Planning Board
Agenda Abstract

Monday, November 16, 2026
Location:

Agenda Item

Zoning Map Amendment - Bob Zumwalt, Kimley-Horn & Associates, Inc. - 2724 Piney Grove Wilbon Road - PIN 0646579321 - REZ-2025-14

Item Explanation

The purpose of this agenda item is to consider a requested zoning map amendment for a total of 67.99 acres, located at 2724 Piney Grove Wilbon Road from the Residential Agricultural (RA) Zoning District to the Planned Unit Development (PUD) Zoning District.

Staff Comments

PROPERTY INFORMATION: The subject property totals 67.99 acres and is located in the Town's Extraterritorial Jurisdiction (ETJ). The property is generally cleared for agricultural use while the southwestern portion is mostly wooded surrounding a large pond.

ZONING: The property is currently zoned Residential Agricultural (RA) Zoning District. 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 residential uses be permitted at the subject property:

1) Row Houses
2) Small Lot Single Family
3) Ancillary Residential: ADU (Accessory Dwelling Unit)

Furthermore, the petitioner has requested that all non-residential uses permitted in Section F of the Land Development Ordinance (LDO) for a Planned Unit Development be permitted at the subject property, excluding the following:

1) Parking Deck
2) Specialized Repair Service
3) Place of Worship
4) Place of Worship, Temporary
5) Telecommunication Facilities
6) Assisted Living or Skilled Nursing Facility
7) Utility Facility
8) Transit Terminal Uses

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

1) Siding Material Options: At least two (2) siding materials shall be utilized on all street facing facades. These materials shall consist of Wood, Fiber Cement, Board and Batten, Shake and Shingle, Brick, Cultured or Natural Stone. Vinyl is prohibited for siding but may be used for trim pieces (example soffits).
2) Fenestration: Front and Corner Side elevations must include two (2) of the following related to windows:
Extruded Window Box (Bay Window)
Recessed Windows
A minimum of two (2) different size windows
Shutters
Dark hued window trim
Transom Windows (Window above window)
Decorative Sills & Lintels four inches (4â€) or more in height
Window Planter Boxes on Ground Floor Windows
3) Entryway: Entries shall incorporate either a porch or covered stoop with a minimum covered area of 30 square feet. Where a porch is proposed, there shall be decorative posts supporting the roof/structure above.
4) Front Door: Front Doors shall include one (1) of the following:
Sidelight Window(s) (Window beside Door)
Transom Window(s) (Window above Door)
Window(s) within Door
Storm Door
5) Garage Doors: Street-facing garage doors shall include two (2) of the following:
Windows in Upper Panels
Craftsman Hardware
Decorative Light Fixtures
6) Color Palette: Where two (2) homes are adjacent to or directly across the street, they shall utilize different color palettes. These color palettes shall be harmonious.
7) Roof Material Options: Architectural Asphalt Shingles. Accessory Roofs: Shingles, faux slate or shake, or Standing Seam Metal in the same color family as the primary roof shingles. Accessory Roofs shall be defined as roofs covering decks, porches, patios, extruded window bays, dormers, and other elements that are not connected to the primary roof material. Roofs of accessory structures such as sheds and detached garages shall also be considered accessory roofs.
8) Roof Character Elements: Must Include One of the Following:
Two (2) or More Dormers
Reverse Gable

Hip Roof
Brick or Stone Chimney
Change in Roofline Direction or Height
Horizontal or Vertical Shift in Roof Plane
9) Foundation Structure: All foundations must be either a turn down slab, crawl space, or basement.
10) Foundation Material Options: A minimum of 24â€ of foundation shall be exposed on front facades and side street facades, excluding garage entries, and 10â€™ on either side of the garage needed to transition to the garage. Exposed foundation elements on front and corner side elevations shall be clad in either brick or stone veneer. Where a porch or stoop is on a front-facing facade, the structural support or foundation shall either be clad in the veneer matching the foundation or an architectural element matching the railing/columns of the porch.

MASTER PLAN: The master plan is characterized by two (2) different dwelling types- small-lot single-family and row house lots surrounded by activated common green, with a non-residential lot in the northeast corner. Uniquely, the proposed master plan is one half (1/2) of the total proposed subdivision, as the other half falls within Holly Springs's jurisdictional area. The associated master plan (narrative and related plans) identifies permitted uses, arrangement of uses, open space, thoroughfare network, utilities, 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 a maximum density of 1.9 dwelling units/acre for a maximum of 121 units. In addition to the proposed residential lots, the master plan proposes a 4.89-acre non-residential lot in the northeast corner of the property that will be located on the opposite side of the realigned Duncan Cook Road. When presented to the Town Board of Commissioners, this rezoning petition will include a development agreement, in accordance with Town policy, for the 4.89-acre non-residential lot. The agreement will prioritize construction of a non-residential use alongside the site's residential development.

The master plan reflects a realigned Duncan Cook Road south, to align with Phelps West Road per the Town's 2040 Comprehensive Transportation Plan (CTP). The road realignment is currently under separate review in association with a coordinated effort between the developer, the Town of Holly Springs, and the Town of Fuquay-Varina to install required intersection improvements for the Hazel Ridge subdivision in Holly Springs. If the road is not realigned with the Hazel Ridge development, the Twin Springs development will be responsible for the realignment and construction of the road. Twin Springs proposes a network of three (3) central streets with adjacent alleys, with main access off of both Piney Grove Wilbon Road and the proposed realigned Duncan Cook Road. There are additional stubs to the southern adjacent property as well as the portion of the subdivision within Holly Spring's jurisdiction. The master plan proposes a 12" water line to connect to existing lines on Phelps West Road. Hydraulic analysis will be done at the time of the development plan and will be designed and constructed to the latest Town Standards and Specifications. The master plan additionally proposes approximately 6,600' of force main sewer to connect to existing gravity sewer lines also on Phelps West Road.

