



Town of Holly Springs Land Use Advisory Committee

Minutes: *December 5, 2023*

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, December 5, 2023 in the Holleman Room at 3:00 p.m. when a quorum was established.

Members Present: Randy Harrington
Scott Chase
Daniel Weeks
Dan Berry, Town Council Representative
Chris Hills
Kendra Parrish
Thomas Urquart, Planning Board Representative
Rick Madoni, Planning Board Alternate
Chris Deshazor, Council Member Elect

Members Absent: Irena Krstanovic
LeeAnn Plumer

Staff Members
Present: Grayson Taylor
Aaron Levitt
Brett Gosney
Conor Ryan
Elizabeth Goodson
Sean Ryan
Matt Beard
Anna Murphy
Catherine Jacobs
Anna Murphy
Cheryl Caines
Chris Garcia
Elliot Blonshine
Rachel Ingram
Kathy White (recording the minutes)

Agenda Item 2: APPROVAL OF MINUTES

Motion to approve minutes of November 7, 2023 as submitted.

Motion: Randy Harrington
Second: Dan Berry
Vote: Unanimous

Agenda Item 3: Development Petition(s)

A. 420 Green Oaks Parkway Rezoning – (as applicants for Item 3B weren't all in attendance at the beginning of the meeting, the Committee elected to discuss this item first)

Applicants in attendance were:

Joni Barnes, ONB Properties

Josh Dunbar, Skie Properties Two, LLC

Bruce Friend, Pine Springs Preparatory Academy

Craig Tucker, Pine Springs Preparatory Academy

Grayson Taylor, Development Services, stated that Joni Barnes with ONB Properties has requested to meet with the LUAC to discuss the potential for a school, flex space and laboratory space at 420 Green Oaks Parkway. The school use includes a grade 9-12 charter school and classroom space for approximately 600-800 students that attend in-person learning part time. The site includes two parcels adjacent to Green Oaks Parkway and is designated as Tract E of the Holly Springs Business Park Planned Unit Development. He gave an overview of the proposed project as stated in the packet, explaining that the site received Development Plan approval by the Town Council as 20-DP-08 (Holly Springs Business Park Tract 3).

Catherine Jacobs said that the applicant is hoping to keep the overall layout fairly similar to what was previously approved, and so they don't expect utility locations to change. She said a Traffic study revision would likely be required, and they would also need to rescope the estimated sewer flow. If the proposed anticipated daily flow exceeds what was previously proposed, a revision to the study would be required to analyze the additional impacts of this development to the Town's infrastructure. Also, if there is any additional sewer flow that would be needed for this project, that additional piece would be subject to the Water Resource Management Policy.

Bruce Friend, Pine Springs Prep Academy gave a brief overview of the school, stating that the enrollment has grown since they opened in 2017, and the campus has grown along with it. They have a current enrollment of over 1,260 students, with an 1,800-student waitlist. They've received a 10-year charter renewal from the State, which confirms the strength of the program. He showed a breakdown of locations their students and staff come from. They're seeking approval for a change in use of 420 Green Oaks Parkway to allow for the development of an innovative life sciences focused high school.

Craig Tucker explained why they chose this location for expansion, and why they believe this will benefit the school as well as the Town. He discussed the curriculum of the proposed school, from General Education, Immersive Learning and Certification. They are also working to partner with Wake Tech so students could graduate with a BioWorks Certificate, in addition to a General Diploma. This Certification allows the graduates to start their career immediately after graduation. They believe the program could become a national model for future schools in the nation. He explained how this certification would benefit students with pay and benefits and would lessen student debt incurred. He then talked about the long-term economic impacts that this program could have for the Town.

Mr. Hills stated that there are two main questions for the committee to consider: is the proposed use consistent with the goals of the Vision Holly Springs Comprehensive Plan, and does the LUAC support the proposed use and proposed zoning district, with the suggested (or other) conditions, at this location?

Daniel Weeks asked if there would be a critical number of students needed to select this option to make the program successful? Mr. Friend said it's a hard number to come up with. He believes that as the school grows and word gets out, more and more parents and students are going to pursue the program. Mr. Tucker followed with the fact that it will be important for them to market the program properly. The immersive experience will also promote the school, as students get to learn what is going on in the biotech buildings. Mr. Friend also reminded the committee that their intent is not to have a huge school like a traditional high school.

Mr. Weeks asked if any of the existing biotech companies like Amgen, Fuji, or Seqiris have reached out to them to express interest. Mr. Tucker said yes, they have shown interest. He also said the companies are looking for high-school students who can graduate with this certificate and start right away, not necessarily those interested in pursuing a 4-year degree. Ms. Barnes said the companies will be beneficiaries of the program.

Randy Harrington said the biggest issue is the compatibility of this rezoning with the Comprehensive Plan. The other issue is the transportation element to the project. There are neighborhoods and other schools that would be impacted by this proposed project. He also asked what kind of conditions/protections might be offered that would convey the commitment the school is willing to make. Mr. Friend said the short answer is that as a charter school, they don't receive capital funds from the state. They must get investors who believe in them. Their investors believe in this project, they're not going to change their mind three years from now. Their purpose is not going to change.

Mr. Dunbar discussed the traffic concerns. He said he realizes they'll have to do another traffic study.

Matt Beard said he would like to see a site plan that shows the proposed layout of the buildings. He wants to see how the students would safely move from building to building with all the traffic in the area. Pedestrian circulation is a major concern. He thinks looking at adding bikeways to the area would be a good thing to consider.

Elizabeth Goodson said the transportation aspect is something that needs to be considered. How would this school interact with the existing businesses and schools? Mr. Dunbar said the peak hours are different than neighboring businesses, and that should help. Ms. Goodson said they are also in close proximity to two other large schools that would have the same peak time.

