



## Agenda

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

### **2. Agenda Adjustment**

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

- a. September 3, 2024 Land Use Advisory Committee Minutes

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

- a. Meridian at Sunset Lake Commons Rezoning

### **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:** September 3, 2024 Land Use Advisory Committee Minutes

**Strategic Priority Area:**

**Staff Resource:**

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## **Action(s):**

## **Explanation:**

## **Background:**

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

## **Attachment(s):**

1. September 3, 2024 LUAC Minutes - draft



# Town of Holly Springs Land Use Advisory Committee

## Minutes: *September 3, 2024*

### Agenda Item 1: ROLL CALL

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

Members Present: Randy Harrington  
Scott Chase  
Daniel Weeks  
Chris Hills  
Kendra Parrish  
LeeAnn Plumer  
Irena Krstanovic  
Dan Berry, Mayor Pro Tem  
Chris Deshazor, Council member  
Roger Bess, Planning Board Representative  
Josh Prizer, Planning Board Alternate  
Mayor Sean Mayefskie

Members Absent: Josh Prizer

### Staff Members

Present: Brett Gosney  
Matt Beard  
Elliot Blonshine  
Elizabeth Goodson  
Chris Garcia  
Rachel Jones  
Catherine Jacobs  
Cheryl Caines  
Kathy White (recording the minutes)

### Agenda Item 2: AGENDA ADJUSTMENT

None

### Agenda Item 3: APPROVAL OF MINUTES

Motion to approve minutes of August 6, 2024 as submitted.

*Page 1 of 4  
September 3, 2024 LUAC Minutes*

Motion: Scott Chase  
Second: Chris Deshazor  
Vote: Unanimous

Agenda Item 4: REQUESTS AND COMMUNICATIONS

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a. 2420 Avent Ferry Road

In attendance for this item was: Kate Murdoch – McAdams Co.  
Laura Holloman – McAdams Co.  
Jason Barron – Morningstar Law Group  
Ramkishore Siddarempuram – Summit Acres

The developer is requesting to rezone the property located at 2420 Avent Ferry Road from the Rural-Residential zoning district (RR) to Neighborhood Center Residential Conditional District (NCR-CD). The rezoning request proposes a mix of uses on the site: 18 single-family detached homes, 116 townhomes, and a small neighborhood scale commercial space.

Brett Gosney gave an overview of the proposed project, as described in the agenda packet. The applicant is requesting consideration of rezoning to the NCR-CD – Neighborhood Center Residential Conditional Zoning District, which is not compatible with the Residential Neighborhood Character Area. He gave several examples of the differences between the current and proposed zonings. He then showed the project area on the Land Use and Character Map. He showed neighboring subdivisions, and explained how this project would be compared to existing developments.

Elliot Blonshine continued the staff presentation, stating 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. They would be required to construct a new CTP roadway across the property. Public utility connection is required. The 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 may be required, following a Sewer Scoping form and subsequent Scoping Meeting. The development would also be subject to the Town's Water Resource Management Policy at a Priority Level 2. 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.

Mr. Gosney explained that this property previously was presented to the LUAC by a different applicant on September 5, 2023 with a similar proposal of mixed use with commercial, apartments, townhomes, and single family detached. During the review of this proposal, concerns were shared regarding the density of the development not matching the adjacent neighborhoods, the large amount of commercial in the development may detract from other commercial areas on the Future Land Use Map and the amount of parkland dedication that may be required for this project as it is within a Park Search Area.

Mr. Barron began the applicant statement, saying they acknowledge that this project isn't consistent with the Comprehensive Plan, but they feel it's a great opportunity to provide an amenity that would be walkable to Holly Glen and surround it with a smooth town home product that will transition to the north with the single family detached homes.

Laura Holloman said they're not asking for any modifications on lot size. They want a smooth transition between this development and the existing residential areas. They are proposing rear loading townhomes as the UDO requires. They're embracing having open space and park areas.

Chris Hills opened the floor for questions/feedback.

Matt Beard stated that this is within Park Search area #6 within the Future Land Use Plan. This area would be limited to what can be built because of the water feature and flood plain. They would be looking at passive recreation areas, such as disc golf, low intensity exercise equipment, picnic tables, and such. He then spoke about the various greenways and sidepaths in the area that could connect to this proposed project.

Mr. Hills said there are a lot of reasons why they made the zoning decisions that they did. He recommended that the developers acknowledge they understand the requirements and explain why they are proposing going with something different than the Comprehensive Plan recommends. He said they should play up the park-like features, public spaces, art/water features. Also, try to emphasize things that could be considered public good features. Sean Ryan also reminded them that Norris Holland-Hare House is facing that development, and they need to respect the historic aspect of this area. He's concerned with the front of the residential facing the road as it might detract from the visual presence of the Norris Holland-Hare House, as its front facing as well.

Randy Harrington said one of the things they need to keep in mind is that the private property owner to the north might not like the road bisecting their property. Also, if they offset the density with some exciting amenities, it might compliment the area. He said that 40 years from now, Avent Ferry will be a major intersection, and he thinks that commercial will probably go up north of this proposed development. This development might be a good transition to that commercial. He asked if they've considered cottage type homes instead of townhomes. Mr. Barron said they haven't ruled anything out. Ms. Holloman said usually, they're begging not to put commercial in, but this project could allow them to bring commercial in first, and then bring in the residential.

Mr. Harrington asked Mr. Ryan if he felt single family or rear facing townhomes would be a better option on the road frontage. Mr. Ryan said he was concerned with the front of the units facing the road frontage, but it would depend on the buffering.

Daniel Weeks asked if the amenities such as the pool or tennis courts would be for the public or just the residents of the development and was told this hasn't been determined yet. He also asked what the plans are for the pump station are. Will the footprint of the pumpstation grow in the next 20 years? Kendra Parrish explained that it's a regional pump station, and therefore as development continues in this area, the noise and odors will increase as well. Anything the developers can do as part of the site design to speak to the awareness of this would be good.

Daniel asked about the walkability of the area. Would they need any type of crosswalks across Avent Ferry Road? Mr. Barron said that NCDOT frowns upon mid-block crossing, but they would look into it.

Scott Chase said asked if there's a possibility of decentralizing the storm water pond, instead of having one large pond. Mr. Barron said they could take a look at that.

Mr. Bess asked what kind of commercial they are proposing. Mr. Barron said a small international market of about 5,000-10,000sq ft. Ms. Holloman said they are also considering personal services, specialty small shops, salons, but nothing drive-through.

Mr. Bess said he doesn't believe going away from single family homes and putting townhomes in this area is consistent with what the Town currently has. He does think some commercial might not be a bad thing, but overall, he doesn't think this is a fit.

Mayor Mayefskie said he agrees with Sean Ryan. As you drive down the road, you're going to be looking at the backs of houses, and it's not going to look like anything else in the area.

Chris Deshazor said he would like to see more diversity of homes instead of townhouses. He would like to see something that would have more of a transitional flow. When he heard the commercial was going to be a small market, he didn't think that would be a good fit. He said you need to be creative with the commercial aspect of this development. Look out 30 years from now, does a small unique boutique grocery store fit?

Mayor Mayefskie recommended putting together a better visual presentation so they can see the whole plan.

The Committee and applicants then discussed how this proposed project would be affected by the extension of Buckhorn Duncan Rd north of Avent Ferry through this site. This road is proposed on the Comprehensive Transportation Plan as a three-lane thoroughfare to provide north south connectivity in this area.

Agenda Item 5: OTHER BUSINESS

None

Agenda Item 6: ADJOURNMENT

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The meeting adjourned at 3:58pm

Motion: Scott Chase

Second: Randy Harrington



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Kathryn L. White

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:** Meridian at Sunset Lake Commons Rezoning

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

**Staff Resource:** Cheryl Caines, Development Services, Elliot Blonshine, Development Services

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

- No official action by the Land Use Advisory Committee (LUAC) will be taken other than providing verbal feedback on the proposed Rezoning of the subject property at 4950 Optimist Farm Rd.

### **Explanation:**

- Jason Barron with Morningstarr Law Group has requested to meet with the LUAC to discuss a rezoning application for a development at 4950 Optimist Farm Road.
- The applicant is proposing to rezone a 30.57 acre site from NMX Neighborhood Mixed Use to MXR-CD Mixed Use Residential Conditional Zoning District. The development will be multifamily at a maximum of 15 units per acre.
- The rezoning application (22-REZ-02) was submitted in February 2022 prior to the adoption of the updated Unified Development Ordinance (2022 UDO) and Northeast Gateway Master Plan. Staff has been coordinating with the applicant throughout the review process to make modifications to the request to better reflect these updates.

### **Background:**

- The LUAC provides informal review, technical support, assistance, comment, and critique in the assessment of proposed development petitions.
- The site lies within the Northeast Gateway Master Plan area.

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

n/a

### **Attachment(s):**

1. Meridian at SunsetCommonsREZ\_LUACStaffReport\_100124
2. Meridian at Sunset Lake Commons\_LUACSitePlan
3. Meridian at Sunset Lake Commons\_LUAC Application



# Land Use Advisory Committee

**Subject Title:** 4950 Optimist Farm Road  
**Meeting Date:** October 1, 2024  
**Presenter:** Cheryl Caines, Elliot Blonshine, Development Services  
**Attachments:** LUAC Application, Meridian at Sunset Lake Commons

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## Project Summary

Jason Barron with Morningstar Law Group has requested to meet with the Land Use Advisory Committee to discuss a proposed rezoning for a multi-family development located at 4950 Optimist Farm Road, north of the Sunset Lake Commons shopping center.

**Future Land Use Designations:** Mixed Use Center, Natural Area  
**Proposed Future Land Use Designations:** Mixed Use Center, Natural Area  
**Small Area Plan:** Northeast Gateway Master Plan  
**Current Zoning:** NMX – Neighborhood Mixed Use  
**Proposed Zoning:** MXR- CD Mixed Use Residential Conditional Zoning District (portion of site)

A Rezoning application with proposed conditions was submitted in February 2022 for this project under the 2002 Unified Development Ordinance (UDO) and is still under review. This submittal was prior to the adoption of the 2022 Unified Development Ordinance (March 2022) that introduced Conditional Zoning Districts and the Northeast Gateway Master Plan (December 2022), which gave direction on land uses, design, and improvements for future development in the project vicinity.

Under permit choice rules, the applicant has chosen to modify the submittal to a Conditional Zoning District, with a conceptual Master Plan and modified 2022 UDO standards with additional conditions. The Master Plan shows most of the site being rezoned to MXR-CD with the portion adjacent to Optimist Farm Road maintaining the NMX zoning.

## 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:

- Does the LUAC support the proposed residential only development & MXR-CD zoning district at this location?
- If not, would LUAC support the use and/or zoning with modifications to the proposed conditions or standards?
- Do the proposed conditions, development/design standards, and concept plan support the type of development envisioned by the Future Land Use Plan and Northeast Gateway Master Plan?

- Substantial improvements to the Town's sewer system will be required with this development. A Developer Agreement will likely be necessary for terms of required construction and what/if the Town is able to contribute.

The applicant has requested to discuss generally the status of the rezoning including the following topics recently discussed with staff which are related to staff review comments outlining the Comprehensive Plan and UDO requirements yet to be fully addressed.