25% or 15.82 acres of open space is required for a PUD, and the master plan proposes 32% or 21.56 acres. 5% or 3.16 acres of activated common green is required, and the master plan proposes 5% or 3.62 acres. The common green incorporates amenities including, but not limited to walking trails, integrated play features, a dog park, picnic tables, benches, and a fire pit. There will be 17.28 acres of committed tree preservation over two areas, and the

development proposes to integrate the existing pond as a natural amenity.

The master plan also commits to the following required perimeter landscape buffers: Northern project boundary (adjacent to existing residential): 30â€™ Type A+; Northern project boundary (adjacent to agricultural fields): 15â€™ Type B; Southern project boundary: 15â€™ Type B; along Piney Grove Wilbon Road and Duncan Cook Road frontages: 20â€™ Type B; and Western project boundary: 15â€™ Type C.

Alternative Design Solutions: LDO 9-5002, supports alternative design solutions to the required Planned Unit Development standards as long as they meet the spirit and intent of the of the standards, are determined to be superior or equal to the requirements, and are approved by the Town Board with the master plan. The following alternative design solutions have been proposed by the petitioner and have been determined by staff to meet or exceed the intent of the standard:
1) Common Green Open Space #3:
Slope of greenway access trail shall not exceed five percent (5%)
Average depth may be less than 100 feet
Maximum slope shall not exceed 10 percent (for a maximum of 50 percent of the area) so that grades can be manipulated to preserve existing vegetation
2) Row Houses Fronting on Open Space:
Row houses may front on open space if pedestrian circulation is provided from the front door, through the open space, and to the public right-of-way
3) Perimeter Buffer:
The subject parcel and adjacent parcel to the northwest (PIN 0646474950) are owned by the same entity and are being developed in a similar fashion. As such, the perimeter buffer between these specific properties is not required.

SURROUNDING USE: Surrounding properties are generally residential and agricultural in nature. More specifically, property used for farming is to the north while existing single family residential is to the east. Several projects in various phases of development within Holly Spring's jurisdiction are to the north (Seasons at Wilbon- proposed), northwest (Hazel Ridge and Daventry- both approved), west (the portion of Twin Springs within Holly Spring's jurisdiction- proposed), and south (Elliot Farm- under construction) of the proposed rezoning.

LAND USE PLAN: The 2040 Community Vision Land Use Plan (LUP) calls for the Mixed Residential Neighborhood (MRN) classification at the subject property. The MRN classification is defined as land formed as a neighborhood that includes several housing types, single dwelling 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, to live in a multi-generational community for a lifetime.

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

1) Policy 3.1: Create a Comprehensive, Connected, and Continuous Network of Green Space
2) Policy 5.3: Improve Street Connectivity
3) Policy 7.1: Establish a Discernible Neighborhood Structure
4) Policy 7.2: Encourage Transitional Uses and Intensities in and Around Project Boundaries

UTILITIES: Public water and sewer are currently unavailable to serve the subject property however both will be extended as part of development.

TRANSPORTATION: The subject property is located along and has access to Piney Grove Wilbon Road and Duncan Cook Road. Piney Grove Wilbon Road is classified by the Town's 2040 Comprehensive Transportation Plan (CTP) as a 110-foot right-of-way and is identified as being a four (4)-lane, median-divided road with sidewalks and a future carrying capacity of 21,800 ADT. It is currently a two (2)-lane road with a carrying capacity of 13,600 ADT. 2024 NCDOT traffic counts taken 0.72 miles to the south of the subject property indicated a volume of 14,500 ADT. Duncan Cook Road is classified by the Town's 2040 Comprehensive Transportation Plan (CTP) as a 110-foot right-of-way and is identified as being a four (4)-lane, median-divided road with side paths and a future carrying capacity of 21,800 ADT. It is currently a two (2)-lane road with a carrying capacity of 10,500 ADT. 2024 NCDOT traffic counts taken directly next to the subject property indicated a volume of 2,500 ADT. The CTP additionally calls for Duncan Cook Road to be realigned south to align with Phelps West Road, a requirement which is fulfilled in this Master Plan.

The development shall be designed in accordance with the recommendations outlined in the NCDOT Traffic Impact review for Project SC-2025-170, dated October 20, 2025, including any subsequent revisions approved by NCDOT.

NEIGHBORHOOD MEETING INFORMATION: The petitioner held a neighborhood meeting online via the Zoom web application on February 4, 2026. The meeting report is attached, and staff takes no position regarding its content.

RECOMMENDATION: Staff recommends 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 5.3: Improve Street Connectivity.
3) The requested zoning district supports the Land Use Plan Policy 7.1: Establish a Discernible Neighborhood Structure.
4) The requested zoning district supports the Land Use Plan Policy 7.2: Encourage Transitional Uses and Intensities in and Around Project Boundaries.
5) The master plan and narrative included with the request ensure the future uses fits into the development context and demonstrate compliance with the zoning conditions offered and many of the goals of 2040 Land Use Plan.

Fiscal Note

No

Recommendation

PUBLIC HEARING

MOTION TO: Recommend approval of REZ-2025-14, a zoning map amendment for 2724 Piney Grove Wilbon 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 staff.

ATTACHMENTS

REZ-2025-14 Petition
REZ-2025-14 Master Plan
REZ-2025-14 Master Plan Narrative
REZ-2025-14 Permitted Uses
REZ-2025-14 Traffic Impact Analysis Report
REZ-2025-14 Traffic Impact Analysis Final Letter w/District Note
REZ-2025-14 Neighborhood Meeting Report
REZ-2025-14 Staff Map