



Town of Holly Springs Land Use Advisory Committee

Minutes: *August 1, 2023*

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, August 1, 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
Danielle Hewetson, Town Council Alternate
Chris Hills
Kendra Parrish
LeeAnn Plumer
Irena Krstanovic
Thomas Urquart, Planning Board Representative
Rick Madoni, Planning Board Alternate

Members Absent:

Staff Members

Present: Elizabeth Goodson
Sean Ryan
Matt Beard
Conor Ryan
Tom Covington
Seann Byrd
Cheryl Caines
Chris Garcia
Kathy White (recording the minutes)

Agenda Item 2: APPROVAL OF MINUTES

Motion to approve minutes of May 2, 2023 as submitted.

Motion: Scott Chase
Second: Thomas Urquart
Vote: Unanimous

Agenda Item 3: Development Petition(s)

a. **Pine Springs at 151 Rosewood Centre Dr.**

In attendance for this item were:

Andrew Petty, Curry Engineering Group
Chad Sharkey, Sharkey Law Firm
Mike Mattachione, Owner, MCI Cornerstone LLC
Bruce Friend, Pines Springs Prep Academy

Conor Ryan, Development Services, gave an overview of the proposed project as presented in the agenda packet. The applicant is proposing to rezone the parcel from CB Community Business to MXR-CD Mixed Use Residential – Conditional District. They are proposing a 26,000 sq ft. building, projecting that 70% of the building will be used as administrative space and 30% as classroom space. The rezoning is necessary to allow the classroom use. They also proposed a condition that would prevent any residential development on the lot. The existing Pine Springs Academy buildings are to the east and south of the proposed building.

Tom Covington said that water and sewer are available to the site, a water flow and sewer study would be required, and the project would be subject to the Town's Water Resources Management Policy.

Andy Petty explained that even though the classes don't operate like traditional K-12 classrooms, because of the way the ordinance is written, they'd have to rezone to MXR-CD, even though they don't want to be considered a residential parcel.

Bruce Friend explained that the proposed building will ultimately be an expansion of the existing Pine Springs Prep school. Their enrollment has grown rapidly since they opened in 2017, and they need more administrative office space. He continued by explaining how their Blended Learning Academy is structured, stating that these students don't keep the regular Monday – Friday schedule as traditional students. These students wouldn't generate as much traffic as traditional students would since they don't come to school every day or during normal school hours. Right now, the Blended Learning Academy is held in one classroom and one work room at their existing building.

Chris Hills asked about the 70/30 percent classroom split. He also asked if there was any other space on their current parcel that would allow this expansion. Mr. Friend stated that there could be, but it would be cost prohibitive. Also, it would reduce their retention pond area, making it non-compliant. Mr. Petty clarified that they are also trying to preserve the area on their existing parcel for a future athletic field.

Mr. Hills expressed concerns about how this proposed site would affect the traffic if, down the road, the building became only administrative offices.

Mr. Mattachione said he purchased this area with aspirations of it becoming something that would serve the community, and Pine Springs is a great asset to the Town. He said he plans on making sure the building blends in and compliments other buildings in the area.

Randy Harrington asked where Pine Springs was sitting, in this becoming a high school. Mr. Friend replied that they're focusing on K-4 right now, although they are looking at that possibility in the future. In 2021, they received a 10-year charter renewal from the Board of Education, the

longest in the State. They were granted the renewal because of the solid educational results, sound financials, and an overall good school culture, from parents to students. They are exploring possibilities of expanding into a high school, but he doesn't think they have the space to do that right now. Mr. Harrington expressed concerns about not keeping the parcel commercially zoned. Mr. Petty asked if there could be a text amendment to allow this type of use without rezoning, as that could be something other schools might be interested in. If they had a text amendment allowing trade schools in a Community Business district. They wouldn't need to rezone. Chris Hills and Sean Ryan explained that the Council was happy with the way the current zoning is written, and why a text amendment might not be the best option.

Irena Krstanovic expressed her interest in the project, but at the same time she has concerns about how the Town's commercial areas are shrinking as the Town's population grows. Mr. Mattachione said he'd like to design something that would blend the needs of the school as well as office space needs. Mr. Sharkey said ideally speaking, developers want to build the biggest building they can and lease out all the spaces, but there are also concerns about having tenants in a building that would house students and their records. They'd have to think about separate entrances, etc.

Scott Chase asked what the potential sewer flow would be for this project. Elizabeth Goodson said the sewer study hasn't been conducted yet. Kendra Parrish stated that the downstream pump station (Eastern Acres) is at capacity at this point and is nearly 25-30 years old. There needs to be a sewer study, and most likely, that will state that there needs to be a new pump station. Also, this proposed project would need to adhere to the Water Resources Management Policy, and explained how that process works. Mr. Petty said there wouldn't be a lot of new users – they'd just be relocating people from one building to the other. He doesn't believe they would generate as much use as a new commercial user would generate.

Matt Beard said there are no park plans or greenway connections planned in the area. He asked if the students would be walking between the Blended Academy to the Middle School. Mr. Friend said yes, students and staff would be walking back and forth. They want them to be a part of the Middle School. Mr. Beard suggested then that installing a walking plan is something that should be considered, not just for this proposed use, but thinking about the needs of future users for the life of the building. Mr. Petty said that they do plan on having pedestrian connections between the Elementary, Middle School and Blended Academy buildings.

Tom Urquart asked for clarification on increasing enrollment. Mr. Friend said without expanding the current facilities, they don't have any more room without increasing class sizes, which he doesn't want to do. Mr. Urquart asked how long a lease on this building would take before they bought the building, wondering if a different user could come in. Mr. Friend said he was unsure what that timeline would be.

Rick Madoni asked if this property had been approved for a different proposed user and had to be rezoned. He was told it had not. He also said he liked the idea of staggered start times for the Blended Academy.

Council Member Hewetson said she appreciates what Pine Springs Academy brings to the community. She also said she likes the idea of staggered start times and staggered days of attendance.

Chris Hills thanked the applicants for coming and gave an overview of today's topics.

- Inconsistencies with the Future Land Use Plan
- Economic Development concerns due the loss of office opportunities.
- Pedestrian connectivity and vehicular traffic
- Utility capacity

Agenda Item 5: OTHER BUSINESS

None

Mr. Hills asked if there were any other questions, and hearing none, he asked for a motion to adjourn.

Agenda Item 6: ADJOURNMENT

The meeting adjourned at 4:15

Motion: Daniel Weeks

Second: Scott Chase



Kathryn L. White

LUAC Clerk