#### Transportation Plan

- The applicant suggested discussion topic: Road widening across the project property frontage is required.
  - This project parcel has road frontage on Holly Springs Road and Optimist Farm Road. This project is not proposing to develop the southern portion of the parcel that has frontage on Optimist Farm Road. As currently proposed, this project is expected to make improvements along Optimist Farm Road.
- The applicant suggested discussion topic: Vehicular stub via public street or drive aisle to adjacent parcels is required.
  - Vehicular stubs are required to all adjacent properties where practical as outlined in the UDO. A vehicular stub to the undeveloped parcel to the east of this project is required at a minimum.

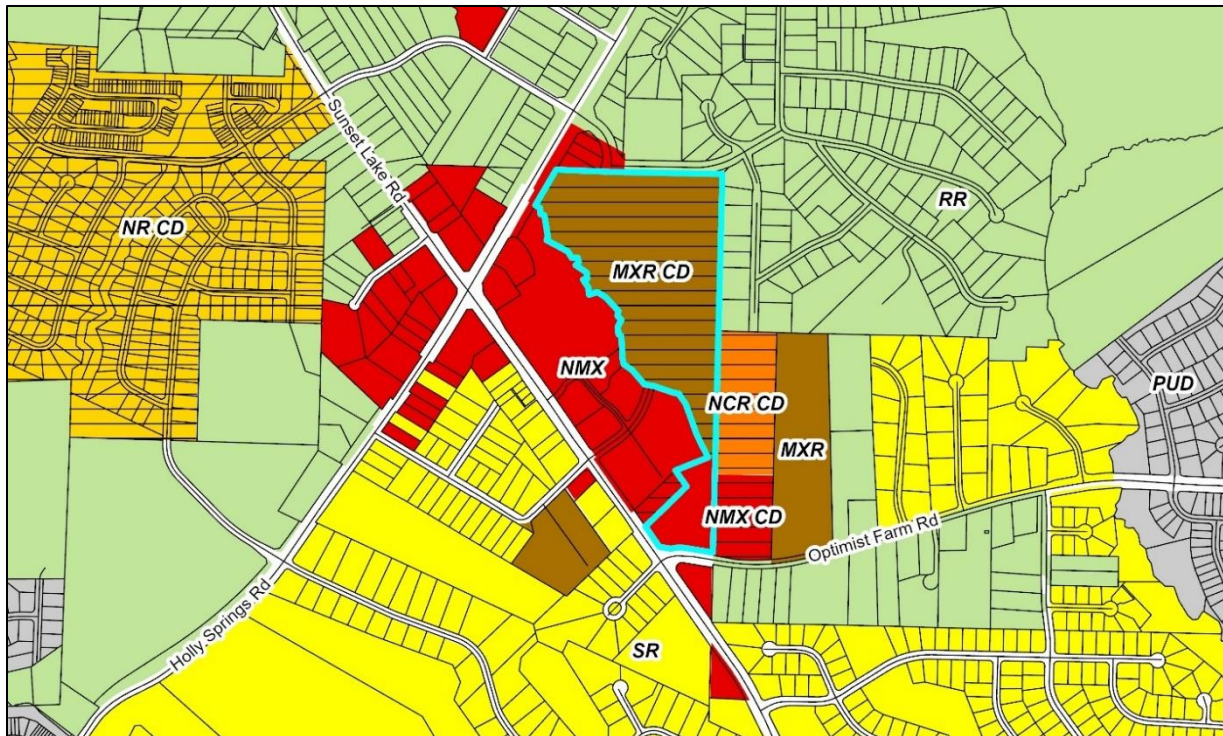
#### Utility Plan

- The applicant suggested discussion topic: Verify that each upstream adjacent property has been provided a sewer stub.
  - Similar to vehicular stubs, sewer stubs for upstream adjacent parcels are required to open up sewer service to properties that do not have existing access.
- The applicant suggested discussion topic: Verify that public water line extension is provided in all streets and to all adjacent properties.
  - Similar to vehicular stubs, a water line should be stubbed to the undeveloped parcel to the east.

# Project Location Map



The applicant is only seeking to rezone a portion of the site parcel (area shown on the location map above). The map below outlines the entire parcel indicating the area for the proposed MXR-CD zoning in relation to the existing NMX zoning to be retained along Optimist Farm Road.



## Staff Analysis of Proposed Concept

### Comprehensive Plan Analysis – Future Land Use

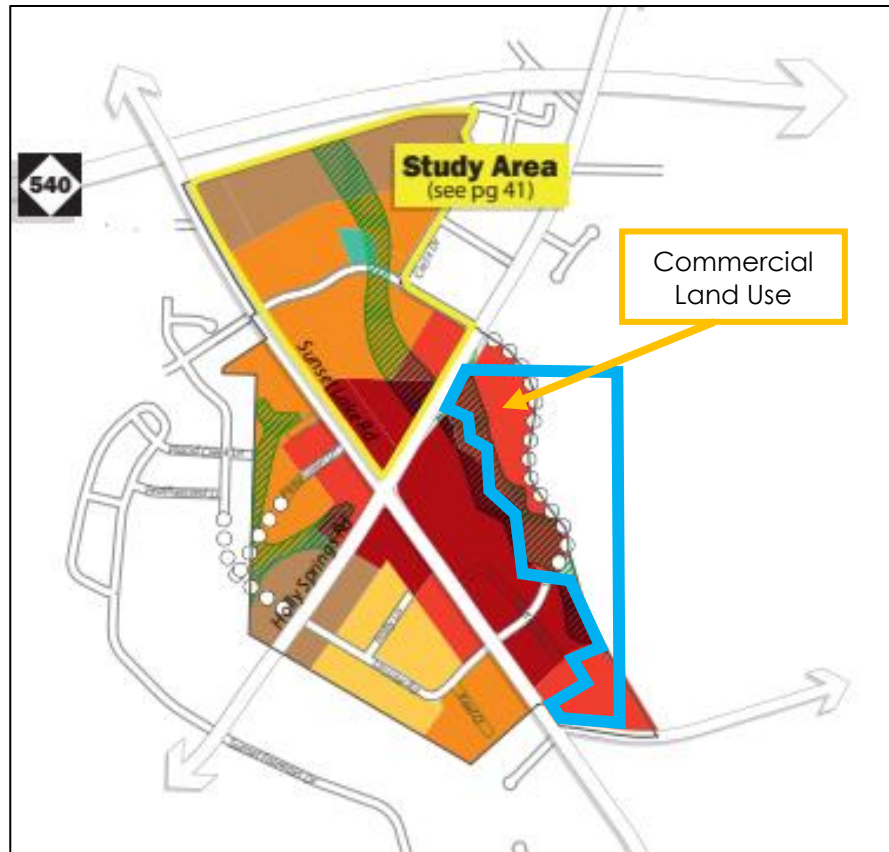
The proposed project incorporates some of the key themes from the Comprehensive Plan for a Mixed-Use Center:

- Various dwelling types surrounding the center core that provide nearby home choices
- Homes located near commercial to encourage walking and active living
- Preservation of area currently designated Natural Area
- Construction of greenway extension as shown in the Parks, Recreation, and Greenways Master Plan
- Construction of Lassiter Road as identified in the Comprehensive Transportation Plan

Areas where the proposed project is not in alignment with the Comprehensive Plan for a Mixed-Use Center:

- The Northeast Gateway Master Plan recommends commercial on the area south of Lassiter adjacent to the creek, but residential is proposed.
- The proposed concept plan provides a greenway accessed through a public sidewalk along Lassiter Road but more direct connections from the development to the greenway are not provided.
- The plan and conditions do not demonstrate how a variety of shared public open spaces will be integrated into the overall site design and connect to the greenway/passive open space to create an active walkable environment.
- The NE Gateway Master Plan design guidelines promote pedestrian oriented design and building placement near property lines/street corners. The proposed standards will allow one, double row of parking between the building and public street.
- The Town's Long Range Wastewater Capital Improvement Plan identifies a Proposed East Side Regional Pump Station that is not on this parcel. However, construction of this pump station would reduce the tributary flow to the Sunset Ridge Pump Station, thus creating available capacity for this project. This project should contribute toward or construct the East Regional Pump Station in order to meet the goals of the Comprehensive Plan. As of the latest submittal, commitment to these specific improvements have not been made by the developer.
- Multi-modal Connectivity provides multiple modes of transportation into and around a development. Vehicular connectivity is one of the modes of transportation. A stub to the undeveloped parcel to the east is necessary to meet the multi-modal connectivity goals of the Comprehensive Plan. As of the latest submittal, this vehicular stub has not been shown.

The proposed rezoning concept plan is a residential only development that relies on adjacent commercial to create a mixed-use environment rather than vertically integrated buildings. A portion of the site south of Lassiter Road is recommended for commercial within the Northeast Gateway Master Plan Subarea 4 (see image below), which is not reflected by the applicant's proposal. This area is encumbered by a stream and floodplain, which creates a natural buffer between the commercial and residential areas.



Apartments could be a transitional use in this context between the intense commercial areas along Holly Springs Road, Sunset Lake Road, and Optimist Farm Road to the mixed residential areas to the north and east of the site as envisioned by the Northeast Gateway Master Plan.

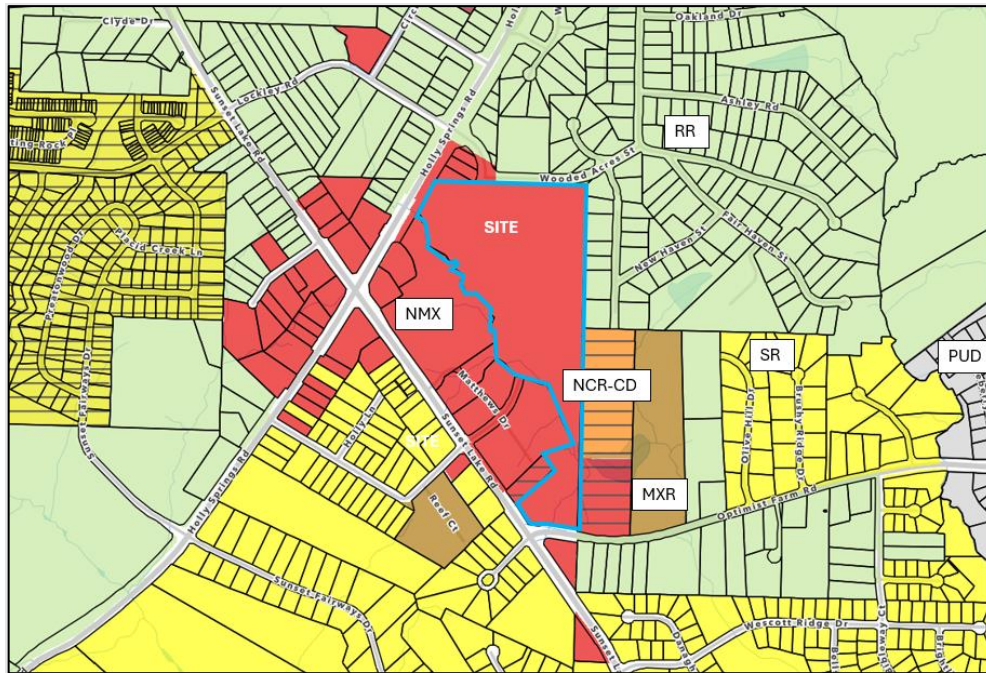
**The current concept proposed for the site does not fully attain elements envisioned by the Comprehensive Plan and Northeast Gateway Master Plan such as:**

- **development with a unique and identifiable character**
- **welcoming gathering spaces**
- **pedestrian-friendly streetscapes**
- **visual and functional connectivity between the commercial and residential areas**

**Staff supports the proposed use for this site if the applicant proposes additional standards that ensure for these elements.** Further analysis of the standards is provided under the Zoning Analysis section of this report.

