Board Meeting
Agenda Abstract

Tuesday, November 17, 2026
Location:

Agenda Item

Zoning Map Amendment - Josh Swindell, Envision Homes, LLC - 7151 Sunset Lake Road - PIN 0667545940 - REZ-2026-07 - (Davison) - Item 6. A

Item Explanation

The purpose of this agenda item is to consider a requested zoning map amendment for a total of 48.81 acres, located at 7151 Sunset Lake Road from the Residential Agricultural (RA) Zoning District to the Planned Unit Development (PUD) Zoning District.

Staff Comments

PROPERTY INFORMATION: The subject property totals 48.81 acres and is located in the Town's Extraterritorial Jurisdiction (ETJ). The property is currently wooded with a cleared area where a house once stood.

ZONING: The property is currently zoned Residential Agricultural (RA). The zoning map amendment petition requests approval of the Planned Unit Development (PUD) Zoning District, which is intended to permit variations and flexibility to create a unified, high-quality overall development that would otherwise not be possible under conventional development standards. This type of development encourages the conservation and more efficient use of open space, protection of sensitive environmental areas, enhanced recreation and activities for healthy living, a pedestrian-friendly environment, and a well-designed and coordinated street pattern. The regulations and performance standards of a PUD district offer flexibility in order to facilitate an integrated mix of housing types and/or uses conveniently located close to each other. The PUD zoning district requires a master plan with zoning approval, which is included herein.

The petitioner has requested that only the following uses be permitted at the subject properties:

1) Small Lot Single Family Dwelling
2) Townhouse
3) Recreation Facility, Private

Additionally, the petitioner has requested the following site-specific conditions be made applicable to the subject properties:

1) Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
2) Anti-monotony: No unit shall be constructed with an exterior elevation or color palette that is identical to the unit on either side or directly across the street. For attached homes, this also applies to units within the same row.
3) High visibility lot: Any Small Lot Residential lots' side faÃ§ade adjacent to a public ROW shall have decorative trim or shutters around all windows. Any rear faÃ§ade adjacent to a public ROW (existing or proposed) shall have a covered or enclosed porch. Denoted by a red star on the master plan.
4) Architectural shingles: All homes shall include architectural shingles in a color that complements the neighborhoodâ€™s approved color palette.
5) Glazing: All homes shall have a front door with a Â¼ lite door, transom, or door sidelights.
6) Garage Doors: All front-facing garage doors shall have windows, decorative details, or carriage-style adornments.
7) Roofline: Roofline shall be broken up horizontally and vertically along the front faÃ§ade, such that no roofline is in a single mass. The roofline of townhome buildings will also incorporate a minimum roof overhang of 8 inches on end units.
8) Foundation: Along the front faÃ§ade, all units shall have a crawl space or be raised a minimum of 20â€ from average grade to finished floor. Condition applies to both single-family and townhome units.
9) FaÃ§ade Treatment â€“ a minimum of three included per dwelling unit:
a) Minimum of 24â€ of masonry material at base along front faÃ§ade and surrounding entryway.
b) Variation in exterior materials such as brick, masonry, board and batten, horizontal or shake siding.
c) Decorative front dormers, shed roofs, or gables.
d) Decorative trim, shake, cornice, horizontal trim, brackets, or air vents/windows on gables.
e) Decorative shutters, window trim, or window grids.
f) Decorative trellis or shed roof over garage door.
g) Addition/variation of a front porch, covered entry, portico, or stoop.
10) The side elevation of a townhome that faces an existing or proposed right-of-way shall be consistent with the front faÃ§ade and shall include two (2) of the following elements:
a) Windows with shutters.
b) Addition of a gable, dormer, or shed roof.
c) Two or more building materials.
d) Decorative trim, shake, cornice, horizontal trim, brackets or air vents/windows on the gable.
e) Variation in siding material pattern for at least 20 percent of the wall area.
f) Matching window grids.

MASTER PLAN: The master plan is characterized by two (2) different dwelling types - small lot single-family and townhouse lots surrounded by activated common green. The associated master plan (narrative and related plans) identifies permitted uses, use arrangement, open space, the thoroughfare network, utilities, the pedestrian network, architectural design and standards, building layout, and landscaping. The maximum allowed density in the PUD Zoning District is six (6) dwelling units/acre, and the master plan proposes 106 units for a density of 2.17 dwelling units/acre with a total maximum density of 2.46 dwelling units/acre for a maximum of 120 units.

The master plan proposes a street network, with the development's main access off Sunset Lake Road and additional road stubs to the adjacent parcels to the south. An additional

entrance to the subdivision will be off E Cardinal Dr. Water and Sewer utilities will be designed and constructed to the latest Town Standards and Specifications, including downstream sewer analysis and water modeling.

A PUD requires 25% (12.20 acres) open space, and the master plan proposes 52% (25.46 acres). The ordinance requires 5% (2.44 acres) of activated common green, and the master plan proposes 5% (2.55 acres). The common green includes amenities such as play lawns, a playground, a community dog park, a community garden with raised planter beds, and outdoor exercise equipment and games. Additionally, a nature trail will provide direct access to the CTP-required greenway. The master plan also commits to the following required perimeter landscape buffers: a 30' Type A+ buffer along the entire southern development boundary, the portion of the western development boundary abutting 1722 N Lily Meadow Court (PIN 0667359535), and the eastern development boundary abutting 0, 7155, & 7221 Sunset Lake Drive (PINs 0667659697, 0667649623, & 0667543185); a 15' Type B buffer along the western development boundary abutting 837, 848, 849, & 852 E Chestnut Court, (PINs 0667359379, 0667359361, 0667359272, & 0667359117) and the entire northern development boundary; and a 20' Type C buffer along the remaining western development property boundary.

