



Town of Holly Springs Land Use Advisory Committee

Minutes: *September 5, 2023*

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, September 5, 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
Danielle Hewetson, Town Council Alternate
Chris Hills
Kendra Parrish
LeeAnn Plumer
Thomas Urquart, Planning Board Representative
Rick Madoni, Planning Board Alternate

Members Absent: Irena Krstanovic

Staff Members

Present: Aaron Levitt
Grayson Taylor
Sean Ryan
Matt Beard
Catherine Jacobs
Tom Covington
Cheryl Caines
Chris Garcia
Elliot Blonshire
Kathy White (recording the minutes)

Agenda Item 2: APPROVAL OF AGENDA

Motion to approve amended agenda, removing Item 4a. Woodfield Dead End Road Rezoning

Motion: Scott Chase
Second: Randy Harrington
Vote: Unanimous

Agenda Item 3: APPROVAL OF MINUTES

Motion to approve minutes of August 1, 2023 as submitted.

Motion: Randy Harrington
Second: Dan Berry
Vote: Unanimous

Agenda Item 4: Development Petition(s)

4a. **Woodfield Dead End Road Rezoning – Item was withdrawn by Applicant**

4b. **2420 Avent Ferry Mixed-Use Rezoning**

In attendance for this item were:

Thomas Purdue, MacConnell & Associates
Praphul Krottapalli, Summit Acres
RamKishore Siddarampuram, Summit Acres

Grayson Taylor, Development Services, gave an overview of the proposed project, as presented in the agenda packet. The applicant has requested to meet with the Land Use Advisory Committee to discuss the potential development of approximately 32.30 acres of land located at 2420 Avent Ferry Road, near the intersection of Avent Ferry Road and Buckhorn Duncan Road. The proposal consists of a mixed-use development with attached and detached dwellings, apartments, 9.37 acres of commercial uses and childcare. They are also requesting a rezoning from RR Rural Residential to MXR-CD Mixed Use Residential Conditional District.

There is a new roadway shown on the Town's Comprehensive Transportation Plan that will bisect the proposed property. The developer will be responsible for the design and construction of this new roadway across the length of the property. In addition, the developer is required to construct roadway improvements to meet ½ the ultimate cross section along the property frontage of Avent Ferry Road. A Traffic Study will be required to analyze the impact of the development on the Town's and NCDOT's transportation facilities and recommend improvements required to mitigate the project impact.

Tom Covington, Development Services, explained that public utility connection and extension is required for both sanitary sewer and potable water. A Down Stream Sewer Evaluation and Pump Station Report will be required to analyze the impact of the development on the Town's sewer infrastructure and facilities, and recommend improvements required to mitigate the project impact. A fire flow analysis will also be required to verify adequate pressure.

This development will be subject to the Town's Water Resource Management Policy. Due to the proximity to public utilities and the Rezoning request, this development is Priority Level 2, meaning the development can be considered by Town Council for allocation with commitment to two allocation elements.

Mr. Siddarampuram explained that they are looking to provide affordable housing and create a place where people don't have to drive miles for basic neighborhood amenities. Praphul

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Krottapalli continued by saying after people are done working, they don't want to have to drive a long way to enjoy restaurants, coffee shops, and shopping. With new businesses such as Fujifilm Diosynth Biotechnologies and Amgen coming, they want to be able to provide the incoming workforce with affordable housing and convenient access to grocery stores, etc. They believe that this project also aligns with the Town's future growth and transportation plans.

Randy Harrington said he has some concerns about the residential density of the project in relation to the neighboring communities. He also suggested the applicants find a way to create some exciting public spaces that are welcoming to pedestrians.

Daniel Weeks asked if by calling some of the properties affordable housing, did they plan on setting some townhomes aside for income-based housing, or would they be smaller houses that are still market rate. Mr. Siddarampura stated the houses would be constructed to allow for lower rent or purchase price, not specifically income based.

Scott Chase talked about the fact that this project would be in a Conservation District, and it gives an opportunity to do some innovative SCM projects.

LeeAnn Plumer said she liked the idea of the walkability of the proposed project, but there are some elements that need to be addressed. Matt Beard spoke about how parkland dedication and sidepaths are required for this area, and explained how these amenities are accomplished. The Town wants to make sure that we are setting aside enough land to create park space, walking trails etc. down the road.

Sean Ryan asked if adding commercial in the proposed project area would detract from future commercial development in other areas designated in the Future Land Use Plan. Mr. Krottapalli explained that they were planning on smaller commercial development, not a high traffic area that something like a McDonald's would create.

Chris Hills asked for clarification on what type of homes, townhomes and apartments they plan on constructing, and whether they would be marketed for sale or will they retain ownership. Mr. Siddarampura stated that they believe that townhomes look better when they are managed by a central management company. Mr. Hills further recommended that they narrow down the list of uses that could go there and lessen the density so that they would be good neighbors to the other communities in the area.

Kendra Parrish said that the regional pump station near the project was built to eventually double the capacity, but the sounds and odors created by this station (while there are barriers constructed to mitigate this) might be annoying to potential buyers and apartment dwellers. She also explained that there is a headstone on the parcel, and the actual grave site is further away, and the applicant will most likely encounter some challenges with the historical site.

Rick Madoni said that he liked the transition from Holly Glen over to this area.

Dan Berry said he likes the idea of the project, but it's in the wrong area. He will never support commercial buildings next to apartments on that section of Avent Ferry Rd. He'd rather see commercial build out in the areas they've already designated within the Future Land Use Plan. The applicant asked if they addressed the types of commercial usage, would he reconsider it? Dan Berry said he'd rather see single family detached homes.

Chris Hills gave an overview of the session. The key topics discussed were.

- Density and Intensity
- Better transition into existing neighborhoods
- High quality place making elements
- Incorporating SCMs into the site plan
- Park land and greenways
- Odor /noise control from the pump station

Cheryl Caines explained what the next steps would be if the applicant wanted to proceed with the rezoning request.

Agenda Item 5: OTHER BUSINESS

None

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

Agenda Item 6: ADJOURNMENT

The meeting adjourned at 4:03

Motion: Dan Berry

Second: Scott Chase



Kathryn L. White
LUAC Clerk