Aaron Levitt said high school parking is an issue. Wake County has the largest percentage of student drivers. He also asked if there have been any lessons learned from having Pine Springs on Main Street? Mr. Friend said they've learned a lot about queuing.

Anna Murphy said this is absolutely a need by all of the biotech companies.

Chris Hills said transportation, utilities and hours of operation are big considerations. Making sure that whatever design they come up with must be consistent with what the Business Park looks

like. The biggest thing that needs to be addressed is the compatibility with the Comprehensive Plan.

Thomas Urquart said he has some concerns about the location being zoned as business. The importance of having a dedicated area for business and industrial use was recognized by the Council. Also, the traffic on Green Oaks Parkway, especially on the north bound lane, is an issue. Have they considered how this will impact the traffic for the local businesses? Will they need to signalize somehow? And if so, how would that signalization affect the other businesses in the area?

Rick Madoni asked about the Development Plan originally approved, and the original TIA. He was told that the existing plan is currently on hold. He was informed that there were no improvements required by the TIA. It was also mentioned that a TIA is a snapshot in time, and anything that they do moving forward would be a new snapshot that would require another look.

Dan Berry said this is a very innovative project, and that it's convenient to the pharma/life science companies. He believes it's a good project to promote Economic Development and Community Development. He does have concerns about the traffic and pedestrian access. He also says he recommends they come to the table with some dollars for utility improvements. The last time they tried to partner with the school on road improvements, it didn't really work out in the Town's best interest. There are still some sour tastes in mouths over that. He said he's a little less concerned with the compatibility with the Land Use and thought amending the PUD might work well in this situation. He believes it would make it a far better sell for everyone in the area.

Sean Ryan said business parks can be messy places. They can have issues with chemical storage, hazardous materials being hauled in and out, etc. Does the applicant have any concerns? Mr. Friend said they weren't concerned about these things.

Mr. Hills gave a summary of the topics discussed:

- Ensuring there is fair number of students in the program.
- Concerns with the Land Use Compatibility
- Transportation Issues
- Safe pedestrian access to the site as well as on site
- Traffic Scheduling
- Confirming the existing Infrastructure can handle this project
- Concern with losing Business Park uses

B. Holly Springs Road Mixed-Use Rezoning – as applicants weren't all in attendance at the beginning of the meeting, the Committee elected to move this to the second item.

Applicants in attendance were:

Randy Miller, Thompson and Associates

Bharat Patel, Property owner/Petitioner

Deep Patel, Property owner/Petitioner

Kaali Dass, Property owner/Petitioner

Darrick McKoy, adjoining Property Owner

Conor Ryan, Planner, Development Services, stated that Bharat Patel and Kaali Dass have requested to meet with the Land Use Advisory Committee to discuss the potential development of two mixed-use buildings, both incorporating approximately 3,500sq. ft. of lower-story commercial space and approximately 3,500sq. ft. of upper-story commercial space.

Mr. Ryan continued by giving an overview of the proposed project, as stated in the agenda packet. The two parcels are located in the Northeast Gateway Master Plan.

Catherine Jacobs said the area is serviced by the Sunset Ridge Pump Station, which is already at max capacity, so they will be asking for a sewer study. The project will also be subject to the Water Resource Management project at level 2. She continued by explaining the transportation aspect of the project, stating that a TIA would be required.

Mr. Deep Patel thanked the committee for meeting with them. He said the reason they're requesting the rezoning is that the lots are so small, they can't build standalone apartments. They could build retail, with apartments above.

Chris Hill asked if the adjacent parcel could be combined with their parcel, which would help with the driveway issues. Mr. Deep Patel explained that the property owner isn't interested in selling at this point.

Randy Harrington asked for clarification on the number of units on each parcel. Mr. Patel said if they built apartments only, they could only build 6 vertical apartments. If they could build commercial, they could add the apartments above. Mr. Harrington said he understands the challenge of acquiring adjacent properties, but he wonders if this proposed project is too large for the size of the parcels. He asked if townhomes are allowed in this area, and was told no. Mr. Harrington also asked about the traffic noise that building apartments on a four-lane road would bring. He also asked if the neighboring property owner realized that a sewer easement would go across his property. Mr. Patel said they haven't talked about that yet.

Mr. Beard stated that they are in a park search area, but because of the size of this project, it would be a fee-in-lieu based on the pre-development land value. He also said that it could be a challenge to build apartments on such a small parcel.

Elizabeth Goodson explained the challenge of having entrances off Lassiter Road. She also stated the smaller the project is, the more challenging utility connections become.

Aaron Levitt talked about parking for the proposed properties, if there was a designated dumpster location, and if there would be ample fire access.

Sean Ryan said the Town was intentional in planning the Northeast Gateway. He doesn't think the proposed project is in keeping with the goal.

Dan Berry said the one thing that sticks out with this plan is the sewer. Adding 10 toilets to the sewer line would require \$10 million dollars of sewer improvements. As bigger developments come into that area, those improvements will be made. Down the road, this project might work, but not right now. He also has concerns about cutting into the newly poured curb from the Holly Springs Road widening.

Mr. Deep had questions about how sewer improvements are achieved. Elizabeth Goodson explained how the process works.

Mr. Hills gave a summary of the conversation:

- Density and intensity
- Sewer capacity
- Driveway location

He said at this time, this project doesn't meet what is required for rezoning. It doesn't mean it won't ever fit, but right now with the sewer issues, it can't happen.

Agenda Item 4: OTHER BUSINESS

None

Agenda Item 5: ADJOURNMENT

The meeting adjourned at 4:48pm

Motion: Randy Harrington

Second: Dan Berry



Kathryn L. White
LUAC Clerk