Town of Holly Springs

Land Use Advisory Committee

Minutes: *July 5, 2022*

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, July 5, 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
Ernie Carpico, Planning Board Representative
Dan Berry, Town Council Representative
Chris Deshazor, Planning Board Alternate

Members Absent: Kristi Bennett, Town Council Alternate

Staff Members Present: Elizabeth Goodson
Sean Ryan
Cheryl Caines
Rachel Jones
Matt Beard
Bronwyn Redus
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 May 3, 2022 as submitted.

Motion: Scott Chase
Second: Dan Berry
Vote: Unanimous

Agenda Item 4: Development Petition(s)

a. **Lassiter Rd. Convenience Store -** Tim Carter has requested to meet with the Land Use Advisory Committee to discuss the potential development of a convenience store (5,000 square feet) and fueling station on 1.6 acres of land located at the intersection of Holly Springs Road and Lassiter Road.

In attendance for this item was – Tim Carter, Kimley Horn, Christopher Taft, Property owner, and Jason Barron, Morning Star Law Group.

Bronwyn Redus, Development Services, presented the Committee with an overview of the request as presented in the staff report. This district accommodates auto-oriented, high volume and high intensity commercial uses along major corridors. Activities in this district are often large format retail stores and centers. Development in the CB district shall coordinate to facilitate pedestrian, bicycle, and auto access from nearby neighborhoods. Because the Neighborhood Mixed Use zoning does not allow fueling stations, the applicant is proposing rezoning to CB CD. This would also require an amendment to the Comprehensive Plan to amend the Future Land Use Plan.

Ms. Redus continued by explaining a few of the concerns that were discussed during the pre-application meeting with UDO compliance.

Rachel Jones, Utilities and Infrastructure discussed how the proposed store would be affected by the CTP, and also discussed how public utilities are available to this site, and that future sewer capacity will need to be addressed upon future development. She then turned it over to Tim Carter, with Kimley Horn.

Mr Carter explained how they plan to connect to Lassiter Road. Showed them the proposed private driveway along the south side of the project. He discussed their landscaping plans and how they would adhere to UDO requirements. He showed how the site is surrounded by wetlands, and how any development would be constrained by them.

Mr. Carter continued that this proposal is intended to restore the applicant's plan for a fueling station based on the old UDO. Now with the new UDO, they are requesting a zoning change that would allow a fueling station. He questions the viability of a multi-family development in this area, given the site constraints from the widening of Holly Springs Roads. He feels current and future residents would appreciate the convenience of having a fueling station in this area. He also asked for clarification on the building height requirements for CB.

Chris Hills thanked the applicants for their presentation and opened the discussion to the committee members. Ms. Redus clarified that a fueling station would have required a Special Use zoning, it was not by right.

Randy Harrington said he appreciated the landscaping goals of their plan. Scott Chase asked if the sewer and water demands would be lower if residential property would be built there. Rachel Jones said that the were looking into that and waiting for the data, but in looking forward, having multi-unit residential built along with this commercial property would increase the demand.

Mr. Harrington expressed that this area is a gateway to Holly Springs, explained what was envisioned for the area, and why it was very important for any developer to keep that in mind. This was seconded by Chris Hills. Ernie Carpico said that while we need more service stations, this might not be the best fit for our Gateway. Chris Deshazor had questions about EV stations, and said that having a restaurant would be welcome here, to keep the "Holly Springs feel".

Mayor Mayefskie had some questions about what the rear of the building would look like. He said it's very important for this area to look nice. MPT Berry asked questions about sewer capacity for this area. Rachel Jones said it would depend on what kind of restaurant were to be added. He said we've had other interested developers with similar plans for this area, and he doesn't have strong feelings one way or the other with this plan. He has some concerns about the esthetics of their plan. He feels like the developer can make it more intriguing. He believes the developer can find a better balance for this area.

Mr. Carter asked for some clarifications on the public street comments that Development services made during the application process. Chris Hills suggested that the developer continue to meet with staff for ideas that would best fit this area.

Motion/Action Requested: None Required

Agenda Item 5: OTHER BUSINESS

None

Agenda Item 6: ADJOURNMENT

The meeting adjourned at 3:46pm
Motion: Chris Deshazor
Second: Ernie Carpico

Kathryn L. White

Kathryn L. White
LUAC Clerk