



Agenda

1. Call to Order

2. Agenda Adjustment

3. Approval of Minutes

- a. Approve Land Use Advisory Committee Minutes of November 1, 2022

4. Requests and Communications

- a. Old Smithfield Road Mixed-Use

5. Other Business

6. 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:

linda.mckinney@hollyspringsnc.us 919-557-3900



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 3.a.

Consent Agenda

Title: Approve Land Use Advisory Committee Minutes of November 1, 2022

Strategic Priority Area:

Staff Resource:

Action(s):

- Approve minutes from November 1, 2022

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. November 1, 2022 LUAC Minutes - DRAFT



Town of Holly Springs Land Use Advisory Committee

Minutes: *November 1, 2022*

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, November 1, 2022 in the Holleman Room of Town Hall at 3:00 p.m. when a quorum was established.

Members Present: Randy Harrington
Scott Chase
Daniel Weeks
Mayor Sean Mayefskie
Dan Berry (Town Council Representative)
Kristi Bennett (Town Council Alternate)
Chris Hills
Irena Krstanovic
LeeAnn Plumer
Ernie Carpico, Planning Representative

Members Absent: None

Staff Members

Present: Elizabeth Goodson
Sean Ryan
Rachel Jones
Matt Beard
Catherine Jones
Aaron Prichard
Connor Ryan
Kathy White (recording the minutes)

Agenda Item 2: AGENDA ADJUSTMENT

No agenda adjustment was made.

Agenda Item 3: APPROVAL OF MINUTES

Motion to approve minutes of July 5, 2022 as submitted.

Motion: Scott Chase
Second: Randy Harrington
Vote: Unanimous

Agenda Item 4: Development Petition(s)

a. **Estes Lane Towns**

In attendance for this item were: Clifton Minsley, Grigsby Ave. 1, LLC
Katerina Dema, Grigsby Ave. 1, LLC
Dwayne Dixon, Grigsby Ave. 1, LLC
Jason Barron, Morningstar Law Group

Mr. Minsley has requested to meet with the Land Use Advisory Committee to discuss the acceptability of the development proposal and consistency with the Land Use & Character expectations for development. Estes Lane Towns would be situated on a 6-acre parcel of land, located on Grigsby Ave. and Estes Lane. They are requesting a change in the Future Land Use Designation from Residential Neighborhood to Mixed Residential Neighborhood, to build up to 45 alley accessed townhomes, with associated open space, buffers and tree preservation areas.

Brett Gosney, Planner, gave an overview of the request as presented in the staff report. The current zoning of the site is Suburban Residential, and the proposed zoning would be Neighborhood Center Residential. He discussed how, as part of the Comprehensive Transportation Plan, the future Estes Lane Extension will complete the connection from NC-55 to Bass Lake Rd. It would be a 2-lane neighborhood connector.

He went on to explain that the watermain and sewer main extensions are required to serve the site. The existing watermain is available for connection in Estes Lane and the existing sewer main is available for connection in Dogwood Circle. A Downstream Sanitary Sewer Evaluation is required with the Rezoning.

He then introduced Jason Barron who discussed the proposed community stating that he felt this proposal is very much fitting with the current housing shortage. He also discussed the design standards, landscape and open space plans of the proposed townhomes as well as the proposed modifications to the local street sections and perimeter buffers.

He continued by stating that the parcel is essentially landlocked, so there will be a sole access off of Estes. They don't intend for it to have an urban feel. They will have neighborhood greens, whereas the front of the townhomes will face the greens. They've held neighborhood meetings, and haven't received any negative feedback regarding either the proposed buffer or the building height. He feels the community is very much in favor of this proposed development. He believes this area is appropriate for Townhomes with its approximation to downtown.

Scott Chase asked if they would be creating the north connection, and was told no, they wouldn't be contributing this.

Ernie Carpico said he thought the development would work for this area, but he had concerns with the connectivity. One entrance, one exit would be a problem for emergency vehicles.

Dan Berry asked for clarification on the designation classification. He too expressed concerns about connectivity. He liked the inclusion of a sidewalk to allow people to walk downtown. He was also encouraged by the neighborhood feedback.

