



Town of Holly Springs Land Use Advisory Committee

Minutes: *August 6, 2024*

Agenda Item 1: ROLL CALL

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

Members Present: Randy Harrington
Scott Chase
Chris Hills
Elizabeth Goodson
LeeAnn Plumer
Irena Krstanovic
Dan Berry, Mayor Pro Tem
Roger Bess, Planning Board Representative
Josh Prizer, Planning Board Alternate
Mayor Sean Mayefskie

Members Absent: Daniel Weeks
Kendra Parrish
Chris Deshazor

Staff Members

Present: Grayson Taylor
Elliot Blonshine
Elizabeth Goodson
Bridgette Peters
Ryan Smith
Will Cooper
Rachel Jones
Catherine Jacobs
Cheryl Caines
Kathy White (recording the minutes)

Agenda Item 2: AGENDA ADJUSTMENT

None

Agenda Item 3: APPROVAL OF MINUTES

Motion to approve minutes of June 4, 2024 as submitted.

Motion: Randy Harrington
Second: Scott Chase
Vote: Unanimous

Agenda Item 4: REQUESTS AND COMMUNICATIONS

a. 4500 Old Holly Springs Apex Rd - Rezoning

In attendance for this item was: Laura Holloman – McAdams
Shawnda Rossi, Fusion Development
Danielle Weaver, Fusion Development
Jason Barron – Morningstar Development
Sarah Van Every – McAdams
Rehab Hamad – New Hill 1300 LLC

Ms. Holloman with McAdams has requested to meet with the Land Use Advisory Committee to discuss the potential development of ~20.50 acres of land located at 4500 Old Holly Springs Road. The proposal consists of a possible mixed-use development of 300 apartment dwellings, 20 attached dwellings, and a proposed fueling station with a 7,500sf convenience store.

Following the first round of staff review comments on a Rezoning application, staff recommended the applicant submit an application for the Land Use Advisory Committee. The application submitted for LUAC discussion incorporated additional development on the parcel south of the 4500 Old Holly Springs Apex Rd site (PIN: 0649352730 & 0649353581) for a fueling station. The application has been further revised with new site layout and unit mix.

Grayson Taylor, Development Services, gave an overview of the project as described in the Agenda Packet, and gave a history of the project. He explained that while the new design may meet a theme of the Land Use & Character Plan, there may be several characteristics of the Mixed-Use Center Character where this proposal might not be compatible.

Elliott Blonshine gave a presentation on the Public Utilities at the site, as well as the Transportation summary, as stated in the Agenda Packet. There is existing water, sewer and reclaimed water available at the site. A Downstream Sewer Evaluation has been submitted to evaluate the capacity and condition of existing sewer infrastructure and pump stations to determine the project impact. The development will be subject to the Water Resource Management Policy as a Priority Level 2. A traffic study has been submitted with the proposed rezoning.

Mr. Taylor presented the staff analysis, stating that the proposed Conditional Zoning District contains several elements that may be incompatible with the Comprehensive Plan. The updated plan displays fewer elements compatible with the Comprehensive Plan, and should consider retaining elements of the initial design, and finally, the Town should weigh the pros and cons of a fueling station at the Holly Springs New Hill and Old Holly Springs Apex Road intersection.

Jason Barron began the applicant statement by giving a history of the project. He said originally, they wanted to develop a rental only development, but then after several discussions with staff, decided to add a gas station for the project, as it was something that was needed in this area. They have pared down the amount of retail in the project, while leaving the possibility open for retail.

Laura Holloman discussed the Master Plan by further explaining the location of the gas station. They wanted to have a central open space so it can be easily accessed by everyone. She stated they tried to introduce an additional walkable community between the Townhomes in this development and the Target area on the other side of the corridor. She discussed parking and tree preservation in the area. They're trying to create an outdoor seating area around the gas station, much like The Hub in Apex. She showed a concept of the multi-family townhomes, gathering spaces and the gas station. Mr. Barron said that they are already anticipating what the rear of the station will look like, so it doesn't look like just the back of the building, facing the residential area. He said ultimately, the idea is to combine residential and commercial that fits in this particular location and gave several examples of how this would be accomplished.

Elizabeth Goodson opened the floor for questions from the Committee.

Mr. Chase asked about the road improvements that Crescent might bring to this project. Catherine Jacobs said they just got an update from Crescent for their next phase. They need tenants before they will commit to the widening, but they realignment is moving forward. Ms. Goodson further explained that the road widening associated with these two roads would be something that would happen with this project. They discussed the rights-of-way associated with the widening and realignment.

MPT Berry asked about the other parcel that's not included with this project. Has it already been rezoned? Mr. Barron explained that the other parcel to the west has already been approved for an off turn.

Mayor Mayefskie asked where this project is in the NCDOT queue. Jason Barron replied he believes this project is at least two years behind the other project as far as permitting is concerned.

Mr. Harrington asked Mr. Taylor to explain the difference in the current zoning and proposed zoning. Mr. Taylor said that a Mixed-Use Center is more flexible, Community Business while flexible is typically apartments, you can have mixed use there. Mr. Barron said that the Town Homes are going to be flat parcels, not stacked apartments, and they would be owned and operated by the same entity that owns the apartments. Mr. Taylor continued by saying you can have larger big box stores in Community Business. Mixed-Use can apply to Community Business, Neighborhood Center, a wide variety of different commercial applications.

Mr. Harrington wanted to recognize Fusion Development Partners and the passing of Jim Chandler and thanked them for being here. He said this is a much stronger proposal than the one previously submitted. He said he likes the features such as the open spaces, the village green, and it looks the storm water could be some sort of a good amenity. He thinks the preservation of trees around the gas station is a good idea. He did wonder if having green space at the entrance where people would be walking around or relaxing is a good idea when so many cars would be driving around. Also, the one question they might get in the Council setting is the concentration of multi-family in that part of town.

Roger Bess asked about school drop offs and pick-ups from Thales Academy. Mr. Barron explained that with the road network they're providing, a new road will T into New Hill to give an additional entrance. Mr. Bess continued by asking about how this development will affect traffic in the area. Ms. Goodson explained how Crescent and other project road improvements will help with circulation, school traffic and emergency access.

Mayor Mayefskie asked how the traffic will flow in and out of the development off of Holly Springs Apex Road. Jason Barron said it will be a right in, right out. Laura Holloman said if the gas station goes in first, there would be an access that would go away when the full access goes live. Ms. Goodson said having a full access go down to a partial access later doesn't go well.

Mayor Mayefskie asked if there are still plans when Crescent gets there, would there be access to the Business Park from that intersection? Elizabeth explained that from the southern lane of that intersection

back to the Business Park is not something currently proposed with anyone's project, but it's still on the Comprehensive Transportation Plan for the future.

Chris Hills said his team hasn't had much time to review everything that's part of this new proposal, but they will review it and will provide feedback to the applicant's questions. He reiterated that the goal for this area is to provide walkability. This is why density works so well here. He also said that while most planners don't say this, our town needs more gas stations, so this is a good aspect of the proposal.

Dan Berry said the proposal reminds him of the Briar Creek Subdivision. He likes the townhouse concept, and wonders if only having townhouses would be a better fit? The gas station will be a much-welcomed feature in this part of town. He understands that with the big box retail right next door, it's not economical to add more big retail. Maybe a fast-food restaurant would work well?

Mayor Mayefskie said they're trying to lessen traffic in the area. How can we re-route the public transportation busses to this area? Ms. Goodson said there's a lot of opportunity for a bus stop in the Holly Springs Town Center, especially if we get a critical mass amount of people in the area. Mr. Hills said right now, we struggle with where our route goes to, there are only choice riders, and they're not choosing to ride, because they prefer their own vehicles. We need to connect the dots with the folks who are not choice riders or get the destinations so that they gain time back by riding the bus. Mr. Barron said they'd absolutely consider a transportation easement, if that would help.

Irena Krystanovic. said they also need to consider all of the new jobs/employees that are coming to this area. Having a transportation hub would help reduce the number of cars in this area.

Roger Bess asked if they've considered affordable housing. Jason Barron said they would consider it and having the larger density would make this easier.

Mr. Harrington asked if all of the multi-family properties would be interior entrances and have elevators and was told yes to both. He also emphasized the importance of the tree coverage in the back of the gas station.

Jason thanked the committee for their time. Laura Holloman said Holly Springs is the only municipality in Wake County that offers this opportunity.

Agenda Item 5: OTHER BUSINESS

None

Agenda Item 6: ADJOURNMENT

The meeting adjourned at 4:08

Motion: Scott Chase

Second: Dan Berry



Kathryn L. White
LUAC Clerk