Zoning Analysis

Current Zoning Map



The Future Land Use Map (FLUM) identifies the subject parcel as Mixed-Use Center, and the current zoning (NMX Neighborhood Mixed-Use) is compatible with FLUM designation. The applicant is requesting consideration of rezoning to the MXR-CD – Mixed-Use Residential Conditional Zoning District, which is not generally compatible with the FLUM designation per UDO Table 2.1 but can be compatible if proper alignment with the Comprehensive Plan can be demonstrated with the Conditional Zoning District. The two zoning districts (NMX and MXR) are similar; however, the MXR district is primarily a residential use district that allows limited commercial uses, while NMX is primarily a nonresidential/mixed-use district that allows a wide range of commercial uses and supporting residential uses. Additional comparisons include:

	MXR	NMX
Use District	Residential	Commercial/Mixed-Use
Maximum Density	<ul style="list-style-type: none"> <li>• 15 units/acre</li> <li>• Additional density within the Northeast Gateway with a parking garage or in a mixed-use building</li> </ul>	<ul style="list-style-type: none"> <li>• 8 units/acre</li> <li>• 15 units/acre with CD Zoning</li> </ul>
Apartments	Permitted in new projects or subdivisions	<ul style="list-style-type: none"> <li>• Only permitted when located on upper stories within a vertically integrated mixed-use building</li> <li>• Alternate configurations permitted with CD Zoning</li> </ul>
Both districts encourage pedestrian-friendly development and highly walkable neighborhoods in proximity to goods and services.		
Both districts note the intensity of development should be compatible in scale and design with adjacent development.		
Both are expected to provide circulation and connectivity.		

As noted previously the application was submitted prior to the adoption of the 2022 UDO with Conditional Zoning Districts and the Northeast Gateway Master Plan. The proposed standards are a combination of the 2002 and the 2022 UDO.

Applicant's Proposed Standards		
From 2022 UDO	From 2002 UDO	Additional Standards
<ul style="list-style-type: none"> <li>Exempt from façade bulk and massing standards</li> </ul>	<ul style="list-style-type: none"> <li>Apply R-MF-15 Multifamily Standards</li> </ul>	<ul style="list-style-type: none"> <li>Allow one row of double parking between the building and street</li> </ul>
<ul style="list-style-type: none"> <li>Exempt from finished floor above sidewalk grade standard</li> </ul>		<ul style="list-style-type: none"> <li>On-site amenities and gathering for residents and public sidewalk to the Sunset Lake Commons shopping</li> </ul>
<ul style="list-style-type: none"> <li>Reduce façade masonry material requirement from 35% to 30%</li> </ul>		

Staff review of the application indicates that the proposed standards do not reflect the updated UDO, which fully implements the Mixed-Use Center designation, nor a commitment to the Northeast Gateway Design Guidelines. **While staff finds that the apartment use is appropriate for this location, the applicant needs to propose development standards and a concept that will address design concerns such as:**

- Integration of residential and commercial uses beyond a public sidewalk/greenway connection (unifying elements or public interest along the sidewalk connection to create a more visual connection),
- Details and concepts for the open spaces and “third space” gathering locations
- Buildings that orient to the corner with entrances and architectural features that play to the prominent location and create a welcoming streetscape.
- No parking areas fronting the street
- Multi-modal connectivity throughout and also providing vehicular and pedestrian stubs to adjacent parcels.
- Improvements to the sanitary sewer system that align with the Town's Long Range Wastewater Capital Improvement Plan.



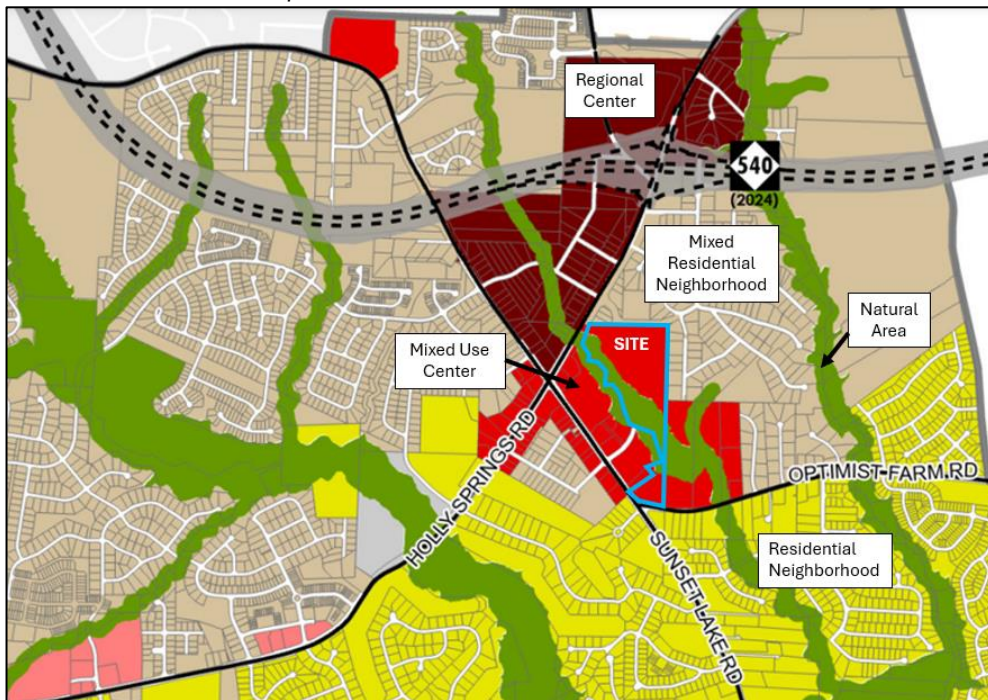
Images from the Gateway Master Plan demonstrating visual connections, open space, and building placement:

## Background Information

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

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

#### *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.

A large-scale, Mixed-Use Center may be surrounded by one or more residential neighborhoods that provide additional nearby home choices and encourage active living with a comprehensive and interconnected network of walkable streets.

Some areas designated Mixed-Use Center on the Future Land Use Map started off as suburban shopping centers. Transformation of these areas to support mixed-use development will require deliberate planning and phasing to keep the areas viable during their period of change.

#### *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.

#### **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.

## **Comprehensive Plan Small Area Plan: Northeast Gateway Master Plan**

The Northeast Gateway is the northeastern entrance into Holly Springs. Several key themes emerged about this area during plan development and outreach:

- Creating a distinct identity for the area building off the Town's identity
- Integrating a balanced mix of uses, housing types, and ample public gathering spaces
- Ensuring for adequate transitions between lower and higher density/intensity areas
- Managing traffic congestion
- Providing multi-modal connectivity
- Preserving open space and natural areas

The site lies within Functional Subareas 4 Commercial Center & 5 Neighborhood Core of the NE Gateway Master Plan. The future extension of Lassiter Road through the site is the dividing line between these two subareas. There is a small portion of the site within the Commercial Core with the majority of the site within the Neighborhood Core. The Neighborhood Core stretches north and east from the site to NC 540 and Rocky Branch of Middle Creek.

Subarea 5 is currently comprised of older detached dwellings and mobile homes. Future development should provide a transition between low density residential neighborhoods to the east and high intensity uses planned in the center of the Northeast Gateway area along Holly Springs Road, Sunset Lake Road, and NC 540.

Planned improvements in Subarea 5 seek to improve multi-modal connectivity between the residential and mixed-use area. These include roadway extensions with separated bike and pedestrian facilities, traffic calming, improved pedestrian crossings at Holly Springs Road and Lassiter Road, and sidepath connections to greenways.

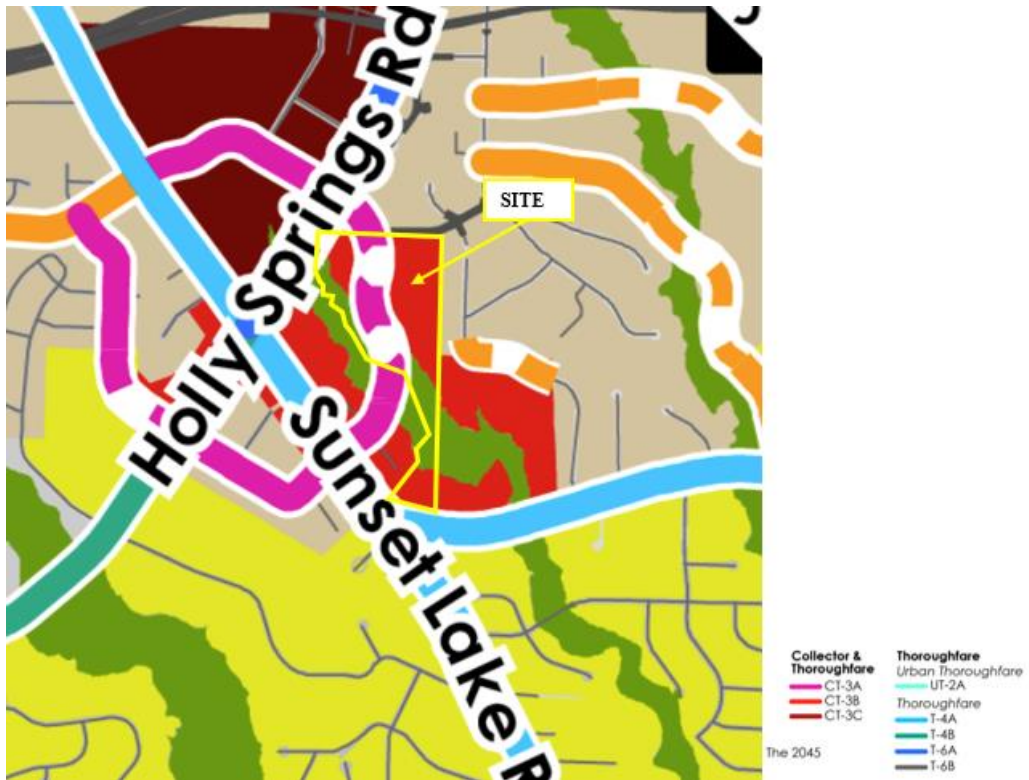
Development patterns should include varying housing types and densities. Apartment dwellings at 4-6 stories should be located at intersections. Parking should be integrated into the overall site design to minimize visual impacts on the right-of-way and common areas.