Kristi Bennett said she was more hesitant since it would require rezoning. She thinks the idea of providing more housing is a good option, but she is concerned that since the area is landlocked, there might not be any other options for those residents. We need to remember that we're looking at what's going to happen to the Downtown area, so she's not sure if this will fit.

Randy Harrington asked for clarification as to where the parcel is located, and where the connections could be. Mr. Minsley explained that they are working with the owner of the parcel to the north, but the parcel on the east has major topographical restrictions. The parcel on the south has a cell tower on it, so that can't be used for access.

Daniel Weeks discussed the Estes connection. He said FS1 is very close, which is good from a public safety aspect. He asked how many people attended the neighborhood meetings. Mr. Barron estimated approximately 75% of those invited attended. He said the only true concern they expressed was the traffic impact the townhomes would bring. Scott Chase asked if the invitations were extended using the new UDO notification requirements, and was assured they were.

Matt Beard said he was happy with the sidewalk connectivity aspect of the project. He also described the Master Parks Plan and how it would impact this development.

Irena Krstanovic stated that having more densely residentially populated areas that can walk to downtown would be a good thing.

Chris Hills said from a Development Services perspective, the applicants have some good points

Sean Ryan gave some history on the parcel, explaining why it was zoned the way it was. He asked the LUAC if they are in favor of changing the zoning for this one project/parcel, would they want to consider rezoning the whole pocket of land to include other parcels.

Elizabeth Goodson gave some context on the land use.

Ernie Carpico asked about the affordability of these homes. Mr. Minsley said they would be starting at \$450,000, so they aren't starter homes.

Dan Berry expressed concerns about the condition of Estes Road.

Matt Beard expressed concern over the traffic disbursed in large scale town events onto Estes. How would residents feel having all that traffic?

Kristi Bennett expressed concerns over the town having to fund the access road to the development.

Dan Berry said he doesn't look to these types of things as a "one piece" project. He has to look at how it will impact all of the parcels surrounding this area, and what works best for the whole town and its residents.

Chris Hills thanked the applicants for their presentation.

Agenda Item 5: OTHER BUSINESS

None

Agenda Item 6: ADJOURNMENT

The meeting adjourned at 3:56 pm

Motion: Scott Chase

Second: Randy Harrington



Kathryn L. White
LUAC Clerk



Town of Holly Springs Land Use Advisory Committee

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The meeting adjourned at 3:56 pm

Motion: Scott Chase

Second: Randy Harrington



Kathryn L. White
LUAC Clerk



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 4.a.

New Business

Title: Old Smithfield Road Mixed-Use

Strategic Priority Area:

Staff Resource:

Action(s):

- No official action by the LUAC will be taken other than providing verbal feedback on the proposed rezoning of the properties located at the corner of GB Alford Hwy and Old Smithfield Rd.
- The applicant has also requested guidance from LUAC on the expectation for integrated commercial.

Explanation:

- Laura Holloman, representing McAdams, has requested to meet with the Land Use Advisory Committee to discuss the potential development of ~22 acres of land located just south of NC 540 between GB Alford Hwy and N Main Street.
- The proposal consists of a mix of commercial uses (that is being shown as retail), carriage houses, and apartments.
- The applicant is requesting a rezoning from SR Suburban Residential to Mixed-Use Residential - Conditional District (MXR-CD).

Background:

- The LUAC provides informal review, technical support, assistance, comment and critique in the assessment of proposed development petitions.

Funding Source(s):

N/A

Attachment(s):

1. Staff Report - Old Smithfield Rd.
2. Applicants Documents



Land Use Advisory Committee

Subject Title: Old Smithfield Mixed-Use
Meeting Date: April 4, 2023
Presenter: Brett Gosney, Catherine Jacobs, Development Services
Attachments: LUAC Application, Site Plan, Example Photos

Topic Highlights/Summary

Laura Holloman, representing McAdams, has requested to meet with the Land Use Advisory Committee to discuss the potential development of ~ 22 acres of land located just south of NC 540 between GB Alford Highway and N. Main Street. The proposal consists of a mix of commercial uses (that is being shown as retail), carriage houses, and apartments. The applicant can describe their proposal and the various site elements including anticipated mix of residential products and potential number of units anticipated.

