



## Agenda

### **Call to Order**

### **Agenda Adjustment**

### **Approval of Minutes**

1. Approve March 4, 2025 Minutes

### **Training**

### **Other Business**

### **Adjournment**

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:

[kathryn.white@hollyspringsnc.gov](mailto:kathryn.white@hollyspringsnc.gov) 919-567-4033



# Town of Holly Springs Land Use Advisory Committee

*Agenda Cover Sheet*

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## **Agenda Item#: 1.**

### **Approval of Minutes**

**Title:** Approve March 4, 2025 Minutes

**Strategic Priority Area:**

**Staff Resource:** Kathy White, Deputy Town Clerk

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### **Action(s):**

### **Explanation:**

### **Background:**

### **Funding Source(s):**

### **Attachment(s):**

1. March 4, 2025 LUAC Minutes - DRAFT



# Town of Holly Springs Land Use Advisory Committee

## Minutes: *March 4, 2025*

### Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, March 4, 2025 in the Holleman Room at 3:00 p.m. when a quorum was established.

Members Present: Randy Harrington, Town Manager  
Scott Chase, Assistant Town Manager  
Daniel Weeks, Assistant Town Manager  
Chris Hills, Director, Development Services  
LeeAnn Plumer, Director, Parks & Recreation  
Irena Krstanovic, Director, Economic Development  
Sean Mayefskie, Mayor  
Dan Berry, Mayor Pro Tem  
Chris Deshazor, Council member  
Josh Prizer, Planning Board Alternate

Members Absent: Kendra Parrish, Executive Director, Utilities & Infrastructure

### Staff Members

Present: Elizabeth Goodson, Assistant Director, Development Services  
Sean Ryan, Division Manager - Planning  
Brett Gosney, Planner II  
Rachel Jones, Engineer II, Utilities & Infrastructure  
Elliot Blonshine, Development Review Engineer  
Chris Ritter-Garcia, Planner III  
Catherine Jacobs, Manager – Development Engineering  
Cheryl Caines, Senior Planner  
Kathy White (recording the minutes)

### Agenda Item 2: AGENDA ADJUSTMENT

None

### Agenda Item 3: APPROVAL OF MINUTES

Motion to approve minutes of February 4, 2025 as submitted.

Motion: Scott Chase  
Second: Randy Harrington  
Vote: Unanimous

#### Agenda Item 4: REQUESTS AND COMMUNICATIONS

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a. 1100 Piney Grove Wilbon Rezoning – Shenandoah Homes LLC

In attendance for this item was: Michael Jeska – Shenandoah Homes LLC  
Ella Rohlinger – Shenandoah Homes LLC

The applicant has requested to meet with the Land Use Advisory Committee to discuss a potential mixed-use development at the corner of Piney Grove Wilbon and Honeycutt Rd. A total of 44 detached dwellings, 76 attached dwellings, 36 apartment dwellings, and approximately 60,000 sf of commercial space are being proposed on the site. The applicant has provided a concept plan with the request. The applicant submitted an application for a rezoning on 8/4/2022 and is not subject to the Water Resource Management Policy as this went into effect in July of 2023. This application has been through several rounds of review; however, the current site plan is a significant change from the previously reviewed site plan. Additionally, this project previous went to the Land Use Advisory Committee meeting on 11/7/2023 (along with several other projects) to discuss the potential realignment of Honeycutt Rd. and Wade Nash Rd. intersection.

Brett Gosney began the staff presentation by giving an overview of the project, as stated in the Agenda Packet.

Elliot Blonshine continued the staff presentation, giving an overview of the public utilities and transportation plan as stated in the Agenda Packet.

Mr. Gosney reviewed the staff analysis.

Mr. Jeska began the applicant's statement, giving an overview of the proposed project. He explained the changes from the original proposal to the new proposal. He discussed the zoning and transportation plans, planned amenities, building façades, parking and landscaping plans and signalization.

Chris Hills opened the meeting for discussion.

Irena Krstanovic said she likes the integration of commercial space.

Daniel Weeks asked how many stories the apartment buildings would have and was told they would be three-story walk-up buildings, without elevators. He also asked about the signalization of Piney Grove and Honeycutt Road.

Randy Harrington asked if there was any consideration of having the greenway near a water feature. He also asked if there was any benefit of making the private commercial roads public roads. Elizabeth said that it's better to make them public roads, and gave examples of both of these types of roads within commercial developments. Mr. Harrington then asked why they weren't considering elevator access in the apartment buildings, making them 4-story instead of a walk up 3-story buildings.

Scott Chase asked about pedestrian access in the southern point of the development, and asked which would be built first, non-residential or residential.

LeeAnn Plumer said the greenways adhere to the CTP, and she said that they need to provide connection to the schools.

Chris Hills said he appreciates how the applicants are listening to staff as they make recommendations. He wants them to make sure that this development is very walkable and accessible, making it a regional center. He expressed the importance of making the corner the prominent part of the development. Having a drive through feature isn't really the best use of that area.

Elizabeth said adding a signal to that corner must be addressed very thoughtfully.

Rachel Jones said she looks forward to seeing the water and sewer plans in the future.

Sean Ryan said a mid-block drive through would be better than the corner drive through. Also, he recommends having an internal walkway through the parking lots.

Chris Garcia said that walkability is important. Creating safe walking and biking areas.

Cheryl Caines asked about the historical structure, what sort of transition are they planning from that area to the townhomes? Sean Ryan said there have been discussions on Historic Preservation with CAP. Having townhomes next to it might not serve the historical integrity of the area.

Catherine Jacobs discussed the stormwater site plan, stating the current plan is probably not large enough.

Josh Prizer said that commercial is definitely needed in this area. His other concerns have been addressed by staff.

Mayor Mayefskie asked if the grocery store is locked in. He then asked about the façade of the townhomes and apartments, as they will face Piney Grove.

Chris Deshazor discussed the future widening of Piney Grove Wilbon. He then spoke about the road alignment. This is something that must be discussed with staff, and he's surprised that it wasn't addressed in this presentation. He also feels that this isn't a good location for a grocery store, since there's already a Walmart and Wegmans is coming. He also wants to make sure the developer is having neighborhood meetings, because there are a lot of residents who have lived there for years who can't get out of their driveway now. He likes the idea of the daycare.

Dan Berry asked where the idea of the grocery store came from. The developer said they were contacted by the store, not the other way around. He then asked what type of intensity of grocery is proposed. He then stated that he won't vote for this development if there are apartments. They dropped the number from 9X to 36. Why don't they just get rid of them? Michael said they did drop the apartments, but then a staff member recommended putting them back in. If the apartments are a deal breaker, they'd drop them. MPT Berry said they'd be better off getting creative with Townhomes. He then expressed concerns about the traffic light.

Chris Hills gave a summary of the discussion:

Agenda Item 5: OTHER BUSINESS

None

Chris Hills stated there was no other business to be discussed and asked for a motion to adjourn.

Agenda Item 6: ADJOURNMENT

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The meeting adjourned at 4:05 pm

Motion: Scott Chase

Second: Randy Harrington



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Kathy White

LUAC Clerk