



Planning Board Agenda Abstract

Monday, August 17, 2026

Location:

Agenda Item

Zoning Map Amendment - Josh Swindell, Envision Homes, LLC - 7151 Sunset Lake Road - PIN 0667545940 - REZ-2026-07

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) 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 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. In the instance of attached homes, this also pertains to units within the same row.
- 3) High visibility lot: Any Small Lot Residential lots' side façade adjacent to a public ROW shall have decorative trim or shutters around all windows. Any rear façade adjacent to a public ROW (existing or proposed) shall have a covered or enclosed porch. Denoted by a red star on master plan.
- 4) Architectural shingles: All homes shall include architectural shingles in a color that compliments the neighborhood's approved color palette.
- 5) Glazing: All homes shall have a front door with a ¼ 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 façade, 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 façade, all units shall have a crawl space or be raised a minimum of 20" from average grade to finished floor. Condition applies to both single family and townhome units.
- 9) Façade Treatment "a minimum of three included per dwelling unit:
 - a) Minimum of 24" of masonry material at base along front façade 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 façade 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, 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 2.15 dwelling units/acre for a maximum of 105 units.

The master plan proposes a network of streets, with the development's main access off Sunset Lake Road and additional road stubs to the adjacent parcels to the south. Water and Sewer utilities will be designed and constructed to the latest Town Standards and

Specifications, including downstream sewer analysis and water modeling.

25% or 12.20 acres of open space is required for a PUD, and the master plan proposes 51% or 25.03 acres. 5% or 2.44 acres of activated common green is required, and the master plan proposes 5% or 2.61 acres. The common green incorporates amenities including, but not limited to play lawns, a playground, community dog park, a community garden with raised planter beds, and outdoor exercise equipment and games. Additionally, a nature trail is provided that will directly access 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 in nature with some wooded parcels and farm uses. More specifically, to the north is the Fern Valley subdivision and the Randall Farm Subdivision (under review by Town staff). 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 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.

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 areas may be preserved because of their outstanding natural beauty, environmental sensitivity, stormwater management benefits, viewsheds, or the protection of wildlife management areas. 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 is 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 and has access to Sunset Lake Road. Sunset Lake 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 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 moving north. This rezoning was submitted prior to the requirement for a Traffic Study to be submitted with a rezoning application.

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: 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 5.2: 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 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-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 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