



Agenda

1. Call to Order

2. Agenda Adjustment

3. Approval of Minutes

- a. February 6, 2024 Minutes

4. Requests and Communications

- a. Graham Wood Property (1432 Avenet Ferry Road)

5. Other Business

6. Adjournment

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:

kathryn.white@hollyspringsnc.gov 919-567-4033



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 3.a.

Approval of Minutes

Title: February 6, 2024 Minutes

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. February 6, 2024 LUAC Minutes - draft



Town of Holly Springs Land Use Advisory Committee

Minutes: *February 6, 2024*

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, February 6, 2024 in the Holleman Room at 3:00 p.m. when a quorum was established.

Members Present: Randy Harrington
Daniel Weeks
Scott Chase
Chris Hills
LeeAnn Plumer
Kendra Parrish
Rick Madoni, Planning Board Alternate
Chris Deshazor, Council Member

Members Absent: Dan Berry,
Thomas Urquart
Irena Krstanovic

Staff Members

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

Agenda Item 2: AGENDA ADJUSTMENT

None

Agenda Item 3: APPROVAL OF MINUTES

Motion to approve minutes of December 5, 2023 as submitted.

Motion: Chris Deshazor
Second: Rick Madoni
Vote: Unanimous

Agenda Item 4: REQUESTS AND COMMUNICATIONS

a. South Wake Landfill Renewable Natural Gas Facility

In attendance for this item was: John Roberson, Wake County
Eric Addressi, Archaea Energy
Guy Chapman, Archaea Energy
Tyler Henson, Archaea Energy
James Fields, Civil & Environmental Consultants, Inc.

Grason Taylor, Development Services, explained that Mr. Roberson and Mr. Addressi have requested to meet with the Land Use Advisory Committee to discuss the potential development of approximately 9 acres of land located at 6330 Old Smithfield Road, within the South Wake Landfill. The proposal consists of a new Renewable Natural Gas Facility and operation southeast of the existing landfill site. He continued, stating that the Future Land Use Designation is Special Use, Natural Area. It also contains a portion of the N. Main St. District on the eastern side of NC-55; however, this portion would not be impacted by the proposal. The current zoning is BRT – Business & Research Technology, and the proposed zoning is HI-CD – Heavy Industrial Conditional Zoning District, as Landfills are only permitted via this zoning.

Mr. Taylor showed the project location map and the location of the proposed RNG Facility in the southeast corner of the parcel. He explained the features of the Special Use and Natural Area aspect of the Comprehensive Plan.

Elliot Blonshine, Development Services, explained that a Traffic Study is required with the proposed Rezoning, and that all improvements identified during the study review process are required to be shown on the subsequent Master Plan and Development Plans, and are required to be designed and constructed by the developer. He stated that public utility connection is required in accordance with the Town's UDO and Engineering Design & Construction Standards and other governing standards.

There is existing gravity sewer available to the south of the project area. A Sewer Scoping meeting will be required to determine the project impact and sewer study required. Once the scope is determined, a sewer analysis will be required at the time of Rezoning petition submittal. This proposed project will be subject to the Water Resource Management Policy as a Priority Level 1. There are existing water mains to the south and east of the parcel. A water main extension will be required. A Hydraulic/Fire Flow evaluation and report will be required with the Master Plan and Development Plans to verify that adequate pressure and fire flow is available. This site is within the Town's reclaimed water service area. A reclaimed water main exists along Bennet Knoll to the south, so an extension is not required with the proposed addition.

John Roberson gave the background of the landfill, stating that landfill gas collection began in 2009. He explained how the process originated and grew over the years. Their initial blower and flare station became operational in 2010 and expanded to 3 blowers in 2018. The existing plant has been generating energy since 2013 for up to 16,000 homes in the area, and runs around the clock, 365 days a year. The new contract with Archaea proposes converting the landfill's methane

gas to natural gas by removing impurities and injecting it into the natural gas pipeline. Archaea has committed to building a \$35 million facility on the property.

Tyler Henson of Archaea stated that they are the largest RNG producer by volume in the US. He explained the benefits of the RNG project and explained how the process works. He continued by showing the beneficial environmental and social impacts an RNG facility provides, and then showed an example of their modular design. He explained that the facility would provide both skilled and unskilled labor through the construction phase, and several full-time equivalent employees, post-construction. The project will provide sustainable energy for North Carolinians and will significantly decrease emissions from flared gas and enhance the local air quality.

Eric Addressi gave a general overview of how the facility would work in conjunction with the landfill. He and Mr. Robeson showed why this facility needs to be located in the proposed area, due to existing structures, and then showed a 3D image of the proposed facility.

Chris Hills asked what the height of the flare is, and was told it was usually 35 feet high, and the actual flame is 10-15 feet above that. Mr. Hills asked where the transfer of the gas to the trucks would take place. He was told that trucks making deliveries to the plant would be using the existing entrances. The entrance for the trucks that are going to be picking up the natural gas will have a separate footprint. During normal hours of operations, the only trucks in and out of the plant would be utility trucks or pickup trucks for our operators.

James Fields said the goal would be to preserve as many trees in the area as possible, as well as protect the migration of various animal species and their habitats. He also explained that the stormwater controls are in keeping Holly Springs and North Carolina requirements.

Chris Hills asked, in consideration of the plant operating 24/7, what are the noise, odor or vibration levels. Mr. Henson said that it would be operational 24/7, but only manned during daytime hours, otherwise it's automatic. With Hwy 55 being adjacent to the plant, the noise would be minimally heard (level 95, which is approximately the noise level of a lawn mower). There would be no odor involved in the processing of the gas.

Randy Harrington asked about the by-product of the flare from both the current landfill and the proposed RNG plant. He was assured that the RNG flare by-product is non-hazardous and odor free CO₂.

Daniel Weeks asked about the visual buffer between Hwy 55 and the facility. They showed different views of the facility and explained that there would be more than a 200' buffer between Hwy 55 and the plant. Kendra Parrish asked if there would be any additional water needs or an increase in wastewater that would go back to the Town's wastewater treatment facility. Mr. Robeson said it would be less than 1% more than currently sent.

Chris Deshazor asked once the landfill closes, what happens to this facility? Mr. Roberson said the landfill is scheduled to close in 2040, he expects that the facility will produce gas for many years after that, so the RNG facility will be operational for years. Mr. Deshazor asked how many people would work at the plant (during daylight hours). 4 general mechanic employees would be working there.

Ms. Parrish asked about emergency response responsibilities, with the flares and the fact that it would be unmanned for much of the time. Mr. Robeson explained that there are cameras and Knox boxes that allow access to the current facility, so the same would be at the proposed facility.

Mr. Harrington asked if there was any consideration to shifting the RNG as far back as possible to the landfill, since Easton Acres is an elevated development. Mr. Fields said there are easements and they chose this area for easier construction. This location also helps stormwater runoff, etc. Mr. Robeson said that nothing precludes them from locating it where Mr. Harrington suggested, but this is the preferred location. Mr. Harrington said his concern was during winter when the trees are not in full leaf. He wants them to consider what the residents might see and be concerned about. Also, he thinks they might want to emphasize the odor control aspect, and how it actually helps the current odor issues. He suggested other renderings that might be more appealing, and that shows more of the tree buffering. He also expressed concerns over having the flare being the first thing people see as they drive into the Town.