SURROUNDING USE: Surrounding properties are generally residential, with some wooded parcels and farm uses. More specifically, the Fern Valley subdivision and the Randall Farm Subdivision (under review by Town staff) are to the north. To the east is the Cheek Park subdivision and to the northeast is the Ballentine subdivision. Smith Farms subdivision and Bengal Towne Centre are to the south.

LAND USE PLAN: The 2040 Community Vision Land Use Plan (LUP) calls for the Mixed Residential Neighborhood (MRN) and the Open Space (OS) classifications at the subject property. The MRN classification is defined as land formed as a neighborhood that includes several housing types, single-family detached, townhouse, condominium, apartment, and/or senior living, that provide a range of home choices (lot sizes and home types) in the same neighborhood. This mixed approach accommodates residents at all stages of life, with different housing needs and preferences, and allows them to live in a multi-generational community for a lifetime.

Land classified by OS is land typically used for passive or active purposes. More passive areas are represented by undisturbed or undeveloped land protected from future subdivision or development by federal, state, county, or town entities, or by public, private, or non-profit organizations. The Town may preserve these areas because of their outstanding natural beauty, environmental sensitivity, stormwater management benefits, viewsheds, or wildlife management needs. Examples of passive open spaces in the Town may include, but are not limited to, preservation or conservation easement areas, natural parks or preserves, cemeteries, or land dedicated as passive open space within residential neighborhoods, nonresidential centers, or mixed-use activity centers.

The requested zoning map amendment is consistent with the 2040 Community Vision Land Use Plan and supports the following LUP policies:

1) Policy 3.1: Create a Comprehensive, Connected, and Continuous Network of Green Space
2) Policy 5.2: Improve Multi-Modal Connectivity Throughout the Town
3) Policy 5.6: Enhance Bicycle & Pedestrian Facilities Throughout the Planning Area
4) Policy 7.1: Establish a Discernible Neighborhood Structure

5) Policy 7.2: Encourage Transitional Uses and Intensities in and Around Project Boundaries

UTILITIES: Public water and sewer are currently available to serve the subject property.

TRANSPORTATION: The subject property is located along Sunset Lake Road and has access to it. The Town's 2040 Comprehensive Transportation Plan (CTP) classifies Sunset Lake Road as a 110-foot right-of-way and identifies it as a four (4)-lane, median-divided road with side paths and a future carrying capacity of 15,600 ADT. It is currently a two (2)-lane road with a center turn lane and a carrying capacity of 11,400 ADT. 2024 NCDOT traffic counts taken 1.57 miles to the north of the subject property indicated a volume of 14,500 ADT. The CTP also calls for the construction of a greenway intended to run from the southern property line, east across the property, and then north. This rezoning was submitted prior to the requirement for a Traffic Study to be submitted with a rezoning application. This development provides a street network that will provide future connectivity to adjacent parcels with different uses, including a proposed connection to E. Cardinal Drive.

NEIGHBORHOOD MEETING INFORMATION: The petitioner held a neighborhood meeting online via the Microsoft Teams web application on May 13, 2026. The meeting report is attached, and staff takes no position regarding its content.

RECOMMENDATION: Management and staff recommend approval of the proposed zoning map amendment as it is reasonable and in the best interest of the public for the following reasons:

1) The requested zoning district supports the Land Use Plan Policy 3.1: Create a Comprehensive, Connected, and Continuous Network of Green Space.
2) The requested zoning district supports the Land Use Plan Policy 5.2: Improve Multi-Modal Connectivity Throughout the Town
3) The requested zoning district supports the Land Use Plan Policy 5.6: Enhance Bicycle & Pedestrian Facilities Throughout the Planning Area
4) The requested zoning district supports the Land Use Plan Policy 7.1: Establish a Discernible Neighborhood Structure.
5) The requested zoning district supports the Land Use Plan Policy 7.2: Encourage Transitional Uses and Intensities in and Around Project Boundaries.
6) The master plan and narrative included with the request ensure the future uses fit into the development context and demonstrate compliance with the zoning conditions offered and many of the goals of the 2040 Land Use Plan.

ADDITIONAL INFORMATION: At its regular meeting on August 17, 2026, the Planning Board unanimously recommended approval. At the October 5, 2026, regular meeting, the Town Board tabled consideration of the petition to the November 2, 2026, meeting to allow the developer time to explore an opportunity to connect the proposed development to E Cardinal Drive through the residential lot at 829 E Cardinal Drive. Before the November 2, 2026, Town Board meeting, the petitioner requested that the item be tabled until the November 17, 2026, Town Board meeting. Since the October 5, 2026, meeting, the petitioner and their development team have researched the connection to the existing E Cardinal Drive at the Town Board's request. Following permission for a modified cross-section from the Engineering Director and review by Planning staff, a connection to E Cardinal Drive was found to be feasible and has been added to the proposed master plan. This reconfiguration may allow a small number of additional lots to be determined during the subdivision process; as such,

flexibility has been added to both the proposed and maximum lot counts, increasing from a proposed 106 lots to a maximum of 120 lots.

Fiscal Note

No

Recommendation

ITEM TABLED FROM A PREVIOUS MEETING

MOTION TO: Approve REZ-2026-07, a zoning map amendment for 7151 Sunset Lake Road from the Residential Agricultural (RA) Zoning District to the Planned Unit Development (PUD) Zoning District, as it is reasonable and in the best interest of the public, for the reasons identified by management and staff.

ATTACHMENTS

REZ-2026-07 Petition
REZ-2026-07 Master Plan
REZ-2026-07 Master Plan Narrative
REZ-2026-07 Neighborhood Meeting Report
REZ-2026-07 Staff Map
REZ-2026-07 Rezoning Ordinance