Design guidelines for the Northeast Gateway seek to create a unique district character that promotes walking and social interaction. They include:

- Buildings in apartment dwelling and mixed-use areas located at street corners should be sited to connect or anchor the corner with prominent architectural features and site treatments.
- Outdoor parking lots should be placed in the rear of the principal structure.
- Buildings should be near property lines with walkways connected to parking lots, adjacent buildings, public gathering spaces like plazas, and sidewalks.
- Building forms should be articulated by varying roof height, massing and wall planes.
- Public and recreational spaces should prioritize pedestrian scale environments. Pedestrian movement and interaction should be a key design principle for the relationship between buildings and public gathering spaces with an emphasis on safety, convenience, quality, and accessibility.

## Comprehensive Plan Section 2: Comprehensive Transportation Plan (CTP)

The Lassiter Road extension is shown on the Town's Comprehensive Transportation Plan and will bisect the proposed property. The development is responsible for the design and construction of the new roadway extension across the length of the property. Additionally, the development is required to construct roadway improvements to meet ½ the ultimate cross section along the property frontages of Sunset Lake Road (4-lane, median divided thoroughfare), Optimist Farm Road (4-lane, median divided thoroughfare) and Holly Springs Road (6-lane, median divided thoroughfare). The ultimate cross section for Holly Springs Road is currently being constructed as part of the NC540 project and not part of this development.

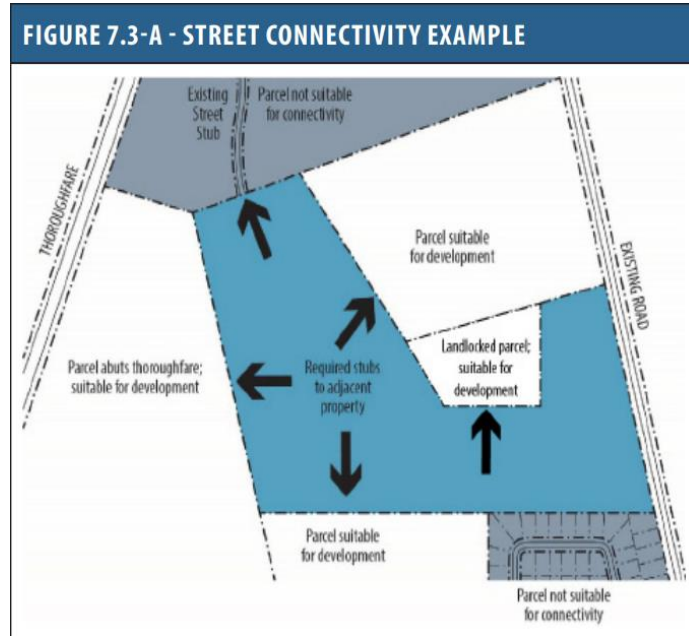


### *Traffic Study:*

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. Once finalized, all improvements identified during the Traffic Study review process are required to be shown on the subsequent Major Subdivision and/or Development Plans and are required to be designed and constructed by the developer.

*Vehicular Stubs:*

Per the UDO, vehicular stubs to adjacent properties are required to be constructed to the property line or as close to the line as practical. The extension of Lassiter Road will satisfy the requirement to stub to the north and south. This development is required to also construct a stub to the undeveloped parcel to the east. If property spacing is otherwise met, individual stubs to the existing residential neighborhood will not be necessary for this project as shown in Figure 7.3-A in the UDO.



**Comprehensive Plan Section 3: Parks, Recreation & Greenways**

The applicant has proposed a greenway with alignment similar to that shown on the Comprehensive Transportation Plan; however, the eastern terminus is a bit further north than anticipated, please show evidence as to why the Greenway has been pushed further north away from Optimist Farm Road.

The site is located within a Park Search Area (Area 3), but no Parkland Dedication has not been proposed.

**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.

The ED&CS defines capacity for gravity sewer mains. Gravity sewer mains that have exceeded the available capacity with the addition of a development are required to be upsized with the project. Similarly, pump stations that exceed the current available capacity are required to be upsized in accordance with the ED&CS as well as NCDEQ and other state regulations.

*Sanitary Sewer:*

This project is in the Middle Creek Pump Station basin which ultimately discharges to the Sunset Ridge Pump Station and will be required to extend gravity sewer to the development and stub to all upstream adjacent properties.

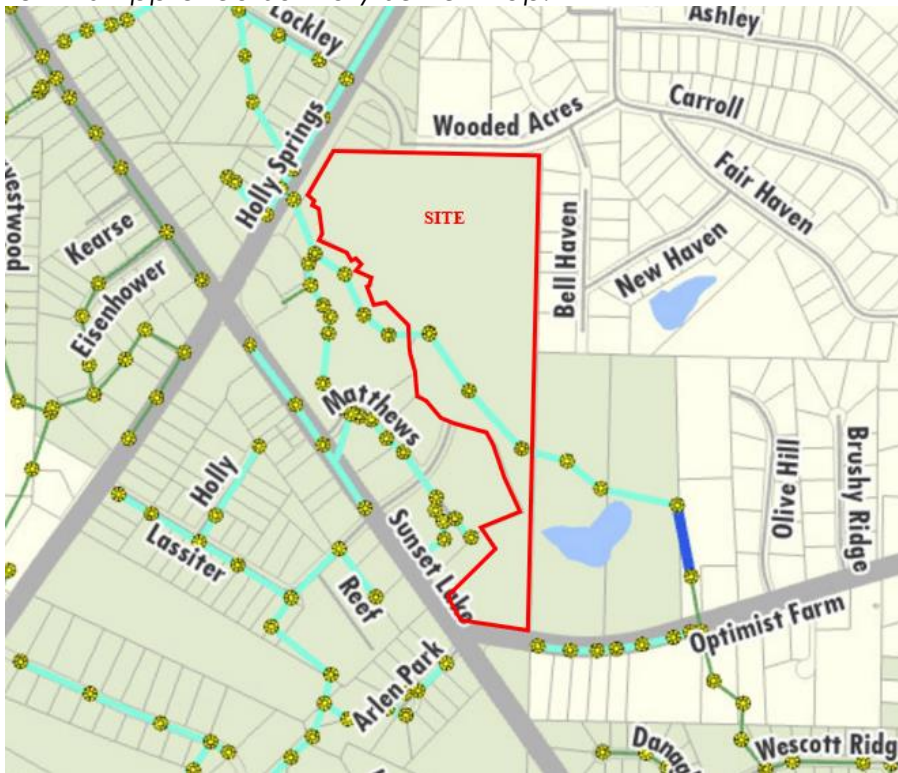
A Downstream Sewer Evaluation and Pump Station Capacity Report has been submitted with the proposed rezoning to analyze the impact of the development on the Town's sewer infrastructure and facilities and recommend improvements required to mitigate the project impact. All improvements identified during the Sewer Study review process are required to be shown on the subsequent Major Subdivision and/or Development Plans and are required to be designed and constructed by the developer.

The active sewer study identified improvements would be required to support this development. These improvements are summarized below:

- Construction of parallel gravity sewer mains.
- Upgrades to the Middle Creek Pump Station.
- Upgrades to the Sunset Ridge Pump Station.
- Construction of the Eastern Regional Pump Station to reduce tributary flow to the Sunset Ridge Pump Station. The Eastern Regional Pump Station is identified on the Town's Long Range Wastewater Capital Improvement Plan and is critical for the continued growth of this area of Town.

The rezoning petition was submitted prior to the effective date of the Town's Water Resource Management Policy. Therefore, this project is not subject to the policy.

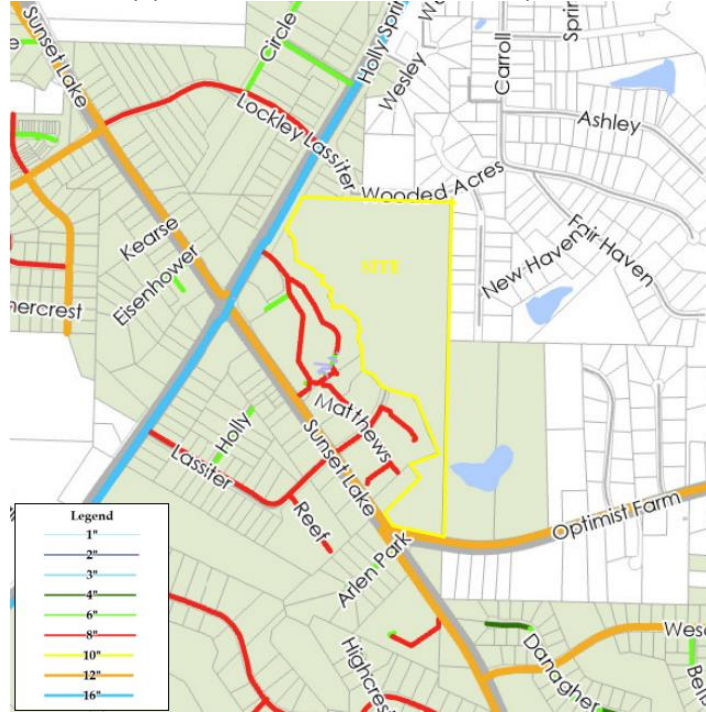
*Town's Approved Sanitary Sewer Map:*



**Potable Water:**

There is a 16" water main in Holly Springs Road, 8" water main stubbed in Lassiter Road, and a 12" water main in Optimist Farm Road. 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 and/or Development 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 requested rezoning for the property in question.

*For Department Use Only:*  
LUAC Discussion/Action

# MERIDIAN AT SUNSET LAKE COMMONS

## TOWN OF HOLLY SPRINGS, NC

NORTHVIEW PARTNERS

6131 FALLS OF NEUSE ROAD, SUITE 202

RALEIGH, NORTH CAROLINA 27609

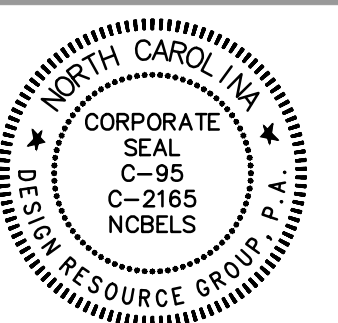


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# OVERALL CONCEPT PLAN

### GENERAL NOTES:

- SIDEWALKS, GREENWAY MULTI-USE PATHS, AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PLAN ARE APPROXIMATE. AT THE TIME OF DEVELOPMENT PLAN REVIEW, THE LOCATION AND DESIGN OF SUCH FEATURES SHALL COMPLY WITH THE APPLICABLE STANDARDS OF THE HOLLY SPRINGS UDO IN EFFECT AT THE TIME OF APPROVAL OF THIS REZONING AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES AND GUIDELINES.
- EXCEPT AS PROVIDED HEREIN OR IN THE DEVELOPER'S AGREEMENT APPROVED CONTEMPORANEOUSLY HEREWITH OTHERWISE DESCRIBED OR PERMITTED IN THIS MASTER PLAN, DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE TOWN OF HOLLY SPRINGS UDO IN EFFECT AT THE TIME OF APPROVAL OF THIS REZONING, ALL OF WHICH SHALL CONSTITUTE THE ZONING REGULATIONS FOR THE APPROVED DISTRICT AND ARE BINDING ON THE PROPERTY.
- ALL MODIFICATIONS TO MASTER PLAN SHALL BE APPROVED IN ACCORDANCE WITH THE HOLLY SPRINGS UDO IN EFFECT AT THE TIME OF APPROVAL OF THIS REZONING.
- BOUNDARY SHOWN PER SURVEY BY BASS, NIXON & KENNEDY, INC. ON 12/07/23.
- THE LOCATION OF ACCESS POINTS AND INTERNAL STREETS SHOWN ON THE MASTER PLAN ARE ILLUSTRATIVE, WITH FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN.
- CHANGES TO THE USE/INTENSITY AND PROPOSED USES SHALL REQUIRED A REZONING.