Mr. Weeks asked where the gas would be distributed and was assured it would be distributed in Holly Springs and Wake County. Eventually, at peak operation, it will supply approximately 13,000 homes with natural gas. He then asked if there are other RNG facilities and was told there are approximately 50 other sites across the country.

Scott Chase asked if this facility could reduce tipping fees. Mr. Robeson said the better way to state that is “not having this project would increase tipping fees”. Mr. Chase also spoke about the tax base the equipment in this facility could generate.

Kendra Parrish asked if they would allow citizens to tour the facility, and Mr. Robeson said it could be a great educational opportunity.

LeeAnn Plumer expressed concerns over safety and odors being so close to greenways and Ting Park but didn't think this project poses any problems. Matt Beard spoke about the Master Greenway Plan and asked how this project fits in with this plan. After discussion, he didn't believe that there are any conflicts.

Chris Hills said it's important to consider what is visible as you drive on 55. Even if the flare is only one day out of the month, it would be a big concern for residents. He also said maybe having a berm that's landscaped would be something for the applicants to think about. Remembering that this is the gateway to the Town is crucial during the application process. Would it be possible to put the taller elements somewhere else on the property? He also asked about the succession process would be. Would the Town be working with the County or Archaea? Mr. Robeson said even when the landfill is closed, the property and assets will be the County's. Mr. Harrington asked what provisions are in place if issues arise with the company. Mr. Robeson said there are provisions in the contract for them to correct issues or cancel the contract. Mr. Chapman said it would be a symbiotic relationship, and their intent is always to be a good partner with the County, and the contract assures that.

Catherine Jacobs discussed the 100-year floodplain and was assured that the proposed facility would not impact that.

Sean Ryan explained the rezoning process and recommended having the neighborhood meetings in person rather than virtual, especially Easton Acres.

Rick Madoni asked if there are any other economic benefits to either the County or to the residents? Mr. Robeson said they try to limit increasing the tipping fee to every 5-10 years. Their goal is to keep those fee increases to a minimum, and this kind of project helps accomplish that. Mr. Chapman said that he doesn't see an immediate gas price decrease, but long term, think about less pipeline building, and less gas having to be shipped here.

Council member Deshazor expressed his concerns with safety and tree buffer. He highly encourages the applicants to meet with the neighborhoods to assure them of the benefits this conversion offers.

Mr. Fields asked if they're still on the same path for rezoning, and confirmed what the next steps would be. Mr. Hills explained that his staff would provide them with the HOA information so that they could set up the neighborhood meetings.

Agenda Item 5: OTHER BUSINESS

None

Agenda Item 6: ADJOURNMENT

The meeting adjourned at 4:26

Motion: Rick Madoni

Second: Chris Deshazor



Kathryn L. White
LUAC Clerk



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 4.a.

Requests and Communications

Title: Graham Wood Property (1432 Avent Ferry Road)

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Grayson Taylor, Development Services

Action(s):

- No official action by the LUAC will be taken other than providing verbal feedback on the proposed Rezoning of the subject property located at 1432 Avent Ferry Road.

Explanation:

- Michael Kemp with Epcon Communities has requested to meet with the Land Use Advisory Committee to discuss the potential development of ~39.34 acres of land located at 1432 Avent Ferry Road (across from Holly Grove Elementary and Holly Grove Middle School).
- The applicant is requesting a rezoning from RR - Rural Residential to MXR-CD - Mixed-Use Residential Conditional Zoning District.
- The applicant is proposing a total of 122 units, which includes a mix of attached and detached dwellings.
- The realignment of Capeside Avenue is required with the development of this property.
- The applicant is proposing an onsite pump station that is not inline with the Town's Long-Range Wastewater Capital Improvement Plan.
- This development is subject to the Water Resource Management Policy and is a priority level 2.

Background:

- The LUAC provides informal review, technical support, assistance, comment and critique in the assessment of proposed development petitions.

Funding Source(s):

N/A

Attachment(s):

1. Staff Report
2. LUAC Application
3. Concept Plan



Land Use Advisory Committee

Subject Title: Graham Wood Property (1432 Avent Ferry Road)
Meeting Date: March 5, 2023
Presenter: Grayson Taylor, Elliot Blonshine, Development Services
Attachments: LUAC Application, Site Plan

Topic Highlights/Summary

Michael Kemp with Epcon Communities has requested to meet with the Land Use Advisory Committee to discuss the potential development of ~39.34 acres of land located at 1432 Avent Ferry Road (across from Holly Grove Elementary and Holly Grove Middle School). The proposal consists of an age-restricted, 55+ community which includes a mix of attached and detached dwellings. The total number of proposed units is 122, with no defined number for each housing type.

Epcon Communities has developed communities throughout the United States for over 35 years. A link to their website is here: <https://www.epconcommunities.com/>

Future Land Use Designations: Neighborhood Center

Proposed Future Land Use Designation: N/A

Current Zoning: RR – Rural Residential

Proposed Zoning: MXR - CD Mixed-Use Residential Conditional Zoning District

LUAC Discussion

The Land Use Advisory Committee is being asked to discuss the acceptability of the development proposal and consistency with the Land Use & Character expectations for development.

