



City Council Follow-Up Report From the February 15, 2021 Zoning Meeting

2020-153 – 9900 Mount Holly Road, LLC – located on the north side of Mount Holly Road, south of Stoneyridge Drive, and northwest of Sonoma Valley Drive. (Council District 2 – Graham)

Provide information on the near-term street improvements along Rhyne Road, near the intersection of Mount Holly Road and Sonoma Valley Drive.

Staff Response:

Traffic improvements for the Rhyne Road, Mt. Holly Rd. and Sonoma Valley Dr. area are broken down by three projects as follows:

Rezoning Petition 2020-134

- A Southbound left turn lane and a northbound right turn lane at the project's full movement intersection with Rhyne Rd.
- A 12-foot multi-use path along Rhyne Rd. that will connect to an internal sidewalk network, along with an 8-foot planting strip, and two accessible ramps at Rhyne Rd.
- Widening of Rhyne Road to three lanes at the site's entrance, providing a center turn lane for site access.
- A public road to the south of the site, with three access points connecting to the southern adjacent property.
- Right-of-way dedication along Rhyne Rd.
- Financial contribution toward the NCDOT transportation improvement identified for the Rhyne Rd./Mt. Holly Rd. intersection.

Rezoning Petition 2020-153

- Please note this site is not adjacent to Rhyne Rd., but will have access from Mt. Holly Rd.
- Two public streets, with the east-west road stubbing to the east for a future street connection parallel to Mt. Holly Rd.
- Pavement widening along Mt. Holly Rd. to accommodate a future 4-travel lane roadway, providing turn lanes.
- A 12-foot multi-use path along the site's Mt Holly Rd. with an 8-foot planning strip.
- Financial contribution toward the NCDOT transportation improvement identified for the Rhyne Rd. and Mt. Holly Rd. intersection.

NCDOT Spot Safety Project

- NCDOT has a transportation improvement project for the Rhyne Rd./Mt. Holly Rd. intersection.
- The improvement is anticipated to be a traffic signal or a restricted intersection design.

How much of the traffic will continue down Rhyne Road from this project?

Staff Response:

CDOT reviewed a traffic count from 2015 at the intersection of Mt. Holly Road & Rhyne Road. During the count period (6am-7pm) 7,639 vehicles traveled eastbound in front the rezoning petition 2020-153. Of the 7,639 vehicles, less than 4% turned right down Rhyne Road. Assuming the traffic generated by petition 2020-153 will align with the existing traffic patterns, 24 of the 603 vehicles that are anticipated to exit the site per day will travel down Rhyne Road.

2020-175 – Lincoln Harris, LLC – bounded by the northeast side of 5th Street, southeast of North Tryon Street, southwest of East 6th Street, and northwest of North College Street. (Council District 2- Graham)

If the proposed sign didn't obstruct the glass would it meet the Sign Ordinance requirements? What alternatives are there for the sign to meet the intent?

Staff Response:

The windows of the building are considered fenestration, so if signs were not on the windows, it would likely meet the ordinance. However, it is also understood that given characteristics of Uptown and unique building and wayfinding designs, appropriate alternatives for signage may need to be assessed on a case-by-case basis.