Future Land Use Designation: N. Main District
Current Zoning: SR Suburban Residential
Proposed Zoning: MXR Mixed-Use Residential

LUAC Discussion

The Land Use Advisory Committee is being asked to discuss the acceptability of the development proposal and consistency with the Land Use & Character expectations for development.

Points of discussion:

- Is the requested MXR zoning consistent with the goals of the Future Land Use designation? If not, how could the request be modified to meet the goals? Specific items to consider may be density and building height.
- Old Smithfield Road forms the northern boundary of the town limits and, being in close proximity to NC 540, represents focal point and gateway into the community. What are the development expectations for such a prominent gateway into the Town?
- Does the proposed mix of uses represent the highest and best use development potential for the Town?
- The realignment of Old Smithfield Road and/or the downstream sewer upgrades and abandonment of the Easton Acres Pump Station may be an area where the applicant is seeking a partnership from the Town. Is there support to partner on this project through a Development Agreement?

The applicant has requested specific guidance from LUAC on the following:

- What is the expectation for integrated commercial?

Project Location Map



Staff Analysis of Proposed Concept

Comprehensive Plan Analysis

The proposed project incorporates some of the key themes from the Comprehensive Plan

- Providing a small front setback allowing the buildings to front the street without parking being located between the building and street.
- Incorporating a mix of uses from residential to commercial (however it should be noted that the majority of the project is residential)
- Old Smithfield Road Realignment
- Crittenden Lane Connection
- Providing a gateway feature

Areas where the proposed project is not in alignment or in partial alignment with the Comprehensive Plan

- Buildings should be between 1 to 3 stories high. The current proposed residential buildings are standing four stories in height.
- Building types with frontage on N Main Street are primarily commercial on the ground floor but may include residential or office uses on upper floors. While this project does not front N Main St., it does front a large thoroughfare where commercial would be encouraged.

Zoning Analysis

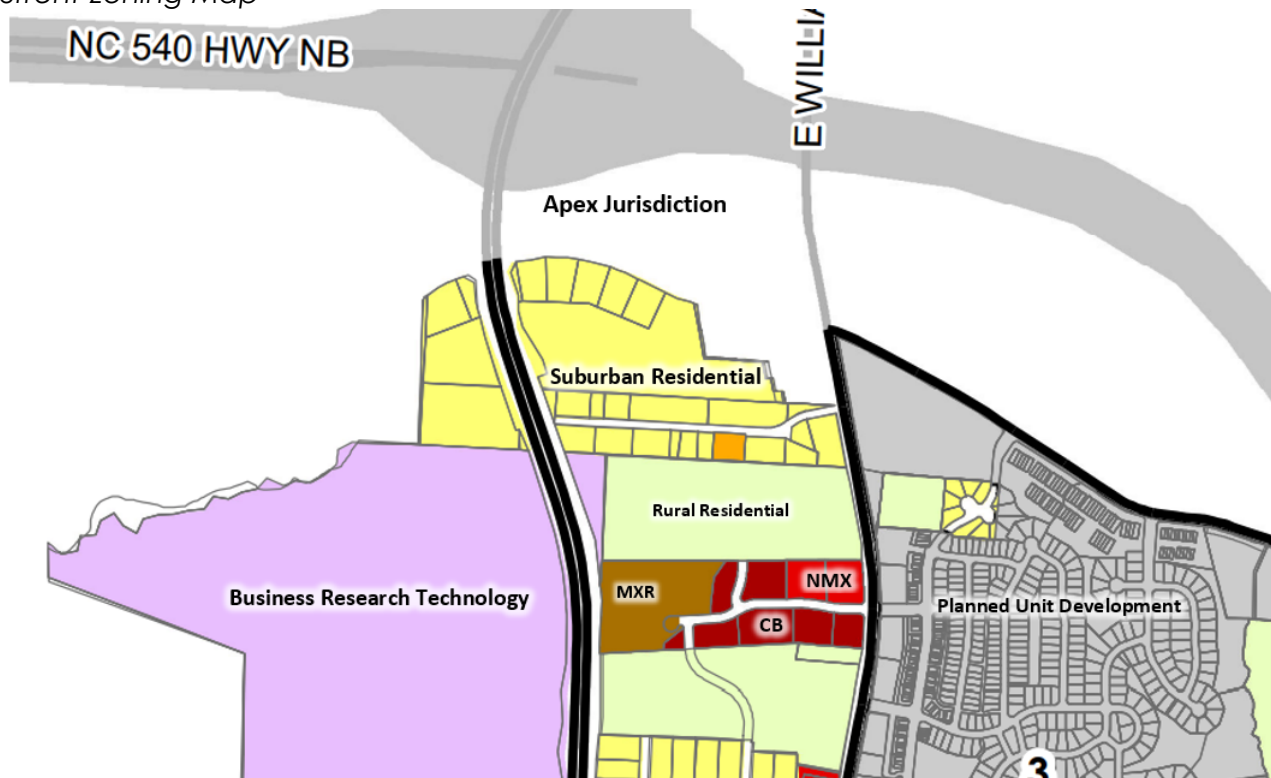
The applicant is requesting consideration of rezoning to the Mixed-Use Residential – Conditional District (MXR-CD), which is a district that can have compatibility with N. Main Street Character Area according to *UDO Table 2.1 Zoning – Future Land Use Designations*.