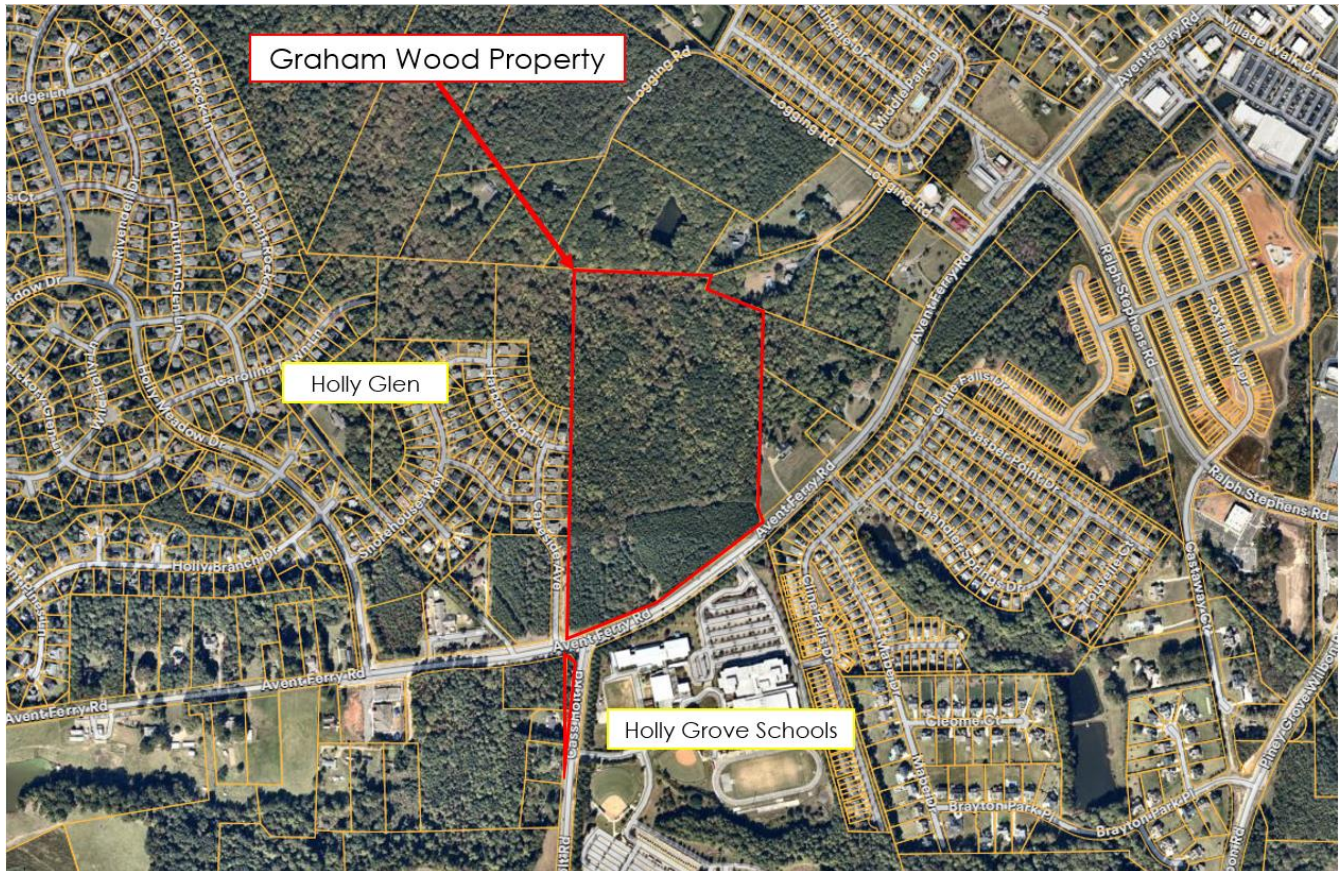
Points of discussion:

- Is the requested use consistent with the Town's Comprehensive Plan without commercial space?
- Is this an appropriate location for an age-restricted community?
- What considerations should be made to the Capeside/Avent Ferry Realignment?
- Under what conditions would the Town permit a pump station at this site, if any?

The applicant has requested specific guidance from LUAC on the following:

- The development as proposed
- Right-of-way dedication and road improvements
- Availability of sewer and associated options

Project Location Map



Staff Analysis of Proposed Concept

Comprehensive Plan & Zoning Analysis

The proposed project incorporates partial themes from the Comprehensive Plan for a Neighborhood Center:

- Reserving 30% of land on site as permanent open space.
- Neighborhood Center Goal #2: Allow a mix of residential units within and at the edges of the centers.

Areas where the proposed project is not in alignment or in partial alignment with the Comprehensive Plan:

- Lack of any neighborhood oriented commercial uses.
- No proposed grid patterns.
- Lots are not primarily rear-loaded to maximize walkability and reduce the emphasis on automobiles.

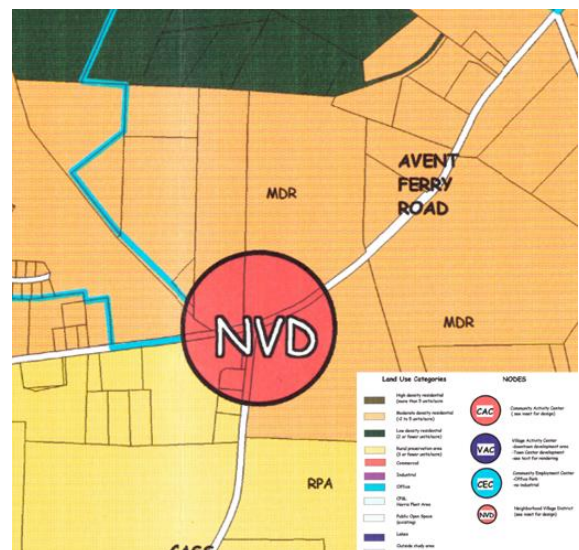
The image below provides an example of design intent for areas designated as Neighborhood Center:



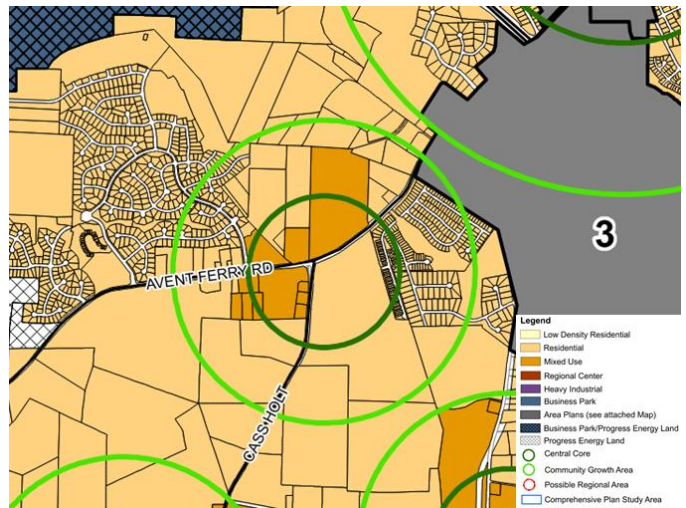
The applicant is requesting consideration of rezoning to the Mixed-Use Residential Conditional Zoning District (MXR-CD), which, according to the UDO, is a district that can be compatible with the Neighborhood Center Character Area if the applicant can demonstrate, through proposed conditions or development commitments, that the intent of the Character Area destination has been achieved. It is important to note that the UDO provides only general guidance of Comprehensive Plan compatibility and does not suggest that all applications of the zoning district are automatically compatible.

Staff's analysis finds the proposed zoning district and concept plan is inconsistent with the Town's Comprehensive Plan and the Town's long-term goals. The designation of the Neighborhood Center Future Land Use Character Area at this location was intentional in order to provide commercial options closer to residents in the western portion of the community, while aiming to reduce vehicular trips on Avent Ferry Road and ultimately NC-55.

Neighborhood oriented commercial uses at the intersection of Cass Holt and Avent Ferry Roads has been a long-held goal for the Town dating back to at least the 1998 Growth Plan. The 1998 Growth Plan identified a portion of the subject parcel as a "Neighborhood Village District" which was described as "centers for neighborhood activity that will include grocery stores, offices, drug stores, service and specialty stores, as well as some convenience stores such as gas stations and other auto oriented services. Higher density residential development, such as multi-family and traditional neighborhood residential, would also be found in and around the NVD."



