Town *of* Holly Springs

Land Use Advisory Committee

Minutes: *May 3, 2022*

Agenda Item 1: ROLL CALL

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

Members Present:	Randy Harrington Scott Chase Daniel Weeks Mayor Sean Mayefskie Chris Hills Irena Krstanovic LeeAnn Plumer Kendra Parrish Dan Berry (Town Council Representative) Chris Deshazor (Planning Board Alternate) Kristi Bennett (Town Council Alternate)
Members Absent:	Ernie Carpico, Planning Board Representative
Staff Members Present:	Elizabeth Goodson Sean Ryan Cheryl Caines Rachel Jones Matt Beard Bronwyn Bishop 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 April 5, 2022 as submitted.

Motion: Randy Harrington
Second: Chris Deshazor
Vote: Unanimous

Agenda Item 4: Development Petition(s)

a. **Colen Cass Holt** – Request for a mixed residential neighborhood for a total of 118 units with 59 single family, 24 rear alley townhomes and 35 front loaded townhomes located at 5609 & 5629 Cass Holt Road.

In attendance for this item was – William Daniel and Brian Nichols, William G. Daniel & Associates, Colen Davidson, Milestone Developments LLC.

Cheryl Caines, Development Services, presented the Committee with an overview of the request as presented in the staff report.

William Daniel, with William G. Daniel & Associates, has requested to meet with the Land Use Advisory Committee to discuss a potential residential development along both sides of Cass Holt Road near the intersection with Honeycutt Road. A total of 118 units is proposed (59 single-family, 24 alley loaded townhomes, 35 front loaded townhomes). The site is located adjacent to the Cass Holt Road Park site.

Mr. Daniel said that they're trying to achieve the goals of the UDO that result by having lot 60' frontages, however it creates problems for yield in the development. They believe that using a 50' frontage would still accommodate street tree planting, walkways on both sides of the street, water meters, and sewer cleanouts. They plan on providing guest parking within the development, rather than on the street in between driveways. They are also asking for a modification of street standards, in that they'd like to have the sidewalks moved closer to the street. He went on to ask if there are any thematic goals that they should consider. Also, he said they are interested in working with the Town to extend the gravity sewer to the project and the proposed Town park that abuts the project to the north.

Randy Harrington asked for clarification on the sidewalk placement. Scott Chase questioned how many units they would lose by adhering to the 60' frontage. Mr. Daniels explained that not only would rear entry garages reduce the number of units, they would require much more grading of the topography and a retaining wall.

They discussed what amenities would be offered, and where the off-street parking would be located. Matt Beard expressed the importance of compatibility with the Master Park plan. Rachel Jones discussed how a new roadway on the CTP will affect the eastern side of the development. Kendra Parrish asked for clarification on where the guest parking would be.

Chris Hills said that they realize this project is in the very early stages, but they recommend going back and reviewing the parking issues to see if they can come up with something that fits a bit better with the Comprehensive Plan. Dan Berry said he feels that the proposed plan is more concerned with density, rather than in keeping with the character of the existing neighborhoods. He also expressed some concerns about rezoning the area, and said he doesn't feel that Cass Holt Road, as it exists now, can accommodate this type of density and traffic concerns it would bring.

Summary: The Committee addressed concerns over Comprehensive Plan consistency, character elements, density, ingress and egress related to the traffic that's already existing around the site, greenway connections, and utility connections/capacity.

b. **Circle K** – Request for conditional zoning process and requirements for +/- 3.53 ac located at 5260 Sunset Lake Rd., as requested by Bowman Consulting Group, Ltd.

In attendance for this item was: Andy Priolo and Brian Downs

Cheryl Caines and Rachel Jones, Development Services, presented the Committee with an overview of the request as presented in the staff report.

Andy Priolo, representing Circle K, has requested to meet with the Land Use Advisory Committee to discuss the potential development of a convenience store (5,200 square feet), drive through car wash, and fueling station on 3.53 acres of land located at the intersection of Sunset Lake Road and Lassiter Road. The site consists of five parcels that are currently vacant or developed with single family residences.

Brian Downs, Timmons Group, explained he was just assigned this project the day before, and hadn't had much time to review it. He provided an overview of the project, and they discussed the current zoning, whether the property would need to be rezoned, and what the process would consist of. He also asked about obtaining a Special Use permit.

Mr. Priolo asked if it would be best to wait until the NE Gateway Plan is adopted before they proceed.

Chris Hills said that the purpose of this meeting would be to look at broader ideas for the area, rather than specific procedural quesitons that could be addressed to staff . Mr. Downs asked if the Town had received any questions or ideas from the community as to what they'd like to see as part of the NE Gateway Plan.

Randy Harrington mentioned the importance of tree preservation. He also expressed concerns about the noisier components of the proposed plan that would be adjacent to the residential properties, and asked if they considered swapping EV stations rather than vacuums, car washes, etc.

Chris Deshazor also has concerns about the noise of fuel trucks and food delivery trucks coming in. Irena Krstanovic said they might want to think about it being so near the High School, and perhaps providing something that would benefit the students, such as a fast food site.

Dan Berry suggested that they push the selling point of EV charging stations, rather than just a gas station. Matt Beard also suggested tying the site plan into the bike/ped greenway as a good way to integrate the area as an urban mixed use area.

Daniel Weeks asked about the ingress/egress to the site. Mr. Downs said a TIA has been conducted, but he hasn't had the chance to read it yet.

Summary: The Committee addressed concerns regarding tree preservation, noise, the fact that it requires a legislative rezoning, EV stations, hours of delivery, honoring the NE Gateway plan, the sidepath requirements, as well as cross access considerations for future developments toward Holly Springs Road.

Motion/Action Requested: None Required

Agenda Item 5: OTHER BUSINESS

None

Agenda Item 6: ADJOURNMENT

The meeting adjourned at 4:13pm
Motion: Scott Chase
Second: Dan Berry

Kathryn L. White

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LUAC Clerk