The MXR district encourages the creation of:

- Highly walkable neighborhoods in proximity to Commercial & Mixed-Use Districts
- A range of predominately residential uses including detached and attached dwellings, small-scale apartment dwellings, larger scale apartment dwellings, limited public and institutional uses, and limited commercial uses
- When adjacent to lower density neighborhoods the intensity of development should be compatible with the edge conditions.
- MXR districts are expected to be compact in form and utilize a connected street and open space network.
- Uses permitted by right in the MXR District generally include majority of residential uses, retail, and recreation uses. Additional uses such as business services, office use, personal service, and restaurant uses.

The base district development standards allow for up to 15 units per acre by right, require building placement close to the street, and all buildings have a maximum height of 35ft. With a Conditional Zoning District (CD), applicants can propose flexible development standards such as different building setbacks or architectural standards. Residential densities may be greater than 20 units per acre and buildings may be up to 60ft in height.

Current Zoning Map

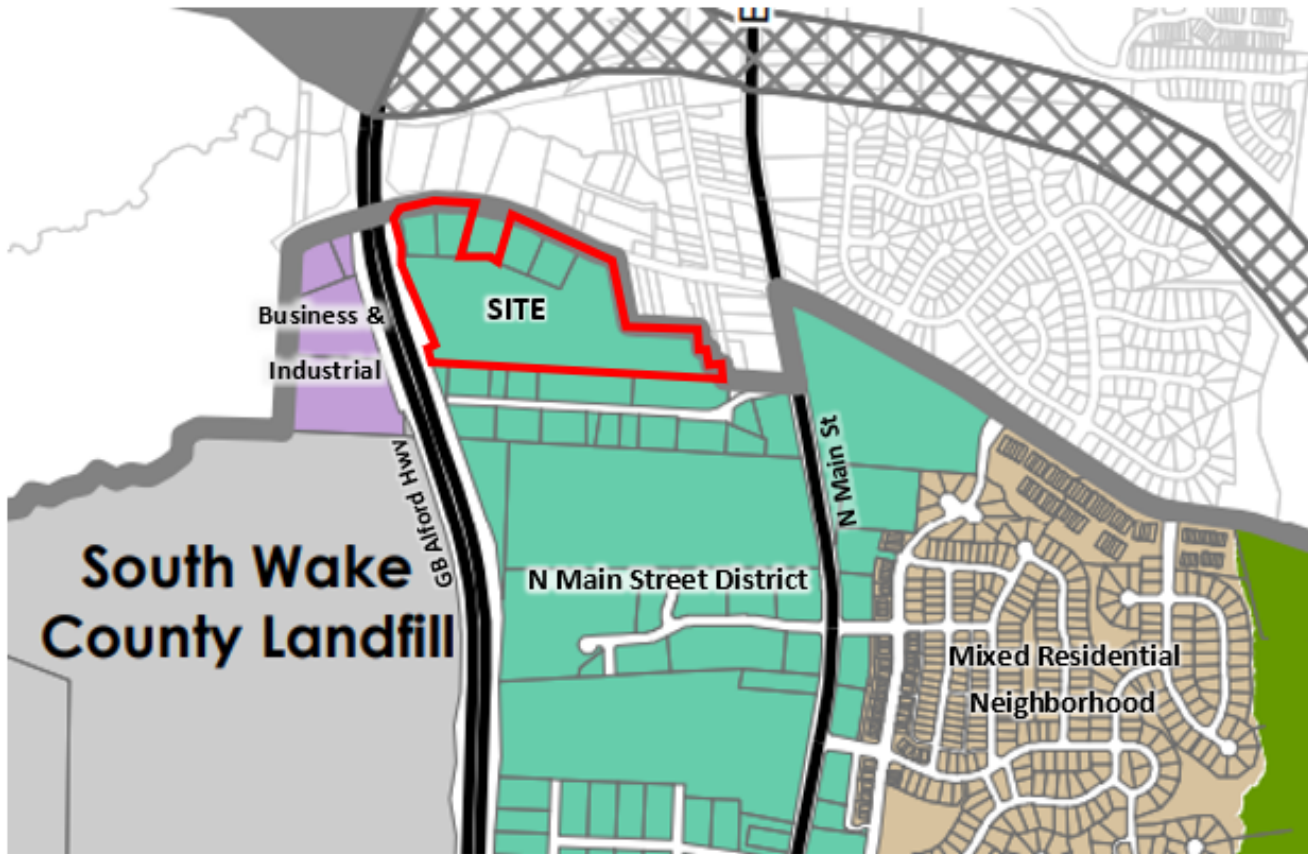


Background Information

Comprehensive Plan Section 1: Land Use & Character:

The Future Land Use Map designates the project area as N. Main Street District.

Current Future Land Use Map



N. Main Street District:

The **N. Main Street District** represents the corridor extending north of the Downtown Village District to Sunset Lake Road, including small-scale retail and office buildings and residential neighborhoods. Uses and buildings are located on small blocks with streets designed to extend a grid network in both directions of N. Main Street and offer different choices for residents to live near and experience activity along the corridor. Non-residential buildings in the **N. Main Street District** should be low intensity, unobtrusive, and at a scale and design compatible with nearby residential neighborhoods. Non-residential or mixed-use buildings may stand one to three stories tall and include residential or office space above storefronts. The design, scale, character, and intensity of development in the **N. Main Street District** should be compatible with, and transition to, adjacent land uses. Non-franchise architecture is encouraged in the **N. Main Street District** as a way to maintain unique character. Parking is satisfied with on-street parking and shared rear-lot parking strategies.

Key features of development of N. Main Street District:

Street & Block Patterns

- Blocks are small, and streets are in a grid network.
- Lots are rear-loaded to maximize walkability and reduce the emphasis on automobiles.
- Parking is located in and accessed from the rear.
- Paved surface lots have shared parking agreements.

- Formal on-street parking is encouraged throughout the N. Main Street District where possible.

Open Spaces & Natural Resources

- In the urban context of the N. Main Street District, open spaces are typically formal in nature, and can include squares, plazas, and community gardens.
- The compact urban development patterns place less emphasis on preservation of the natural landscape, and prioritizes the provision of a variety of formal public spaces.
- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Green roof elements and/or rooftop gardens are encouraged.
- Specimen tree preservation is encouraged.

Lot Size & Building Placement

- Lots are relatively small, with a high percentage of frontage buildout along the street.
- Front setbacks are small, or there may be no front setback at all in the most urban areas.

Building Types & Massing

- Building types with frontage on N. Main Street are primarily commercial on the ground floor, but may include residential or office uses on upper floors.
- Buildings may be one to three stories in height.