### PROPOSED CONDITIONS

- USES ON THE SUBJECT PROPERTY SHALL BE LIMITED TO MULTIFAMILY AND ASSOCIATED ACCESSORY USES.
- THERE SHALL BE NO REQUIREMENT FOR MULTIFAMILY DWELLINGS TO BE STACKED ON TOP OF NONRESIDENTIAL USES.
- DEVELOPMENT OF THE PROPERTY SHALL HAVE BUILDINGS ALONG THE STREET AND PARKING TO THE REAR OF THE BUILDINGS WITH NO MORE THAN ONE SINGLE DOUBLE LOADED AISLE BETWEEN THE BUILDING AND THE PUBLIC RIGHT OF WAY.
- EXCEPT WITH RESPECT TO BUILDINGS CONTAINING RESIDENTIAL DWELLINGS STACKED ON TOP OF GARAGES, BUILDINGS ON THE SUBJECT PROPERTY CONTAINING DWELLING UNITS SHALL INCLUDE ELEVATOR SERVICE.
- DEVELOPMENT OF THE PROPERTY SHALL INCLUDE THE EXTENSION OF LASSITER LANE FROM ITS CURRENT TERMINUS WITH THE SUNSET COMMONS SHOPPING CENTER AS REQUIRED BY THE CIP. SUCH EXTENSION SHALL INCLUDE TOWN REQUIRED SIDEWALKS ON BOTH SIDES OF THE STREET AND IS SUBJECT TO THE TERMS OF THE DEVELOPERS AGREEMENT THAT HAS BEEN APPROVED CONTEMPORANEOUSLY HEREWITH.
- THE DEVELOPMENT STANDARDS APPLICABLE TO THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE THOSE THAT APPLIED TO THE RMF-15 DISTRICT THAT EXISTED IN THE TOWN'S DEVELOPMENT ORDINANCE THAT WAS EFFECTIVE AS OF FEBRUARY 28, 2022.
- THE PROJECT WILL PROVIDE ON-SITE AMENITIES WHERE RESIDENTS CAN GATHER AND RECREATE INCLUDING AN INTERCONNECTED PUBLIC SIDEWALK SYSTEM WHICH WILL PROVIDE A WALKABLE, ACTIVATED ENVIRONMENT LINKED TO GOODS AND SERVICES LOCATED IN THE NEARBY SUNSET LAKE COMMONS SHOPPING CENTER.
- THE SITE PLAN FOR DEVELOPMENT OF THE PROPERTY SHALL INCLUDE A GREENWAY TRAIL IN ACCORDANCE WITH UDO SECTION 7.6.6 AND THE TOWN'S PARKS, RECREATION, AND GREENWAYS MASTER PLAN > PROPOSED GREENWAY TRAILS MAP SHOWN IN CHAPTER 3 OF THE TOWN'S COMPREHENSIVE PLAN. THE GREENWAY TRAIL SHALL BE CONSTRUCTED TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN & CONSTRUCTION STANDARDS, SHALL ACCOMMODATE TOPOGRAPHICAL AND OTHER NATURAL FEATURES OF THE SITE WHERE NECESSARY AND IS SUBJECT TO THE TERMS OF THE DEVELOPERS AGREEMENT THAT HAS BEEN APPROVED CONTEMPORANEOUSLY HEREWITH.
- AS OF THE EFFECTIVE DATE OF THE REZONING, THE APPLICANT IS AWARE THAT THERE IS INSUFFICIENT SEWER CAPACITY IN THIS BASIN TO SUPPORT ADDITIONAL DEVELOPMENT OF THE SITE. CONSISTENT WITH THE DEVELOPER'S AGREEMENT THAT HAS BEEN APPROVED CONTEMPORANEOUSLY HEREWITH, NO BUILDING PERMITS SHALL BE ISSUED FOR NEW DEVELOPMENT ON THE PROPERTY UNTIL SUFFICIENT CAPACITY EXISTS TO SUPPORT ANY SUCH PROPOSED DEVELOPMENT. A DEVELOPMENT AGREEMENT HAS BEEN PROPOSED AND WILL BE NEGOTIATED THROUGHOUT THE REZONING PROCESS.

### SITE DATA AND DEVELOPMENT STANDARDS

OWNERS:	JORDAN MATTHEWS LTD PRTRP JORDAN REAL ESTATE HOLDINGS LLC
PIN NO:	0669170766
REAL ESTATE TAX ID:	0037755
EXISTING ZONING:	NMX: NEIGHBORHOOD MIXED USE
PROPOSED ZONING:	MXR: MIXED USE RESIDENTIAL
SITE AREA:	±30.57 AC
RIVER BASIN:	NEUSE
WATERSHED OVERLAY:	LOWER NEUSE RIVER
EXISTING LAND CLASS:	VACANT, FORESTRY, WOODLAND
PROPOSED USE:	MULTI-FAMILY
PERIMETER BUFFERS:	NORTH - 5' TYPE A & 10' B BUFFER EAST - 25' TYPE C BUFFER WEST - 5' TYPE A & 10' B BUFFER
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OPEN SPACE PROVIDED:	±6.0 AC
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GREATER THAN OR EQUAL TO 144 SF:	5'
BUILDING HEIGHT:	PRIMARY STRUCTURES - 65' MAXIMUM ACCESSORY STRUCTURES - 30' MAXIMUM

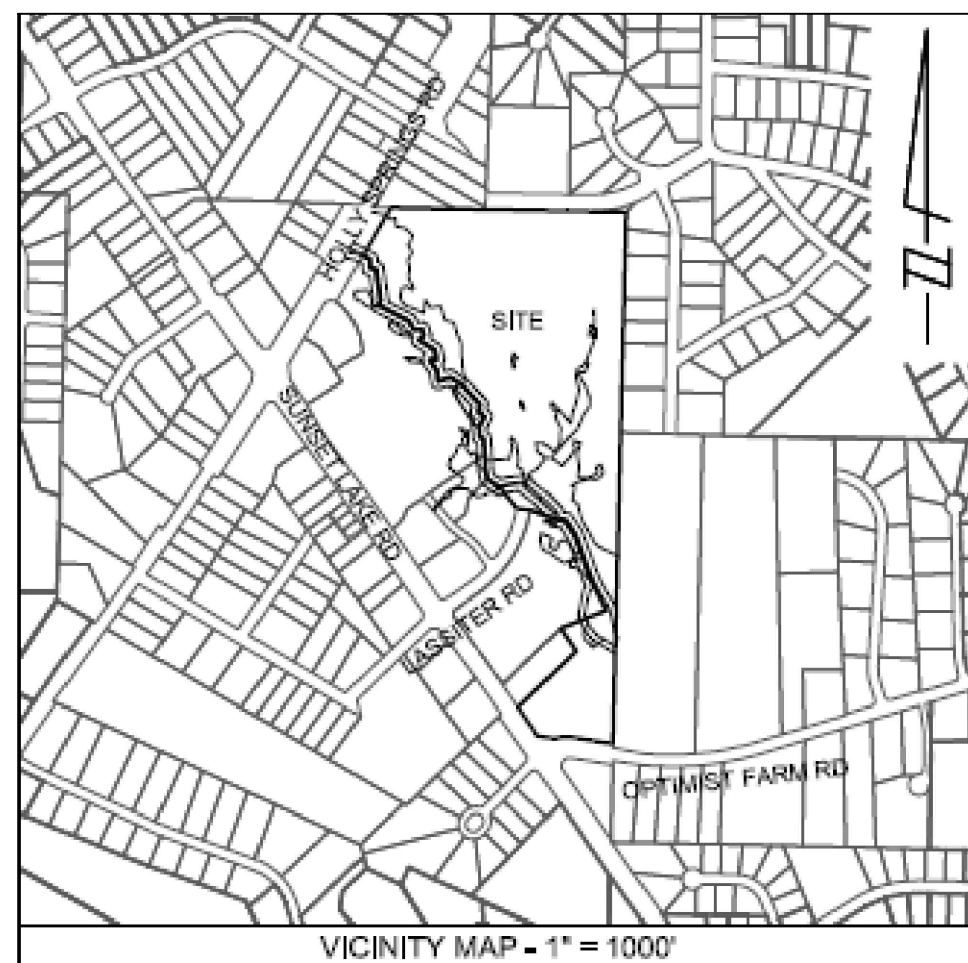
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### CONSULTANTS:

DEVELOPER:	NORTHVIEW PARTNERS 6131 FALLS OF NEUSE ROAD SUITE 202 RALEIGH, NC 27609
LANDSCAPE ARCH.:	DESIGN RESOURCE GROUP, PA 1111 HAWTHORNE LANE CHARLOTTE, NC 28205 704.343.0608
SURVEYOR:	BASS, NIXON, & KENNEDY, INC. 6310 CHAPEL HILL ROAD, SUITE 250 RALEIGH, NC 27607 919.851.4422

### Sheet List Table

Sheet Number	Sheet Title
RZ0.00	COVER SHEET
RZ1.00	EXISTING CONDITIONS
RZ1.01	RESIDENTIAL MIXED USE PLAN
RZ2.00	CONCEPT PLAN
RZ2.01	TRANSPORTATION PLAN
RZ2.02	OPEN SPACE & PRESERVATION PLAN
RZ3.00	GRADING PLAN
RZ4.00	UTILITY PLAN
RZ5.00	LANDSCAPE PLAN



