



Town of Holly Springs Land Use Advisory Committee

Minutes: *April 4, 2023*

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, April 4, 2023 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
Dan Berry (Town Council Representative)
Irena Krstanovic
Ernie Carpico, Planning Representative
Chris Deshazor, Alternate Planning Representative

Members Absent: Chris Hills

Staff Members

Present: Elizabeth Goodson
Brett Gosney
Sean Ryan
Matt Beard
Catherine Jacobs
Mike Leonas
Kathy White (recording the minutes)

Staff Attending

Via Zoom Daniel Spruill

Agenda Item 2: AGENDA ADJUSTMENT

No agenda adjustment was made.

Agenda Item 3: APPROVAL OF MINUTES

Motion to approve minutes of November 1, 2022 as submitted.

Motion: Ernie Carpico
Second: Chris Deshazor
Vote: Unanimous

Agenda Item 4: Development Petition(s)

a. Old Smithfield Road Mixed Use

In attendance for this item were: Mark Frederick, Parker Poe
Collier Marsh, Parker Poe
Laura Holloman, McAdams
Scott Milke, Leon Capital Group
Kyle Greer, Mackenan Property Group

Brett Gosney, Planner, gave an overview of the request as presented in the staff report. The applicant is requesting consideration of rezoning to the Mixed-Use Residential-Conditional District (MXR-CD). They are proposing the development of approximately 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, carriage houses and apartments. Mr. Gosney went on to explain how this proposed project incorporates some of the key themes of the Comprehensive Plan, as well as areas where the proposed project is not in alignment with the Plan.

Catherine Jacobs, Engineering, discussed the public utilities that are available for this proposed site. There is existing 8-inch gravity sewer available 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 part of this development. In addition, a downstream sewer evaluation and Pump Station Report will be required at the time of Rezoning petition submittal. There is a 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 developments. 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.

Ms. Jacobs then explained how this project would be affected by the Comprehensive Transportation Plan. The existing Old Smithfield Road is to be realigned to connect to Highway 55 further south of this project. 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. Also, 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.

Matt Beard, Parks and Recreation discussed how the Town's Future Active Transportation network impacts the proposed project. He explained that the side paths along the new north/south connection along Crittenden Lane will be 10' wide, and there will also be a bike path. The crossing point over Hwy 55 remains to be seen, as the other side of Hwy 55 is owned by Wake County for the Landfill. He recommended setting up the infrastructure for that area rather than building it right now.

Applicant

Mr. Marsh introduced the other members of the applicant team. He said the applicants understand the importance of this area as it's a main entrance into the Town. He showed the

conceptual plan, which consists of a mix non-residential on the north side of the project and approximately 330 total residential properties on the southern part. He explained the various styles of residential properties, such as disconnected carriage houses, town homes, and then the various amenities they have planned. He said they were going for more of an urban feel. He explained how they want to partner with the Town on the northern eastern section of the site to create some sort of entry feature, such as public art or signage that would really announce the entrance to the Town. He further discussed the design elements of the proposed retail spaces, emphasizing that they will be in keeping with the Town's plans.

Elizabeth Goodson opened it up for discussion.

Ernie Carpico had questions about the site map, asking for clarification on the realignment of Old Smithfield Road. The applicant said they've been working with Holly Springs and NCDOT for the past year to work out the best alignment possible, and assured that it could be a full buildout. The committee discussed the importance of shortening the distance to the realigned road and 540.

Chris Deshazor and Ernie Carpio expressed the importance of road signage at the entrance and the buffer between this project and current residential properties.

Matt Beard explained that the rules for the existing dog park should be woven into the residential design of this project.

Randy Harrington asked what would happen to the existing Old Smithfield Road. Would it be abandoned? Catherine Jacobs said it couldn't completely be abandoned

Ernie Carpico asked if the amenities would be accessible to the public. The applicant says there would be an opportunity for that, they would like to work with the Town on what we would like. It could be a sculpture, a sign easement, etc. It's a very prominent spot, although it really couldn't be a park. They are interested in working with the Town to make it a gateway signage spot.

Irena Krystanovic asked about walkability of the project and asked if the timing of the retail matches the residential development, and the applicant assured the committee they were planning to develop both at the same time.

Ernie Carpico asked if the other parcel owner was interested in selling, the applicant says not at this time. The future sale of that plan wouldn't change the layout of this project.

The committee discussed the importance of pedestrian safety in this area. Elizabeth Goodson said we would be working with NCDOT to make sure it's done to Town standards. She also mentioned the importance of spacing the access point off of 55 a greater distance than what is represented in the packet.

Randy Harrington asked for clarification on the proposed height of the buildings. The applicant stated that they are hoping to build 4 story elevator buildings and 2 story carriage style houses.

Dan Berry discussed the land use. While he does like the uniqueness of the carriage homes, and thinks that they should be dispersed throughout the project, rather than just the six proposed, he thinks there needs to be more commercial properties.

Laura Holloman asked if they integrated more commercial/retail properties, would the Town be amenable to taller building height? Dan Barry said probably.

The committee suggested that upper corner would be a great area to put a “Welcome to Holly Springs” sign, and reiterated the need for balance between commercial and residential development.

Elizabeth Goodson summarized the questions/discussion, and asked if there were any other items for discussion. Having none, she moved on to Other Business.

Agenda Item 5: OTHER BUSINESS

None

Agenda Item 6: ADJOURNMENT

The meeting adjourned at 4:00

Motion: Dan Berry

Second: Daniel Weeks

Respectfully submitted,



Kathryn L. White
LUAC Clerk