Transportation Network

- Urban character with formal street tree planting.
- Grid street patterns with high connectivity.
- Sidewalks and bike facilities provide links to adjacent neighborhoods.
- Streets should be furnished with seating areas, bike racks, and other facilities for pedestrians and cyclists.

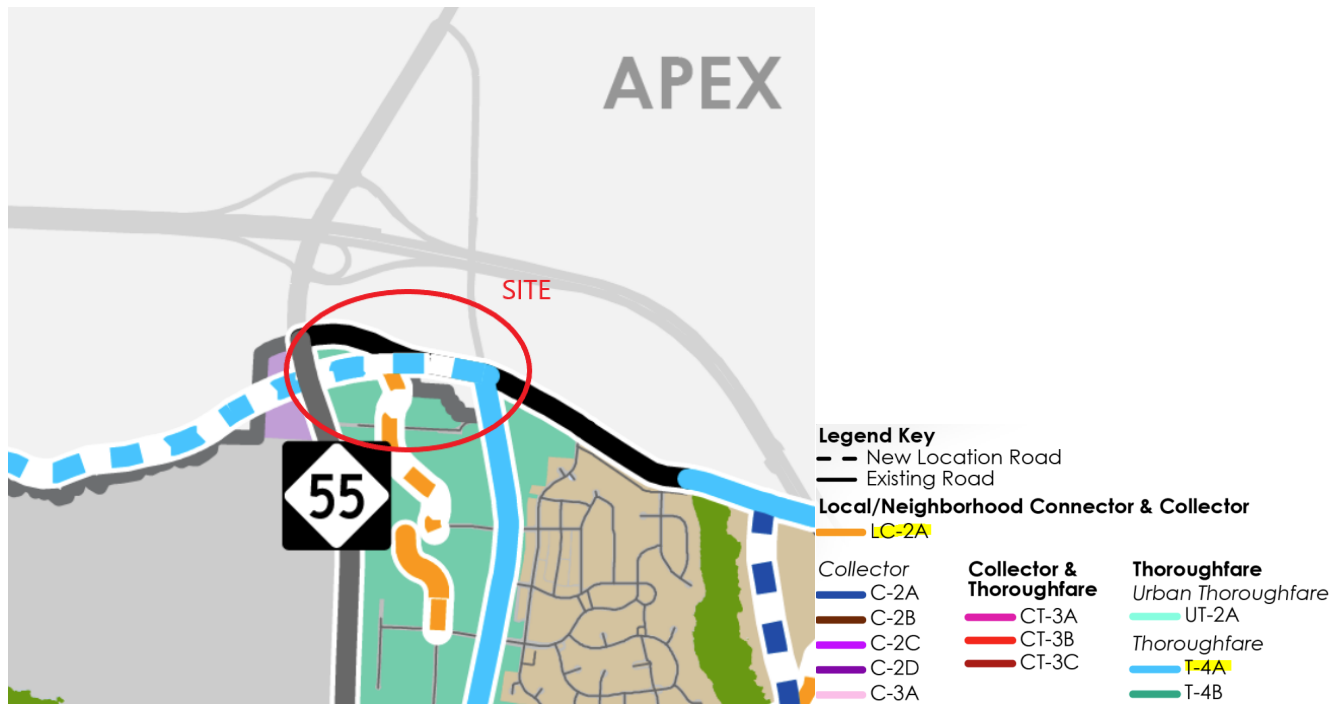
Comprehensive Plan Section 2: Comprehensive Transportation Plan

Old Smithfield Road Realignment:

According to the Comprehensive Transportation Plan (CTP) and Unified Development Ordinance (UDO), the existing Old Smithfield Road is to be realigned to connect to Highway 55 further south. As such, the existing turn around for the Reduced Conflict Intersection (RCI) at this location will also be relocated further south. Per the CTP, the ultimate street cross section for Old Smithfield Road is a 4-lane median divided thoroughfare (see below in blue). The existing connection of Old Smithfield Road is to be closed and reconfigured as a cul-de-sac to continue to adequately provide access to the adjacent properties.