The 2007 Comprehensive Plan identified the subject parcel as “Mixed-Use” within a “Community Growth Area,” described as areas that promote a “mixed use commercial core that includes a civic amenity, higher density residential surrounding the core, transitioning to lower density residential expanding outward to the boundaries of each Growth Area.” It was envisioned that the Community Growth Area at Avent Ferry Road and Cass Holt Road may be able to support a neighborhood commercial center approximately 50 to 75 acres in size. It should be noted that in 2018, following the Southern Area Planning Initiative, many of the Future Land Use categories in the southern portion of Holly Springs were changed to a lower density residential designation while the Town was working on the 2019 Land Use & Character Plan, the subject parcel included.



During the drafting of the 2019 Land Use & Character Plan, public feedback for commercial uses at the Cass Hold Road and Avent Ferry Road intersection was generally supportive and neighborhood oriented commercial at the intersection for Avent Ferry Road and Cass Holt Road was reaffirmed by designating the subject parcel as Neighborhood Center.

The Neighborhood Center designation is a critical component of the Town's long-range planning goals. Currently, there are no significant non-residential land uses west of the vicinity of NC-55, creating a one-way flow of vehicular traffic to NC-55 for all goods and services. Commercial options further west along Avent Ferry Road have the potential to alleviate the number of vehicles having to travel to commercial centers along NC-55, as they would not need to travel as far. Commercial options closer to residences also creates the possibility of walking or biking to this site as it is a shorter distance, further removing vehicles from the road.

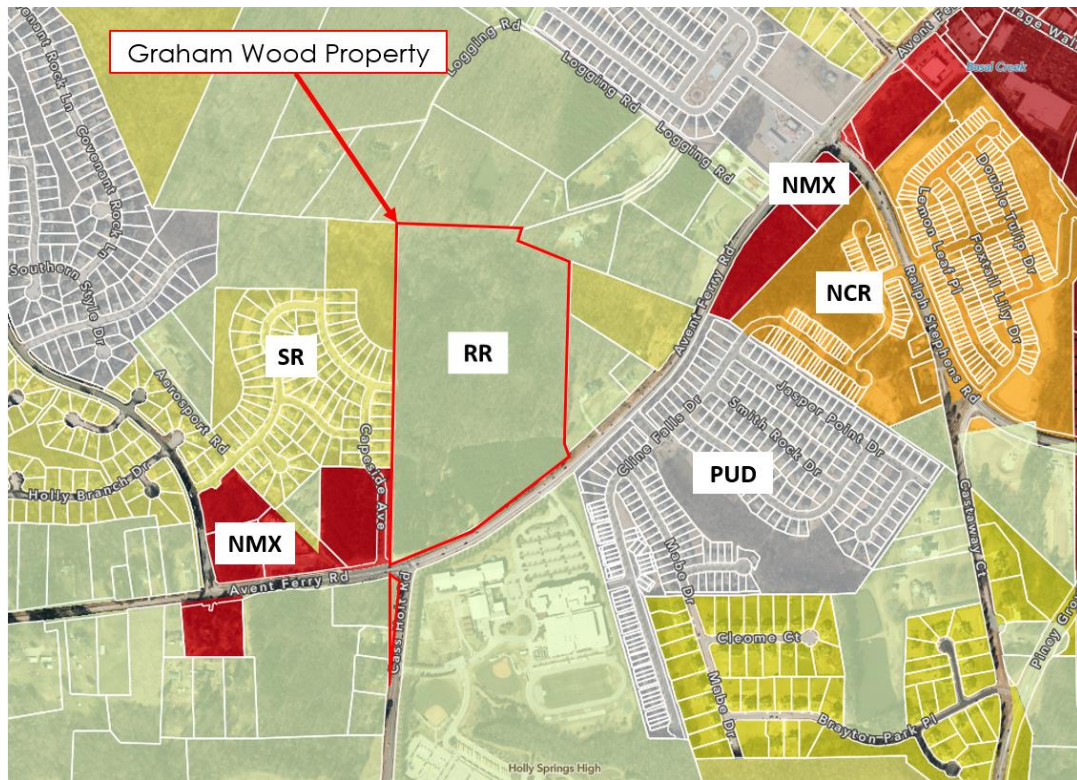
The proposed development is also not in alignment with the Town Council's legislative priorities and strategic plan.

- The Town has expressed the importance to Wake County and Wake County Public School System of siting schools within neighborhoods to allow students to walk or bike to school. This has the added benefits of reducing space needed for vehicle stacking on school sites, and reducing the number of school buses needed to pick up students. An age-restricted community at this location significantly limits to possibility of school-age children living in this development, at a location very walkable to school.
- The Town Council has adopted a strategic initiative to achieve a tax base balance of 30% non-residential/70% residential. Preserving land for non-residential uses is critical to achieving and maintaining this goal.

To meet the intent of the Comprehensive Plan and the Town's long-term goals, staff finds the most applicable zoning district at this site to be NMX – Neighborhood Mixed-Use. The goal of the NMX district is to promote a pedestrian-friendly environment for the provision of a full range of convenience goods and services, which are necessary to meet the daily needs of nearby neighborhoods. Their proximity requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The NMX zoning district can also allow similar residential density to that of the proposed MXR zoning district through a Conditional Zoning District, while still including the desired commercial space.

Background Information

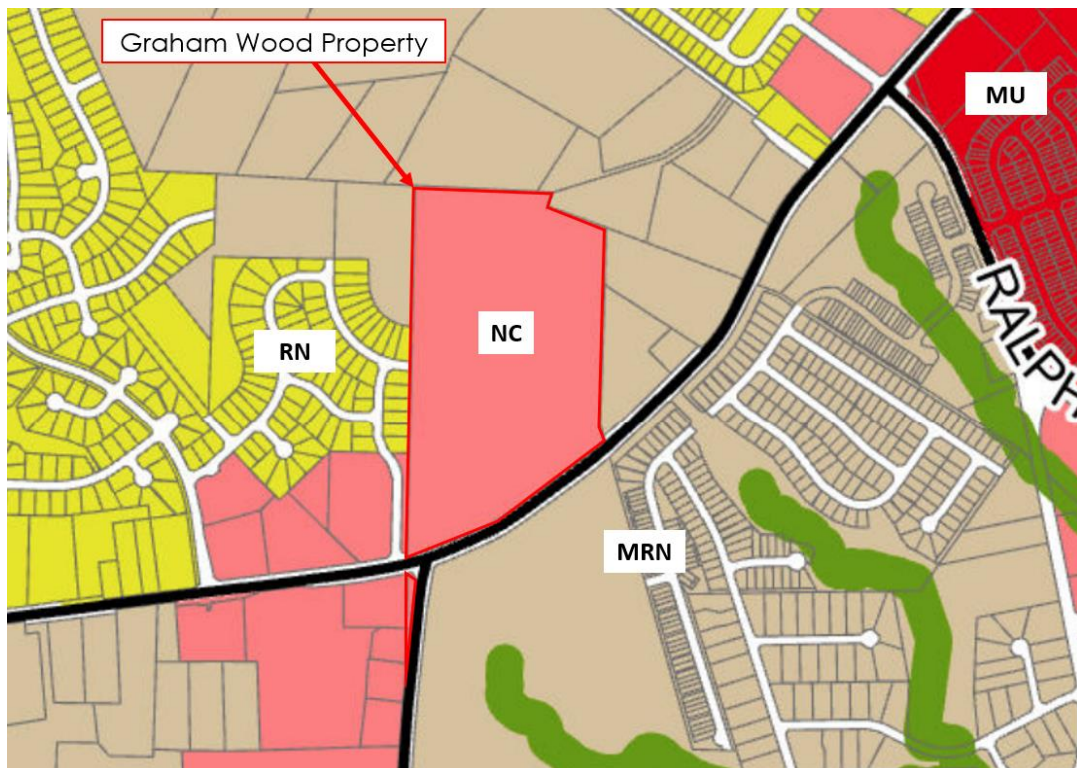
Current Zoning Map



Comprehensive Plan Section 1: Land Use & Character:

The Future Land Use Map designates the project area as Neighborhood Center.

