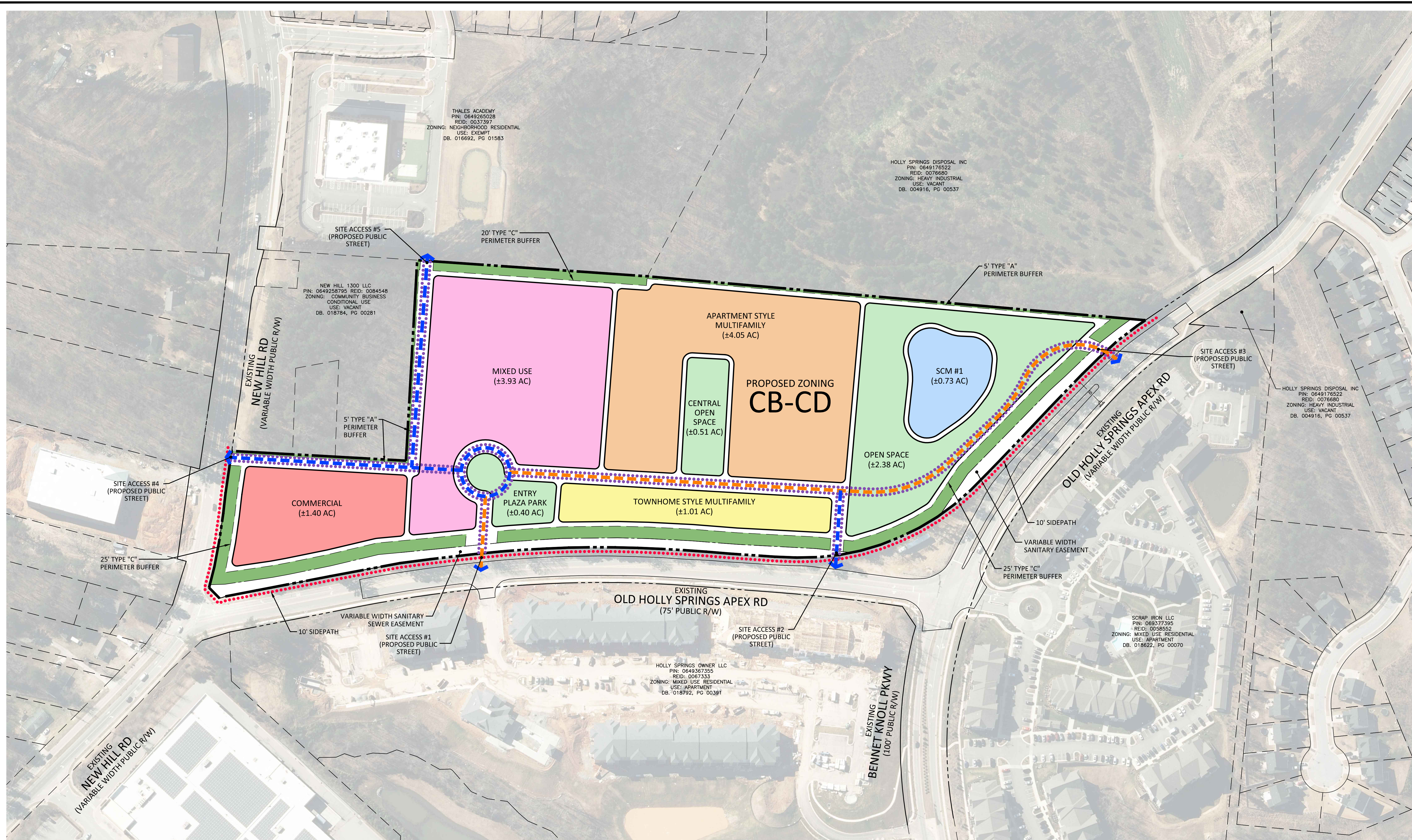
**PLAN INFORMATION**

PROJECT NO. SPEC-23412  
FILENAME SPEC23412-S1  
CHECKED BY LH  
DRAWN BY CJ  
SCALE 1"=100'  
DATE 03.07.2024

**SHEET**

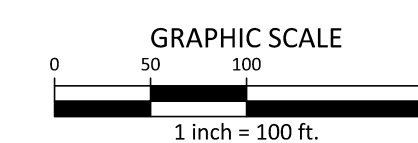
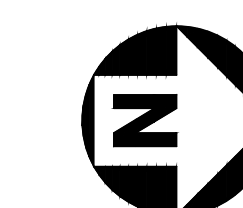
**CONCEPT PLAN**

**C2.00**



**LEGEND**

- PROPOSED SITE ACCESS
- PROPOSED VEHICLE CIRCULATION 98' RIGHT-OF-WAY
- PROPOSED VEHICLE CIRCULATION 98' RIGHT-OF-WAY W/ ANGLED PARKING
- ACTIVE OPEN SPACE
- BUFFER/PASSIVE OPEN SPACE
- APARTMENT STYLE MULTIFAMILY
- MIXED USE
- TOWNHOME STYLE MULTIFAMILY
- PROPOSED SCM
- 10' SIDEPATH
- PEDESTRIAN SIDEWALK



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION