



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

A handwritten signature in cursive script, reading "Kathryn L. White". The signature is written in dark ink and is positioned above a horizontal line.

Kathryn L. White
LUAC Clerk