Current Future Land Use Map



Neighborhood Center:

Small scale, Neighborhood Centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of Neighborhood Centers transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some Neighborhood Centers may include upper story residential or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from adjacent neighborhoods.

Key features of development of Neighborhood Center:

Street & Block Patterns

- Blocks are small to medium, and typically in an interconnected grid pattern.
- Lots are primarily rear-loaded to maximize walkability and reduce the emphasis on automobiles.
- Parking is located in and accessed from the rear.
- Paved surface lots have shared parking agreements.
- Formal on-street parking is provided throughout the Neighborhood Center.

Open Spaces & Natural Resources

- These areas include a variety of shared public open spaces throughout a walkable, activated environment. These centers may include formal and informal open spaces such as greens, squares, plazas, and community gardens.
- Due to their small scale and location, Neighborhood Centers are often developed in a manner that does not allow significant protection of topography or natural landscape features, and may require significant grading, tree clearing, retaining walls or stormwater management features.
- There may be opportunities to use the natural hydrology of the site for stormwater control.
- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Green roof elements and/or rooftop gardens are encouraged.
- Specimen tree preservation is encouraged.

Lot Size & Building Placement

- Lot width and depth is variable, but should be scaled so as to be compatible with adjacent development.
- Front setbacks should be minimal, with storefronts pulled up to the street to enhance walkability.

Building Types & Massing

- Building types are primarily commercial on the ground floor, but may include residential or office uses on upper floors or at the edge of the commercial center.
- Buildings may be up to 3 stories in height.

Transportation Network

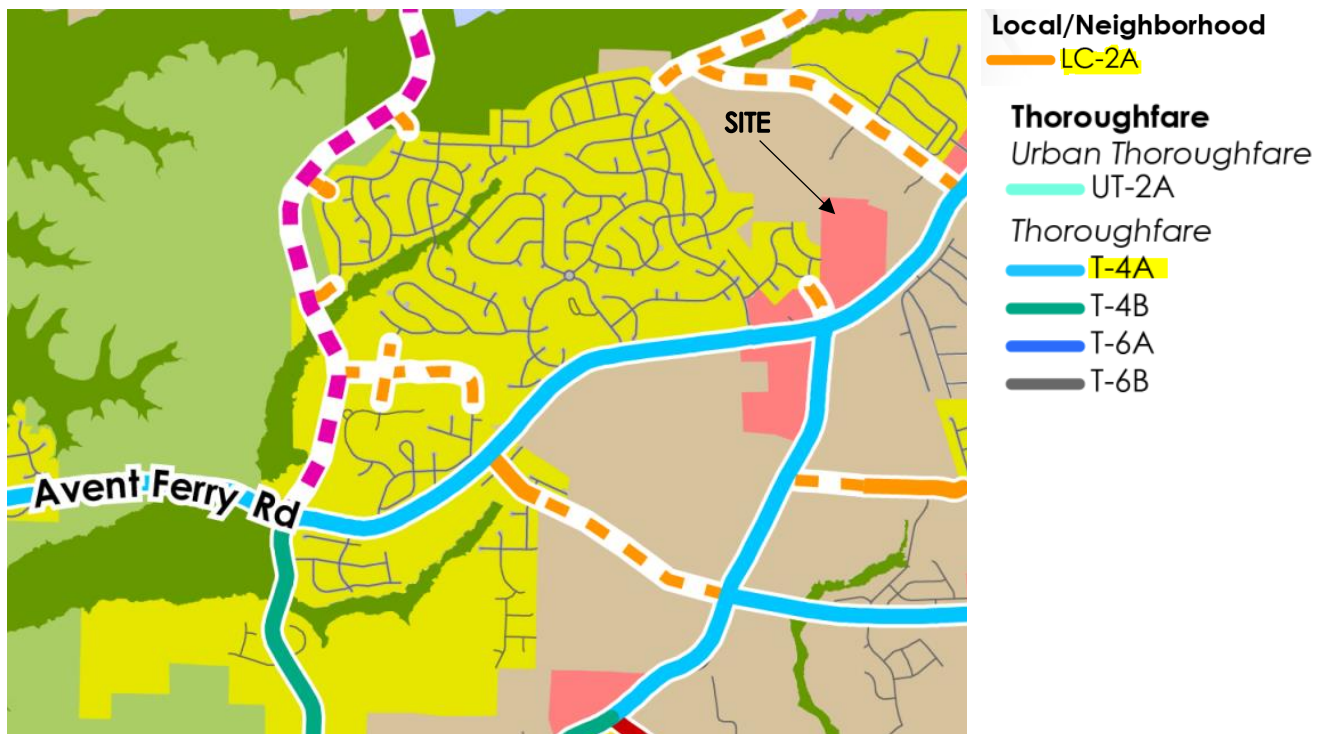
- Multi-modal, somewhat urban character with curbs and formal planting arrangements.
- Grid street patterns with high connectivity for all modes of transportation.
- Sidewalks and bike facilities provide links to adjacent neighborhoods.

- Circulation should be provided internally to minimize traffic impact on adjacent neighborhoods.

Comprehensive Plan Section 2: Comprehensive Transportation Plan

Avent Ferry Road, Cass Holt Road, and Capeside Avenue Improvements:

According to the Comprehensive Transportation Plan (CTP) and Unified Development Ordinance (UDO), right-of-way dedication and construction of thoroughfare widening to meet ½ of the ultimate street cross section across the proposed project property frontages is required. This property has frontage along Avent Ferry Road, Cass Holt Road, and Capeside Avenue. The ultimate street cross sections for these roadways in the CTP are 4-lane median divided thoroughfares for Avent Ferry Road and Cass Holt Road, and 2 lane collector for Capeside Avenue. (See below). According to the CTP, Capeside Avenue is to be realigned to create a 4-way intersection with Cass Holt Road and Avent Ferry Road.



The required improvements along Cass Holt Road are not included with the site plan, despite this project parcel having frontage along Cass Holt Road. The improvements along Cass Holt Road are critical with the realignment of Capeside Avenue and potential future signalization of this intersection.