Crittenden Lane Connection:

Per the CTP and UDO, there is to be a new north/south connection between Old Smithfield Road and Crittenden Lane. The ultimate street cross section for this roadway is a 2-lane local connector (see below in orange).



Traffic Study:

A Traffic Study is required with the proposed Rezoning to analyze the impact of the development on the Town's and NCDOT's transportation facilities and recommend improvements required to mitigate the project impact. All improvements identified during the Traffic Study review process are required to be shown on the subsequent Master Plan and Development Plans. Improvements are required to be designed and constructed by the developer. A Traffic Study Scoping Meeting is required with the developer's Transportation team, the Town and NCDOT. The Traffic Study is required to be submitted with the first Rezoning Petition Submittal.

Comprehensive Plan Section 5: Utilities & Infrastructure:

With the development of these properties, public utility connection is required in accordance with the Town's Unified Development Ordinance (UDO) and Engineering Design & Construction Standards (ED&CS) and other governing standards.

Sanitary Sewer:

There is existing 8-inch gravity sewer available to the south in Crittenden Lane. Wastewater flow from this project will discharge to the Easton Acres Pump Station and ultimately to the 12 Oaks Pump Station. The Easton Acres Pump Station is at capacity and will need to be decommissioned and abandoned as a part of this development. In addition, a Downstream Sewer Evaluation and Pump Station Report will be required at the time of Rezoning petition submittal to evaluate the capacity and condition of existing downstream sewer infrastructure and pump stations to determine the project impact.

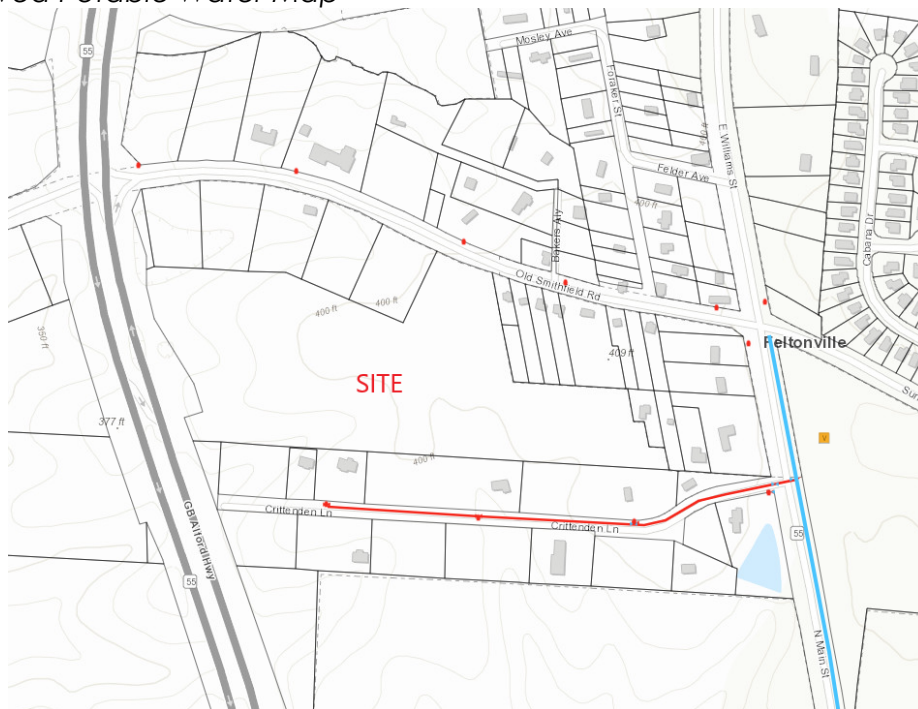
Town's Approved Sanitary Sewer Map:



Potable Water:

There is an existing 16-inch watermain to the east in Main Street and an existing 8-inch watermain to the south in Crittenden Lane. Watermain will be extended along Old Smithfield Road and across its frontage, as well as throughout the site to serve the development. The watermain will also be extended to adjacent properties for future connection. A Hydraulic/Fire Flow Evaluation and Report will be required with the Master Plan and Development Plans to verify that adequate pressure and fire flow is available.