### OVERALL CONCEPT PLAN

MERIDIAN AT  
SUNSET LAKE COMMONS  
TOWN OF HOLLY SPRINGS, NORTH CAROLINA

NORTHVIEW PARTNERS  
6131 FALLS OF NEUSE ROAD, SUITE 202  
RALEIGH, NORTH CAROLINA 27609

### COVER SHEET

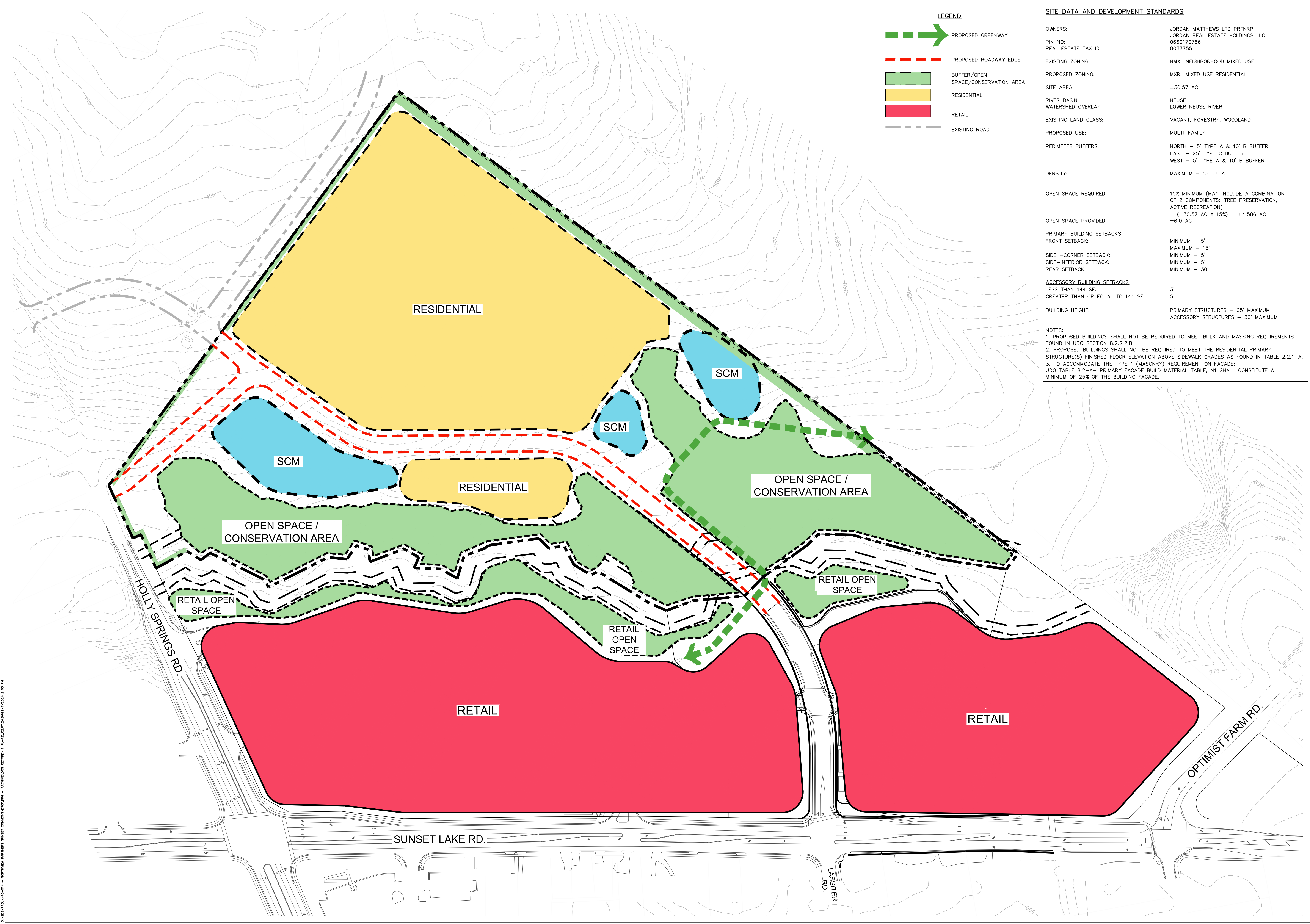
SCALE: NTS

PROJECT #: 443-014  
DRAWN BY: LD  
CHECKED BY: SK

FEBRUARY 7, 2024

REVISIONS:

RZ0.00



**LEGEND**

- PROPOSED GREENWAY
- PROPOSED ROADWAY EDGE
- BUFFER/OPEN SPACE/CONSERVATION AREA
- RESIDENTIAL
- RETAIL
- EXISTING ROAD

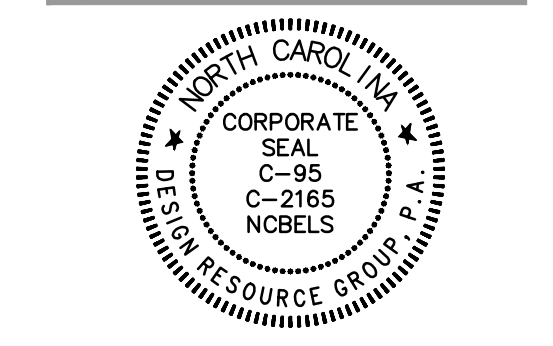
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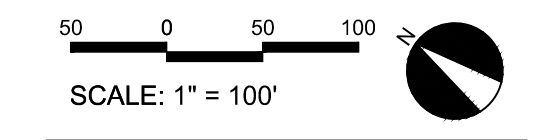


**OVERALL CONCEPT PLAN**

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**RESIDENTIAL  
MIXED USE  
PLAN**

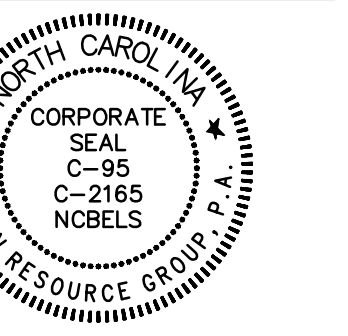


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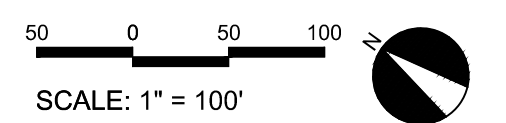


OVERALL CONCEPT  
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TRANSPORTATION  
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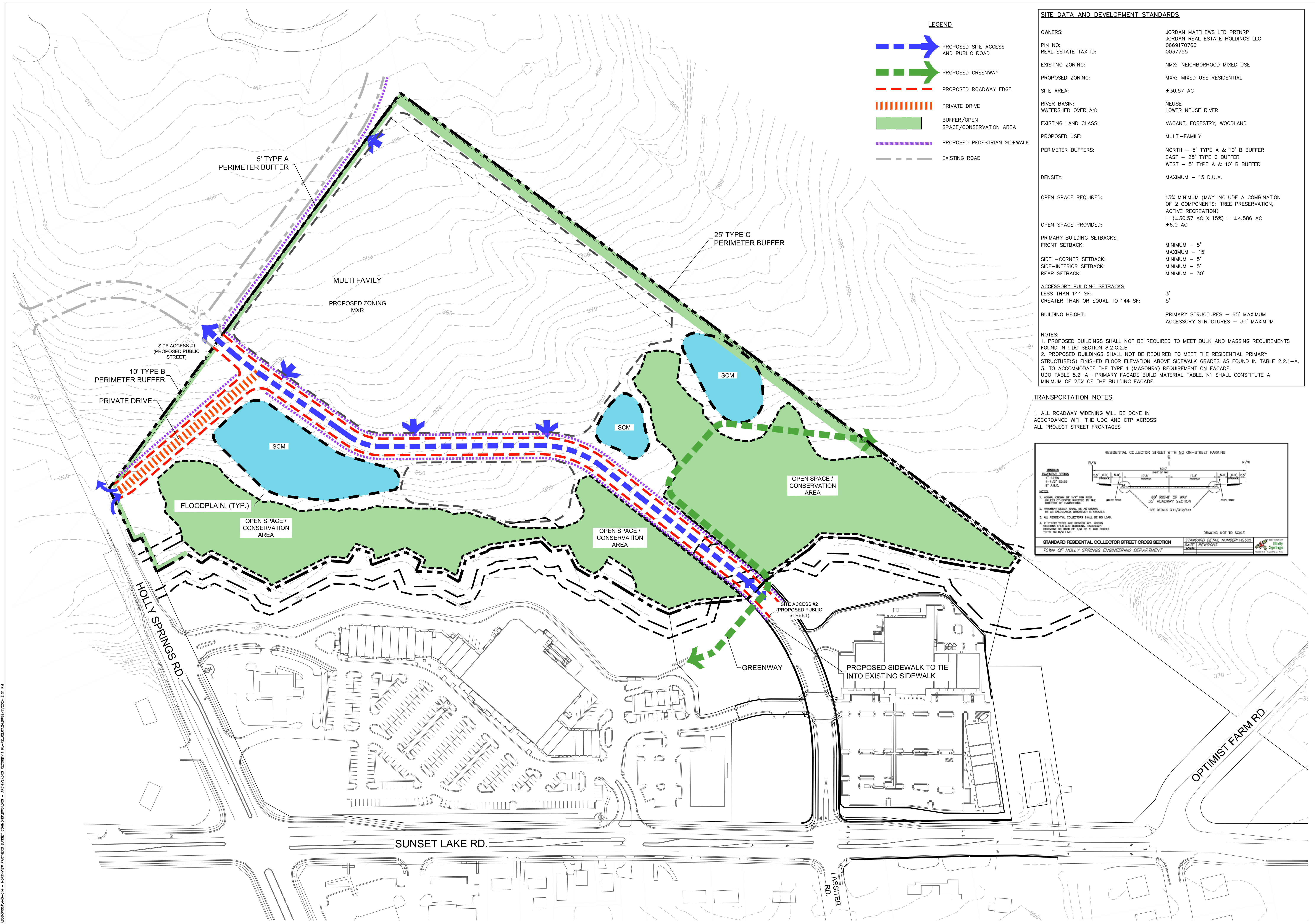


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FEBRUARY 7, 2024

REVISIONS:

RZ2.01

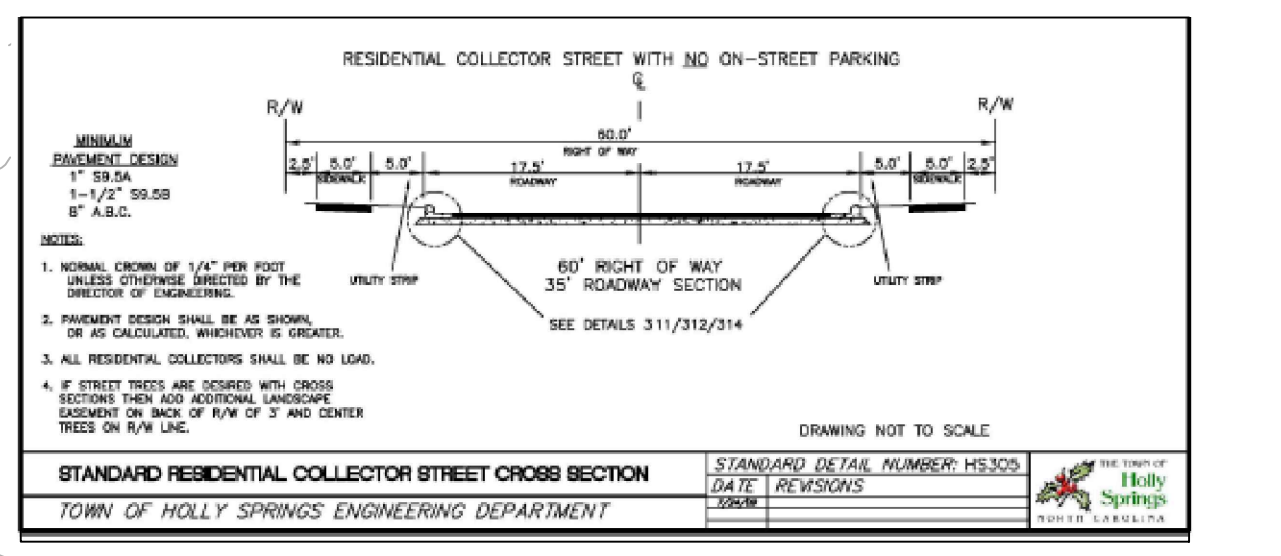


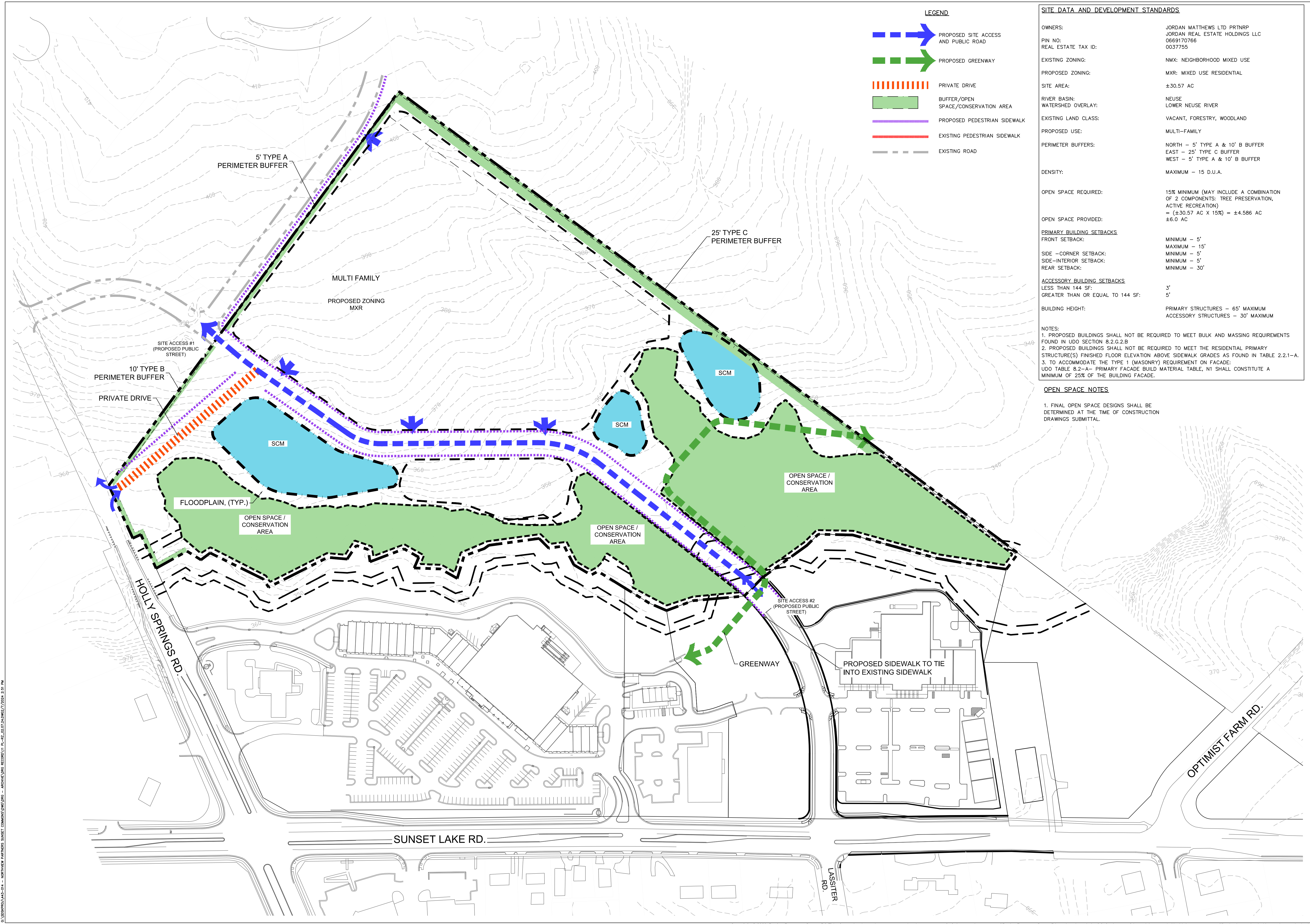
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TRANSPORTATION NOTES

1. ALL ROADWAY WIDENING WILL BE DONE IN ACCORDANCE WITH THE UDO AND CTP ACROSS ALL PROJECT STREET FRONTAGES





**LEGEND**

- PROPOSED SITE ACCESS AND PUBLIC ROAD
- PROPOSED GREENWAY
- PRIVATE DRIVE
- BUFFER/OPEN SPACE/CONSERVATION AREA
- PROPOSED PEDESTRIAN SIDEWALK
- EXISTING PEDESTRIAN SIDEWALK
- EXISTING ROAD

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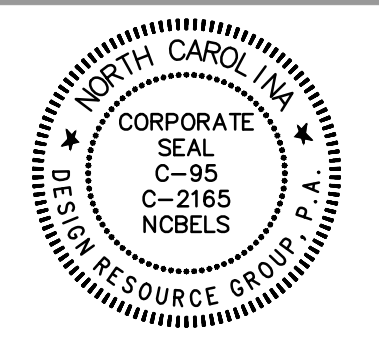
**OPEN SPACE NOTES**

1. FINAL OPEN SPACE DESIGNS SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWINGS SUBMITTAL.



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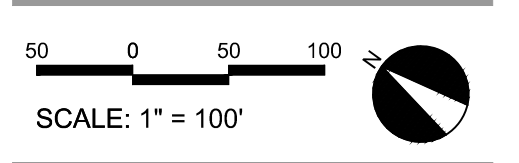
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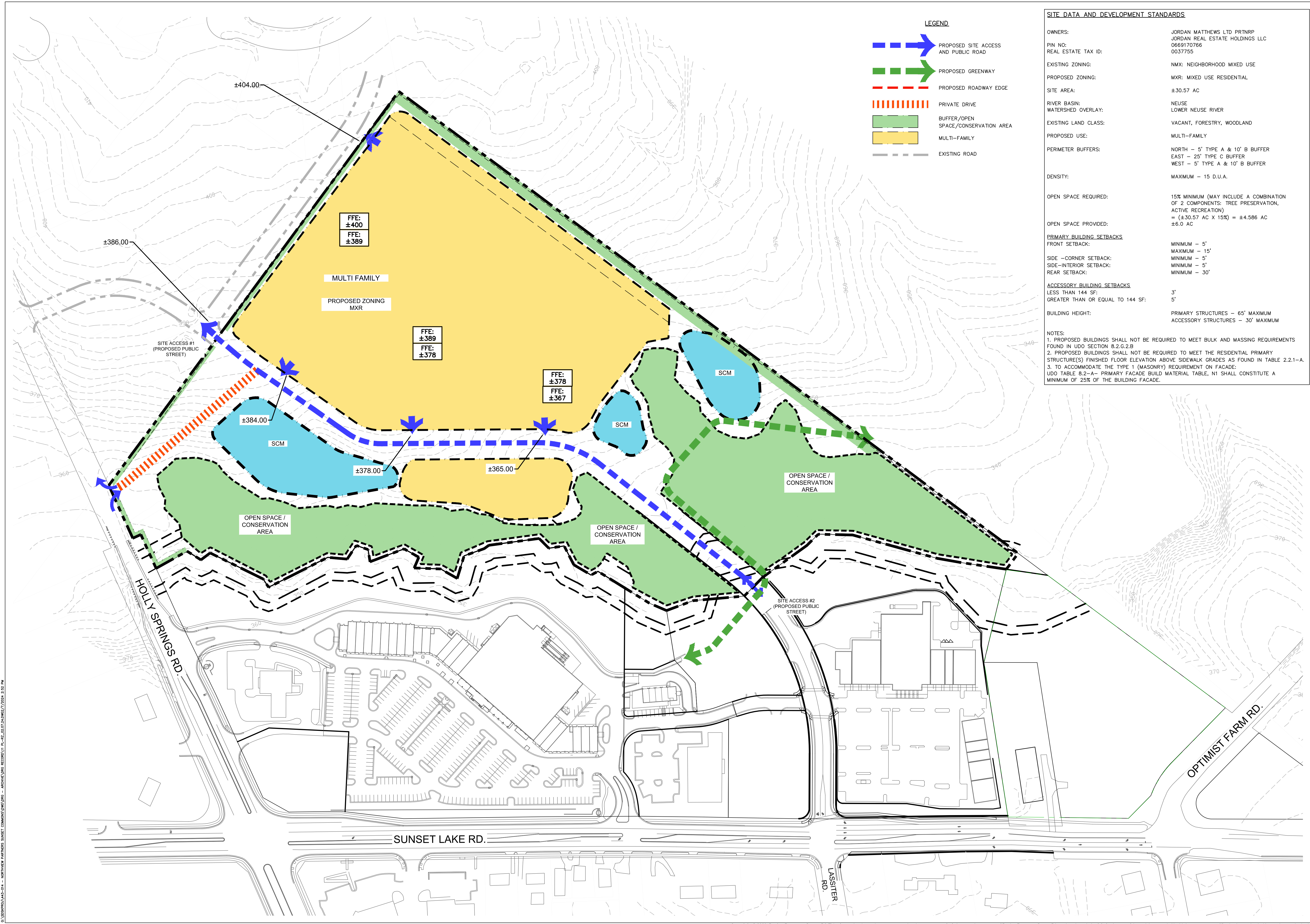
**OPEN SPACE PLAN**



PROJECT #: 443-014  
DRAWN BY: LD  
CHECKED BY: SK

FEBRUARY 7, 2024

REVISIONS:



**LEGEND**

- PROPOSED SITE ACCESS AND PUBLIC ROAD
- PROPOSED GREENWAY
- PROPOSED ROADWAY EDGE
- PRIVATE DRIVE
- BUFFER / OPEN SPACE / CONSERVATION AREA
- MULTI-FAMILY
- EXISTING ROAD

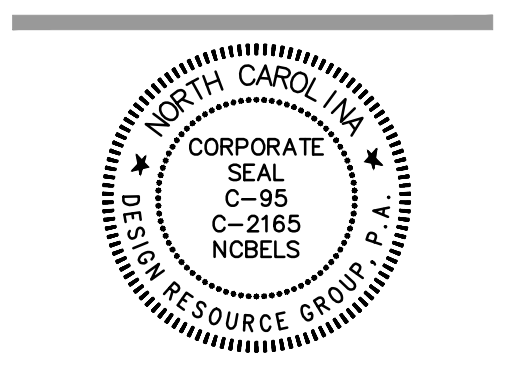
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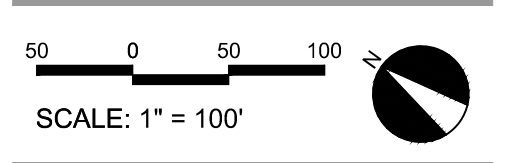


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RALEIGH, NORTH CAROLINA 27609

**GRADING PLAN**



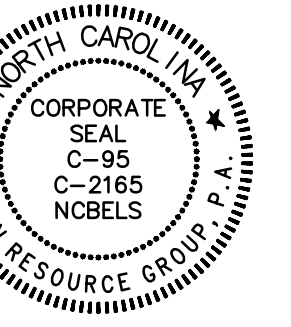
PROJECT #: 443-014  
DRAWN BY: LD  
CHECKED BY: SK

FEBRUARY 7, 2024

REVISIONS:

**RZ3.00**

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OVERALL CONCEPT  
PLAN

MERIDIAN AT  
SUNSET LAKE COMMONS  
TOWN OF HOLLY SPRINGS, NORTH CAROLINA

NORTHVIEW PARTNERS  
6131 FALLS OF NEUSE ROAD, SUITE 202  
RALEIGH, NORTH CAROLINA 27609

UTILITY PLAN

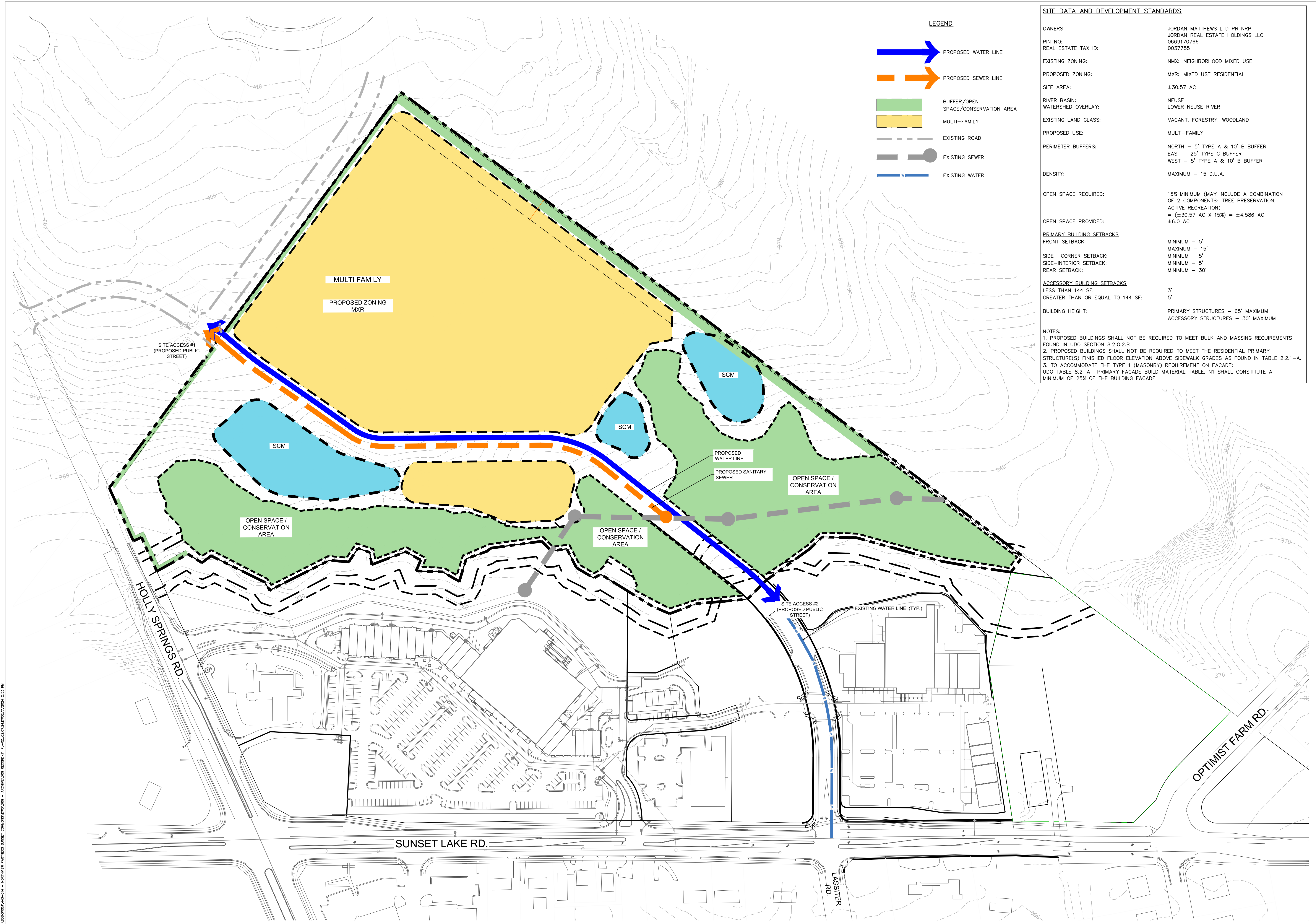
50 0 50 100  
SCALE: 1" = 100'

PROJECT #: 443-014  
DRAWN BY: LD  
CHECKED BY: SK

FEBRUARY 7, 2024

REVISIONS:

RZ4.00



LEGEND

- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- BUFFER/OPEN SPACE/CONSERVATION AREA
- MULTI-FAMILY
- EXISTING ROAD
- EXISTING SEWER
- EXISTING WATER

SITE DATA AND DEVELOPMENT STANDARDS

OWNERS:	JORDAN MATTHEWS LTD PRTRP JORDAN REAL ESTATE HOLDINGS LLC
PIN NO:	0669170766
REAL ESTATE TAX ID:	0037755
EXISTING ZONING:	NMX: NEIGHBORHOOD MIXED USE
PROPOSED ZONING:	MXR: MIXED USE RESIDENTIAL
SITE AREA:	±30.57 AC
RIVER BASIN:	NEUSE
WATERSHED OVERLAY:	LOWER NEUSE RIVER
EXISTING LAND CLASS:	VACANT, FORESTRY, WOODLAND
PROPOSED USE:	MULTI-FAMILY
PERIMETER BUFFERS:	NORTH - 5' TYPE A & 10' B BUFFER EAST - 25' TYPE C BUFFER WEST - 5' TYPE A & 10' B BUFFER
DENSITY:	MAXIMUM - 15 D.U.A.
OPEN SPACE REQUIRED:	15% MINIMUM (MAY INCLUDE A COMBINATION OF 2 COMPONENTS: TREE PRESERVATION, ACTIVE RECREATION) = (±30.57 AC X 15%) = ±4.586 AC
OPEN SPACE PROVIDED:	±6.0 AC
PRIMARY BUILDING SETBACKS:	
FRONT SETBACK:	MINIMUM - 5' MAXIMUM - 15'
SIDE -CORNER SETBACK:	MINIMUM - 5'
SIDE-INTERIOR SETBACK:	MINIMUM - 5'
REAR SETBACK:	MINIMUM - 30'
ACCESSORY BUILDING SETBACKS:	
LESS THAN 144 SF:	3'
GREATER THAN OR EQUAL TO 144 SF:	5'
BUILDING HEIGHT:	PRIMARY STRUCTURES - 65' MAXIMUM ACCESSORY STRUCTURES - 30' MAXIMUM
NOTES:	
1.	PROPOSED BUILDINGS SHALL NOT BE REQUIRED TO MEET BULK AND MASSING REQUIREMENTS FOUND IN UDO SECTION 8.2.G.2.B
2.	PROPOSED BUILDINGS SHALL NOT BE REQUIRED TO MEET THE RESIDENTIAL PRIMARY STRUCTURE(S) FINISHED FLOOR ELEVATION ABOVE SIDEWALK GRADES AS FOUND IN TABLE 2.2.1-A.
3.	TO ACCOMMODATE THE TYPE 1 (MASONRY) REQUIREMENT ON FACADE: UDO TABLE 8.2-A- PRIMARY FACADE BUILD MATERIAL TABLE, N1 SHALL CONSTITUTE A MINIMUM OF 25% OF THE BUILDING FACADE.

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## **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](http://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](mailto:dsintake@hollyspringsnc.gov)



# 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 checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Design Professional <input type="checkbox"/> Developer	
Name: Jason Barron	Company: Morningstar Law Group
Mailing Address: 434 Fayetteville St., Suite 2200	
City, State Zip: Raleigh, NC 27601	
Telephone: 919 590-0371	E-Mail: jbarron@morningstarlawgroup.com
<b>REQUIRED: Property Owner(s) if different from Applicant/Contact</b> <i>(Attach additional sheets if needed)</i>	
Name: See Attached	Company:
Mailing Address:	
City, State Zip:	
Telephone:	E-Mail:

<b>PROJECT INFORMATION</b>			
Project Name	Sunset Commons Multifamily		
Project Location <i>Use street address If none, use closes intersection</i>	4950 Optimist Farm Road  <input checked="" type="checkbox"/> Within Corporate Limits <input type="checkbox"/> Within Holly Springs ETJ <input type="checkbox"/> Pending Annexation		
PIN(s)	0669-17-0766		
Project Acreage	30.2		
Current Zoning	Neighborhood Mixed Use (NMX)	Proposed Zoning	Mixed Use Residential (MXR)
Current Future Land Use Designation	Mixed-Use Center		
Proposed Future Land Use Designation	Mixed-Use Center		
Area Plan Designation <i>If applicable</i>	Northeast Gateway Plan		

<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 checked="" type="checkbox"/> Zoning Map Change: Conditional Zoning District <input type="checkbox"/> Major Subdivision <input type="checkbox"/> Development Plan <input type="checkbox"/> Other:

<b>LUAC MEETING REQUEST</b>	
LUAC Meeting Date Requested:	October 1, 2024
<i>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.</i>	
<b>DISCUSSION TOPICS</b>	
What specific topics or questions are you seeking feedback from the LUAC? (attach additional sheets if needed)	
<p>Discuss generally the status of the rezoning including the following topics recently discussed with staff including:</p> <p>Transportation/Mobility Plan</p> <p>a. Road widening across the project property frontage is required to meet half of the ultimate right-of-way and street cross section in the Comprehensive Transportation Plan (CTP), in accordance with the Town's Unified Development Ordinance (UDO). Show this and the CTP cross section detail on the schematic Master Plan.</p> <p>b. UDO Section 7.3 – Connectivity - Provide a vehicular stub via public street or drive aisle to all adjacent parcels in accordance with the Town's UDO and ED&amp;CS.</p> <p>2nd Review: UDO Section 7.3 – Connectivity - Provide a vehicular stub via public street or drive aisle to all adjacent parcels in accordance with the Town's UDO and ED&amp;CS.</p> <p>Utility Plan</p> <p>a. ED&amp;CS Section 7 - Verify that each upstream adjacent property has been provided a sewer stub at a location suitable to serve entire upstream tributary areas in addition to the adjacent property. (This is to include main draws for immediately adjacent properties as well as all upstream tributary properties.) These can be represented with an arrow on the Schematic Master Plan.</p> <p>2nd Review: ED&amp;CS Section 7 - Verify that each upstream adjacent property has been provided a sewer stub at a location suitable to serve entire upstream tributary areas in addition to the adjacent property. (This is to include main draws for immediately adjacent properties as well as all upstream tributary properties.) These can be represented with an arrow on the Schematic Master Plan.</p> <p>b. Verify that public water line extension is provided in all streets and to all adjacent properties.</p> <p>2nd Review: Verify that public water line extension is provided in all streets and to all adjacent properties. if desired.</p>	

Name	Terry Sandlin	Jordan Gussenhoven	Carla Michaels
Company	Jordan Matthews Limited Partnership	Jordan Real Estate Holdings, LLC	Live Oak Limited Partnership
PIN/REID	0669-17-0766/0037755	0669-17-0766/0037755	0669-17-0766/0037755
Owner Signature			
Date	1-26-22	1/26/22	1/26/22