



Planning Board Agenda Abstract

Tuesday, January 13, 2026

Location:

Agenda Item

Zoning Map Amendment - Blake Massengill, Massengill Design Build - 5800 Johnson Pond Road - PIN 0678425427 - REZ-2025-09

Item Explanation

The purpose of this agenda item is to consider a requested zoning map amendment for a total of 8.51 acres, located at 5800 Johnson Pond Road from the Residential Agricultural (RA) Zoning District to the Residential Medium Density Conditional Zoning District (RMD-CZD).

Staff Comments

PROPERTY INFORMATION: The subject property totals 8.51 acres and is located in the Town's Extraterritorial Jurisdiction (ETJ). Most of the property is wooded with an existing single-family home. This property is currently under preliminary subdivision review by staff as the Woodcrest subdivision.

ZONING: The property is currently zoned Residential Agricultural (RA) Zoning District. The zoning map amendment petition requests approval of the Residential Medium Density Conditional Zoning District (RMD-CZD). This zoning district is intended to permit proposed residential development and existing single-family detached dwelling units provide for medium density urban residential zoning lot development. Single-family subdivision development types shall develop lots at a minimum of 10,000 square feet per lot, or 4.36 dwelling units per gross acre with public utilities.

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

- 1) Single Family detached homes only*
- 2) Home Occupation*

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

- 1) Maximum density of 2.5 dwelling units per acre or 20 lots.*
- 2) Vinyl siding is not permitted. Vinyl windows, decorative elements, and trim is permitted.*
- 3) 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. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and*

shall include varied trim, shutter, and accent colors complimenting the siding color.

4) All homes shall have a 2-car garage at minimum. Garage doors shall contain windows, decorative details and/or carriage style adornments.

5) Each unit shall have a front door with a minimum of 25% glazing, transom, and/or door sidelights.

6) Eaves shall project at least 12 inches from the wall of the structure.

7) All homes shall utilize architectural shingles.

8) The visible side of a home on a corner lot facing the public street or rear facade visible from a public ROW shall contain at least 2 decorative elements such as, but not limited to, the following elements:

Windows

Bay Window

Recessed Window

Decorative Window

Trim around the Windows

Wrap around Porch or Side Porch

Enclosed Porch

Two or More Building Materials

Decorative Brick/Stone

Decorative Trim

Decorative Shake

Decorative Air Vents on Gable

Decorative Gable

Decorative Cornice

Column

Portico

Balcony

SURROUNDING USE: Surrounding properties are generally residential in nature with some wooded parcels. More specifically, the Johnson Pond West Subdivision is located to the north and west, the Meadowview Subdivision is located to the south, and the Forest Ridge Subdivision is located to the southeast of the subject property.

LAND USE PLAN: The 2040 Community Vision Land Use Plan (LUP) calls for the Single-Family Neighborhood (SFN) classification at the subject property. The SFN classification is defined as land formed as a neighborhood that includes one (1) housing type, single dwelling detached, on different lot sizes that vary enough to provide a range of home choices in the same neighborhood. Homes are oriented toward streets with rear yards larger than front yards. Some Single-Family Neighborhoods may mix lot and house sizes on the same block or provide accessory dwelling units. Small blocks and a grid street network support a well-connected, cohesive community. New Single-Family Neighborhoods should include a comprehensive and connected network of open space throughout the site to accommodate small parks, gathering spaces, and community gardens; preserve large tree stands; and help manage stormwater run-off. Internal streets and open space in new Single-Family Neighborhoods should be well-connected, while also capitalizing on opportunities to connect with existing or future neighborhoods nearby.

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

1) Policy 7.1: Establish a Discernible Neighborhood Structure

UTILITIES: Water is currently available to serve the subject property, and sewer will be extended by the developer as part of development of the subject property subject to Annexation.

TRANSPORTATION: The subject property is located along and has access to Johnson Pond Road. Johnson Pond Road is classified by the Town's 2040 Comprehensive Transportation Plan (CTP) as an 80-foot right-of-way. It is identified as being two (2)-lane median-divided roadway with side paths and future carrying capacities of 21,900 ADT. It is currently a two (2)-lane road with no pedestrian facilities and a carrying capacity of 21,200 ADT. 2023 NCDOT traffic counts taken 0.89 miles to the northeast of the subject property indicated a volume of 5,600 ADT.

NEIGHBORHOOD MEETING INFORMATION: The petitioner held a neighborhood meeting on December 8, 2025, via the Microsoft Teams web application. 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 map amendment is consistent with the 2040 Community Vision Land Use Plan classification of Single Family Neighborhood (SFN).*
- 2) The requested zoning district supports the Land Use Plan Policy 7.1: Establish a Discernible Neighborhood Structure.*
- 3) The proposed conditions offered as part of the petition align with the goals of the 2040 Land Use Plan and effectively plan for the site's future development potential.*

Fiscal Note

No

Recommendation

PUBLIC HEARING

MOTION TO: Recommend approval of REZ-2025-09, a zoning map amendment for 5800 Johnson Pond Road from the Residential Agricultural (RA) Zoning District to the Residential Medium Density Conditional Zoning District (RMD-CZD) as it is reasonable and in the best interest of the public for the reasons identified by staff.

ATTACHMENTS

[REZ-2025-09 Petition](#)

[REZ-2025-09 Survey](#)

[REZ-2025-09 Neighborhood Meeting Report](#)

[REZ-2025-09 Staff Map](#)