Town's Approved Potable Water Map



Motion/Action Requested

No action is requested. The purpose of this agenda item is to provide the applicant feedback and guidance regarding a potential rezoning and development request for the property in question.

Agenda Item Contact Information				
Agenda item prepared by:	Brett Gosney			
Agenda Item Department Head Approval for Review and TRC Discussion				
	Approved for Distribution			
Staff	Yes	No	Initials	Department Head Comments
Catherine Jacobs	X			
Brett Gosney	X			

LAND USE ADVISORY COMMITTEE Request & Communication Application

DPM Appendix #A.19 Supplement 20 January 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)*

Applicant and Financially Responsible Party will need to register for an account on the CityView Portal.

Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☐ Design Professional ☐ Developer

Name: _____ Company: _____

Mailing Address: _____

City, State Zip: _____

Telephone: _____ E-Mail: _____

REQUIRED: Property Owner(s) if different from Applicant/Contact

(Attach additional sheets if needed)

Name: _____ Company: _____

Mailing Address: _____

City, State Zip: _____

Telephone: _____ E-Mail: _____

PROJECT INFORMATION

Project Name _____

Project Location
*Use street address
If none, use closes
intersection*

☐ Within Corporate Limits ☐ Within Holly Springs ETJ
☐ Pending Annexation

PIN(s) _____

Project Acreage _____

Current Zoning _____ Proposed Zoning _____

Current Future
Land Use Designation _____

Proposed Future
Land Use Designation _____

Area Plan Designation
If applicable _____

PROJECT TYPE *(check all that apply)*

- ☐ Comprehensive Plan Amendment
 - ☐ Text Amendment ☐ Future Land Use Plan Map Amendment
 - ☐ Area/Corridor Plan Map Amendment/Name: _____
- ☐ Zoning Map Change: General Use District
- ☐ Zoning Map Change: Conditional Zoning District
- ☐ Major Subdivision
- ☐ Development Plan
- ☐ Other: _____

LAND USE ADVISORY COMMITTEE Request & Communication Application

DPM Appendix #A.19 Supplement 20 January 2023

LUAC MEETING REQUEST

LUAC Meeting Date Requested:

Note: A maximum of two items shall be scheduled per LUAC meeting agenda in the order that they are received, your request will be placed on the closest meeting date to the date requested.

DISCUSSION TOPICS

What specific topics or questions are you seeking feedback from the LUAC?
(attach additional sheets if needed)

PROJECT DESCRIPTION STATEMENT

The project proposes a mix of uses as part of the development including apartments, townhomes, and commercial uses which provide needed density in this area of Town. The realignment of Old Smithfield Road, which will be constructed as part of this project, will provide improved transportation connectivity along Old Smithfield Road and GB Alford Highway. The improved transportation access, variety of uses, and increased density will help to transform this part of town and bring it into alignment with the vision for Holly Springs established in the Comprehensive Plan.

The development site is located near the northern edge of Holly Springs, which serves as a key connection point and gateway to the Town. The proposed project will provide a robust welcome into Holly Springs and serve as a residential and commercial entry into the Town, welcoming residents, and visitors into the community. This area of Town is currently under-developed, and the proposed development would serve as an anchor to encourage further growth and expansion of the Town's tax-base.

OLD SMITHFIELD MIXED-USE
HOLLY SPRINGS, NC

CONCEPTUAL SITE PLAN

March 03, 2023

Prepared For:



OLD SMITHFIELD MIXED-USE CONCEPTUAL TABULATION

- 330 Total Units (324 Flats + 6 Carriage Units)
(3% Studio/51% 1 bdrm/41% 2 bdrm/5% 3 bdrm)
- Parking: 506 Total Spaces - 473 Surface Sp + 27 Detached
Garages + 6 Carriage HSE Garages
includes 5% EV Spaces + 15% EV Ready Spaces
1.53 sp/du & 1 sp/bdrm (Total 501 Beds)
- Clubhouse (Integrated into BLDG 2) = 9k-10k SF
- Comm. Building: Approx 6,500 SF w/34 sp Parking







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