NCDOT 2024-2033 STIP Project U-5889:

NCDOT Project U-5889 includes the widening of Avent Ferry Road to multiple lanes and intersection improvements from NC55 to Cass Holt Road. Project construction is scheduled for 2028.

Traffic Study:

A Traffic Study is required with the proposed Rezoning 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. All improvements identified during the Traffic Study review process are required to be shown on the subsequent Master Plan and/or Development Plans. Improvements are required to be designed and constructed by the

developer. A Traffic Study Scoping Meeting is required with the developer's Transportation team, the Town and NCDOT. The Traffic Study is required to be submitted with the first Rezoning Petition Submittal.

Comprehensive Plan Section 5: Utilities & Infrastructure:

With the development of this property, public utility connection is required in accordance with the Town's Unified Development Ordinance (UDO) and Engineering Design & Construction Standards (ED&CS) and other governing standards.

Sanitary Sewer:

There is existing gravity sewer available to the west in Holly Glen Subdivision. This development is proposing a new onsite pump station that will discharge to the existing Avent Ferry Pump Station. This site is not identified to have a pump station on the Long-Range Wastewater Capital Improvement Plan. Staff has reviewed the provided pump station request and associated exhibits and does not recommend a pump station at this site with concurrence from the Executive Director of Utilities and Infrastructure.

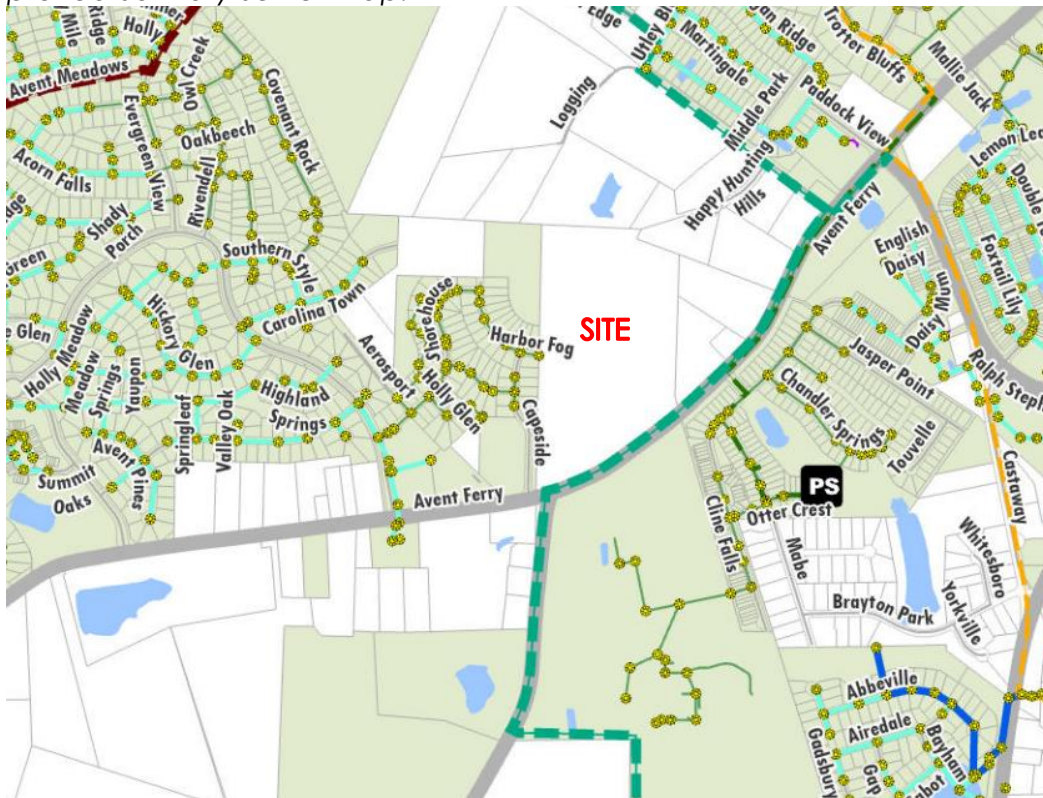
Sewer Study:

A Downstream Sewer Evaluation will be required at the time of Rezoning petition submittal to evaluate the capacity and condition of existing downstream sewer infrastructure and pump stations to determine the project impact. All improvements identified during the Sewer Study review process are required to be shown on the subsequent Master Plan and/or Development Plans. Improvements are required to be designed and constructed by the developer.

Water Resource Management Policy:

This development will be subject to the Water Resource Management Policy and be considered as a Priority Level 2 within the Residential Allocation Assignment.

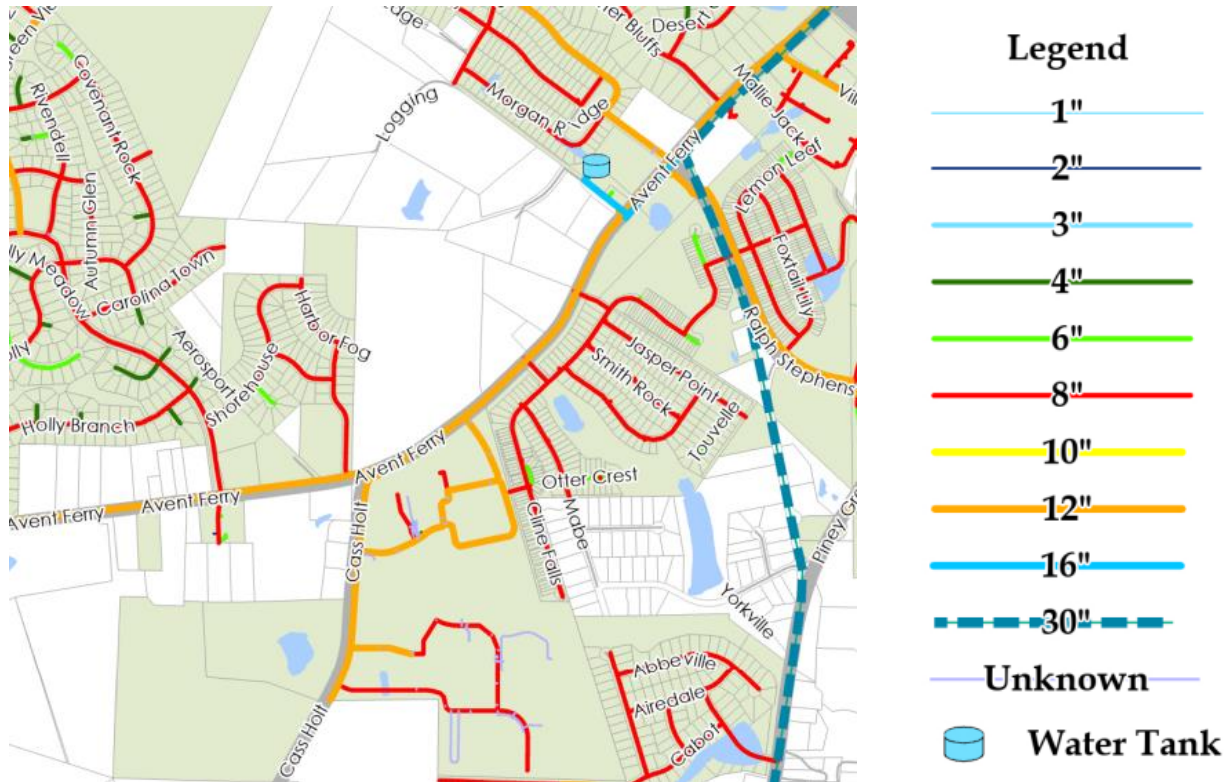
Town's Approved Sanitary Sewer Map:



Potable Water:

There is an existing watermain to the south in Avent Ferry Road and to the east in the Holly Glen Subdivision. Watermain will be extended throughout the site to serve the development and to adjacent properties for future connection. A Hydraulic/Fire Flow Evaluation and Report will be required with the Master Plan and/or Development Plans to verify that adequate pressure and fire flow is available.

Town's Approved Potable Water Map



Motion/Action Requested

No action is requested. The purpose of this agenda item is to provide the applicant feedback and guidance regarding a potential rezoning and development request for the property in question.

Agenda Item Contact Information				
Agenda item prepared by:		Grayson Taylor		
Agenda Item Department Head Approval for Review and TRC Discussion				
	Approved for Distribution			
Staff	Yes	No	Initials	Department Head Comments
Elliot Blonshine	X			
Grayson Taylor	X			

General Information

Following a General Inquiry or Sketch Plan Review (pre-submittal) meeting with Staff, if it is determined that a petition for a Rezoning, Comprehensive Plan Amendment, UDO Text Amendment, Development Plan or Major Subdivision Plan will be requested, or if the proposed project is not in conformance with the Town's Comprehensive Plan, staff may recommend that the Petitioner meet with the Land Use Advisory Committee (LUAC) prior to filing a development petition.

To be placed on the next available LUAC agenda, submit a LUAC Request & Communication Application and any supporting documentation to Development Services by the first Friday of any month to be considered for the next available LUAC meeting. LUAC meeting agendas will have a maximum of two (2) items for Requests & Communications. Items will be scheduled in the order that applications are submitted. An application requesting for a project to be placed on an additional agenda cannot be submitted until the Monday after the item was reviewed by the LUAC.

- Visit www.hollyspringsnc.us/2170/Development-Services for a current fee schedule.
- **Land Use Advisory Committee Meetings are held as needed on the first Tuesday of each month at 3 pm.**

Submittal Requirements

All items listed are required for a complete submittal. Incomplete submittals will be rejected and delay the process.

Submit the following items via the CityView Portal by NOON before the first Friday of the month; choose Apply for a Planning & Zoning Review:

- Application Form
- Project Description Statement, or for projects previously presented to the LUAC, a description of changes made to the proposal since the last LUAC meeting.
- One complete set of PDF plans

Once your submittal is deemed complete and accepted, staff will send you a confirmation and advise that submittal fees (if applicable) are available for payment in the CityView Portal.

For questions about your submittal, please reach out to dsintake@hollyspringsnc.gov

LAND USE ADVISORY COMMITTEE Request & Communication Application

DPM Appendix #A.19 Supplement 20 January 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)*

Applicant and Financially Responsible Party will need to register for an account on the CityView Portal.

Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☐ Design Professional ☒ Developer

Name: Michael Kemp Company: Epcon Communities

Mailing Address: 5440 Wade Park Blvd, Ste 101

City, State Zip: Raleigh, NC 27607

Telephone: 919-795-1701 E-Mail: mkemp@epconcommunities.com

REQUIRED: Property Owner(s) if different from Applicant/Contact

(Attach additional sheets if needed)

Name: Graham H. Wood Company:

Mailing Address: 480 Tavern Circle

City, State Zip: Sandy Springs, GA 30350-4455

Telephone: E-Mail:

PROJECT INFORMATION

Project Name	Wood Property		
Project Location <i>Use street address If none, use closes intersection</i>	1432 Aventura Ferry Road		
	☐ Within Corporate Limits ☒ Within Holly Springs ETJ ☐ Pending Annexation		
PIN(s)	0648464185		
Project Acreage	39.34		
Current Zoning	Rural Residential	Proposed Zoning	Mixed-use Residential Conditional District (MXR-CD)
Current Future Land Use Designation	Neighborhood Center		
Proposed Future Land Use Designation			
Area Plan Designation <i>If applicable</i>			

PROJECT TYPE *(check all that apply)*

- ☐ Comprehensive Plan Amendment
 - ☐ Text Amendment ☐ Future Land Use Plan Map Amendment
 - ☐ Area/Corridor Plan Map Amendment/Name: _____
- ☐ Zoning Map Change: General Use District
- ☒ Zoning Map Change: Conditional Zoning District
- ☐ Major Subdivision
- ☐ Development Plan
- ☐ Other:

LAND USE ADVISORY COMMITTEE Request & Communication Application

DPM Appendix #A.19 Supplement 20 January 2023

LUAC MEETING REQUEST

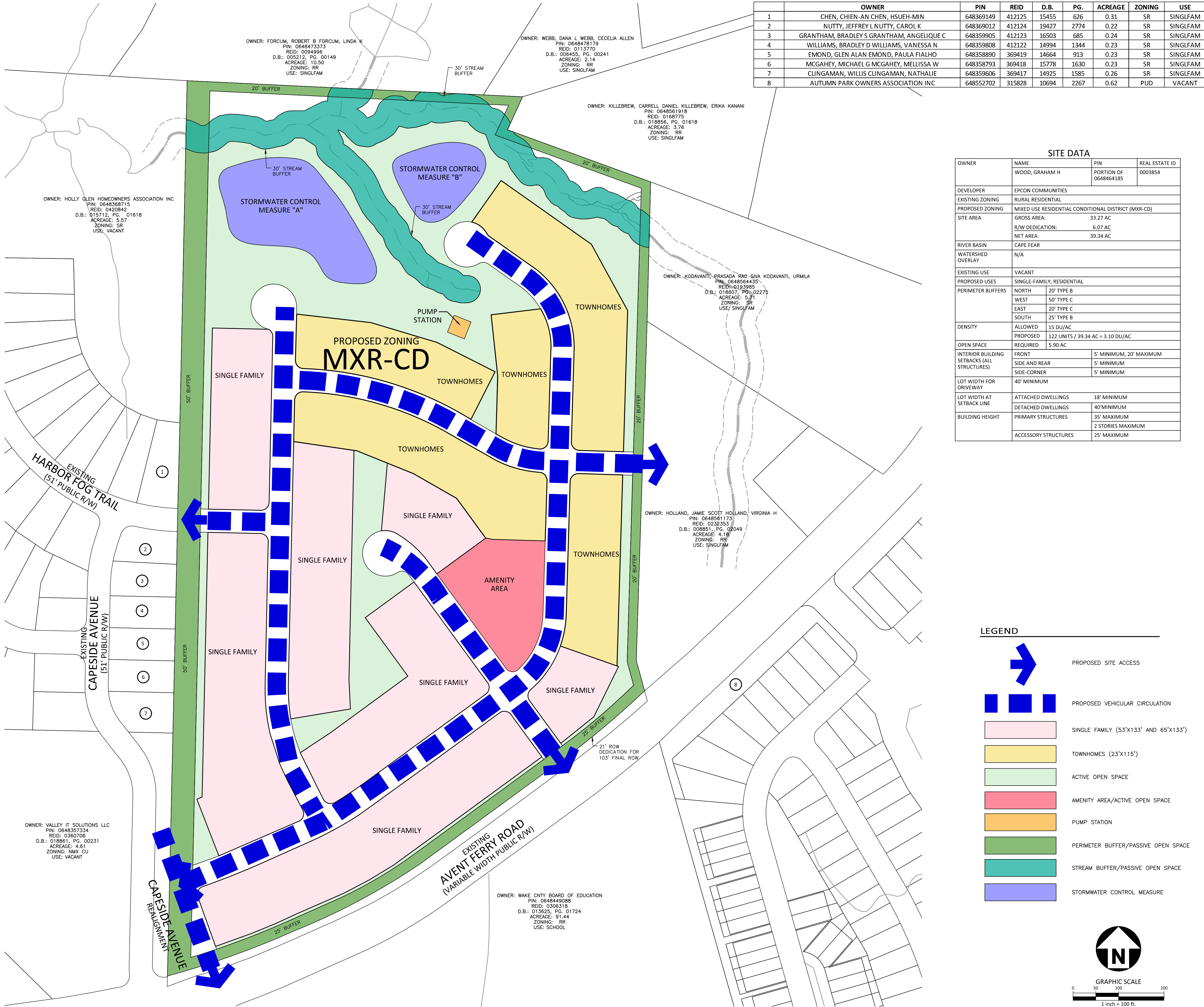
LUAC Meeting Date Requested:

Note: A maximum of two items shall be scheduled per LUAC meeting agenda in the order that they are received, your request will be placed on the closest meeting date to the date requested.

DISCUSSION TOPICS

What specific topics or questions are you seeking feedback from the LUAC?
(attach additional sheets if needed)

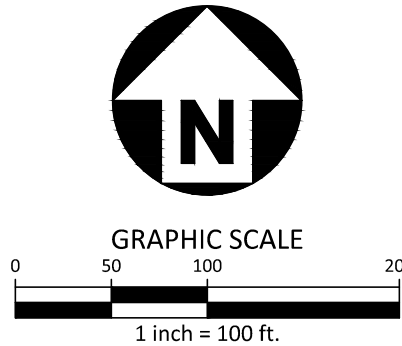
I:\Projects\EPC\PC23001\04-Production\Engineering\Master Plan\Current Drawings\EPC23001-S1.dwg, 11/28/2023 11:37:21 AM, Ashley Abbott

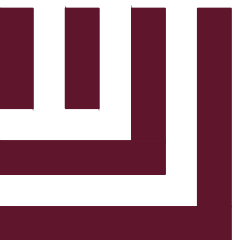


	OWNER	PIN	REID	D.B.	PG.	ACREAGE	ZONING	USE
1	CHEN, CHIEN-AN CHEN, HSUEH-MIN	648369149	412125	15455	626	0.31	SR	SINGLFAM
2	NUTTY, JEFFREY L NUTTY, CAROL K	648369012	412124	19427	2774	0.22	SR	SINGLFAM
3	GRANTHAM, BRADLEY S GRANTHAM, ANGELIQUE C	648359905	412123	16503	685	0.24	SR	SINGLFAM
4	WILLIAMS, BRADLEY D WILLIAMS, VANESSA N	648359808	412122	14994	1344	0.23	SR	SINGLFAM
5	EMOND, GLEN ALAN EMOND, PAULA FIALHO	648358890	369419	14664	913	0.23	SR	SINGLFAM
6	MCGAHEY, MICHAEL G MCGAHEY, MELLISSA W	648358793	369418	15778	1630	0.23	SR	SINGLFAM
7	CLINGAMAN, WILLIS CLINGAMAN, NATHALIE	648359606	369417	14925	1585	0.26	SR	SINGLFAM
8	AUTUMN PARK OWNERS ASSOCIATION INC	648552702	315828	10694	2267	0.62	PUD	VACANT

SITE DATA			
OWNER	NAME	PIN	REAL ESTATE ID
	WOOD, GRAHAM H	PORTION OF 0648464185	0003854
DEVELOPER	EPCON COMMUNITIES		
EXISTING ZONING	RURAL RESIDENTIAL		
PROPOSED ZONING	MIXED USE RESIDENTIAL CONDITIONAL DISTRICT (MXR-CD)		
SITE AREA	GROSS AREA:	33.27 AC	
	R/W DEDICATION:	6.07 AC	
	NET AREA:	39.34 AC	
RIVER BASIN	CAPE FEAR		
WATERSHED OVERLAY	N/A		
EXISTING USE	VACANT		
PROPOSED USES	SINGLE-FAMILY, RESIDENTIAL		
PERIMETER BUFFERS	NORTH	20' TYPE B	
	WEST	50' TYPE C	
	EAST	20' TYPE C	
	SOUTH	25' TYPE B	
DENSITY	ALLOWED	15 DU/AC	
	PROPOSED	122 UNITS / 39.34 AC = 3.10 DU/AC	
OPEN SPACE	REQUIRED	5.90 AC	
INTERIOR BUILDING SETBACKS (ALL STRUCTURES)	FRONT	5' MINIMUM, 20' MAXIMUM	
	SIDE AND REAR	5' MINIMUM	
	SIDE-CORNER	5' MINIMUM	
LOT WIDTH FOR DRIVEWAY	40' MINIMUM		
LOT WIDTH AT SETBACK LINE	ATTACHED DWELLINGS	18' MINIMUM	
	DETACHED DWELLINGS	40' MINIMUM	
BUILDING HEIGHT	PRIMARY STRUCTURES	35' MAXIMUM	
		2 STORIES MAXIMUM	
	ACCESSORY STRUCTURES	25' MAXIMUM	

LEGEND	
	PROPOSED SITE ACCESS
	PROPOSED VEHICULAR CIRCULATION
	SINGLE FAMILY (53'X133' AND 65'X133')
	TOWNHOMES (23'X115')
	ACTIVE OPEN SPACE
	AMENITY AREA/ACTIVE OPEN SPACE
	PUMP STATION
	PERIMETER BUFFER/PASSIVE OPEN SPACE
	STREAM BUFFER/PASSIVE OPEN SPACE
	STORMWATER CONTROL MEASURE





McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

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EPCON COMMUNITIES
19 WESTON PARKWAY
CARY, NORTH CAROLINA 27513



GRAHAM WOOD PROPERTY MASTER PLAN AVENT FERRY ROAD HOLLY SPRINGS, NORTH CAROLINA

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	EPC23001
FILENAME	EPC23001X-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	11. 28. 2023

SHEET

CONCEPT PLAN

C2.00