



Town of Holly Springs Land Use Advisory Committee

Minutes: *March 5, 2024*

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, March 5, 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
Kendra Parrish
Irena Krstanovic
Dan Berry, Town Council Representative
Danielle Hewetson, Town Council Alternate
Thomas Urquart, Planning Board Representative
Rick Madoni, Planning Board Alternate
Mayor Sean Mayefskie
CM Chris Deshazor

Members Absent: LeeAnn Plumer
Chris Hills

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 February 6, 2024 as submitted.

Motion: Chris Deshazor

Second: Randy Harrington
Vote: Unanimous

Agenda Item 4: REQUESTS AND COMMUNICATIONS

a. Graham Wood Property (1432 Avent Ferry Road)

In attendance for this item was: Michael Kemp, Epcon Communities
Graham H. Wood, Owner
Laura Holloman, McAdams Co.
Jason Barron, Morning Star Law
Juan Montez
Ryan Acres

Michael Kemp 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 Schools). 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.

Grayson Tayler, Development Services, gave an overview of the proposed project, as described in the Agenda Packet. He said it incorporates partial themes from the Comprehensive Plan for a Neighborhood Center, by reserving 30% of land on site as a permanent open space and allowing a mix of residential units within and at the edges of the centers. However, the proposed project does not align with the Comprehensive Plan because of the lack of any neighborhood oriented commercial uses, there are no proposed grid patterns and the lots are not primarily rear-loaded to maximize walkability and reduce the emphasis on automobiles.

Elliot Blonshine, discussed the public utilities, stating that potable water would need to be extended to the site. This project would require a sewer study and would be subject to the Water Resource Management Policy. The development proposes a new onsite pump station, as the southern portion of the site is part of the natural drainage basin and flows to the Avent Ferry Pump Station. The northern portion of the site naturally flows toward the Business Park Pump Station. Based on the long-range Wastewater Capital Improvement Plan, this site has not been identified for a future pump station.

Mr. Blonshire continued by stating that according to the Comprehensive Transportation Plan, Avent Ferry Road & Cass Holt Road are identified as 4-lane median divided roads, and Capeside Avenue is identified as a 2-lane neighborhood collector, and is to be realigned with Cass Holt Road. He explained how proposed NCDOT projects would affect the area, and that a Traffic Study would be required.

Mr. Taylor gave the staff analysis, by stating that the lack of Commercial/Mixed-Use elements with the projects does not meet the intent of the Neighborhood Center Character Area; an age-restricted community limits opportunities for children to live at the site and walk or bike to school, and that Town staff does not support the proposed pump station at this site.

Jason Barron began the applicant's presentation by stating he's been working with the applicants and Epcon on this project since 2015. During that time, the two concerns he has heard consistently from residents in the area are traffic on Avent Ferry Road, and school impacts. Epcon believes that this project would serve the underserved 55 and over community. He believes that it is precisely the correct use for this area, as it's active adult living, and allows residents to age in place. There would be virtually no impact on schools, and there would be less of an impact on traffic, since 55+ drivers typically drive in off-peak hours. He understands that the Town wants to have some commercial property in this area, but he feels that if they were to put a grocery store in this location before Avent Ferry is improved, the residents of Holly Glen would want nothing to do with it, just because of the traffic issues. There's no timetable for Phase 2 of the Avent Ferry Improvement. He feels like this seems to be a prudent use of the area. He then continued by discussing the traffic and pedestrian connections that would have to be made at Harbor Fog Trail and onto Avent Ferry Road and Capeside Avenue. He discussed the western boundary transition, explaining that they are planning a 50ft buffer to those existing homes. He then discussed the need for a realignment of Capeside Avenue and Cass Holt Road.

Sean Ryan asked why they are seeking Mixed Use Residential vs Neighborhood Center Residential. Laura Holloman said they want to be consistent with the Land Use Plan.

Tom Urquart asked if they've considered a greater proportion of single-family homes. Mr. Barron said they're trying to hit the right numbers financially, but they could take a look at adjusting that, if necessary.

Chris Deshazor asked if they've considered condos, as people that are aging don't like stairs. The proposed townhomes are single story living, with a bath and bedroom upstairs, and are 1800 sq ft and can go up to a max of 2500 sq ft.

Chris Deshazor continued by talking about the walkability of the area. Jason Barron said they are only considering homes, not commercial properties. Epcon doesn't build mixed use developments. Mr. Deshazor asked if activities are going to be provided and was told that a clubhouse, pool, pickle ball and a full amenity package will be added.

Matt Beard said that the proposed development is in a park search area and could be a good way to tie in public use with walking trails, picnic shelters, etc. Dan Berry asked with such a close proximity to Hwy 55, why would it be in a park search area? Matt explained that they are talking about pocket parks, playgrounds, dog parks, and trails not something large like a baseball stadium.

Dan Berry stated that if we're doing Phase 2 of Utley Creek Greenway, if this project taps into that, it would be where we're going to get the greatest economies of scale. And with the realignment of Capeside, it will make the pedestrian traffic much safer.

Jason Barron spoke about the sanitary sewer system. They are planning to install an onsite pump station that would serve the entire development. He showed a cost analysis of a pump station vs a gravity system. He explained the environmental impacts of having a pump station, and that it could also serve other parcels. He concluded that this proposed use makes sense, and that it's best for the community.

Randy Harrington asked for clarification on the size of the pump station and the area it would serve. He also asked who would be responsible for the maintenance of the pump station? Jason Barron said that he believes there's a contingency for maintenance of the pump station.

Kendra Parrish spoke about the Avent Ferry pump station. She explained that this proposed plan is not an ideal situation, as the back of the development drops off pretty quickly. There are concerns about having a 70ft retaining wall. She said she would want to see a gravity system to Avent Ferry.

Sean Ryan asked Kendra if the density is lower than we assumed, what impact would that have on the Development fees? Ms. Parrish said that it messes with the financial analysis that was done a long time ago.

Juan Montez explained why they are proposing the pump station, as it would be close to 7 million dollars to level off the area.

Rachel Jones asked if there is a pump station on site, have they thought about the noise level for the residents of this project as well as neighboring developments? Juan said they would tuck it away and have buffers/screens around it. Rachel then asked what the maximum number of units they could get if they used gravity sewer. Jason Barron said it takes the unit count down to 90 or less. It's not economically feasible to run gravity sewers there.

Daniel Weeks asked if there is any kind of progressive care, and was told no, there would not be any.

Randy Harrington liked the trail connectivity, and agrees that the 55+ community would benefit. He also said that he respectfully disagrees with the statement that schools would not be affected.

Dan Berry said that while he's conflicted, ultimately, he believes this might be a good solution. Schools are already capped. Parents of school aged children are tired of being redistricted due to "normal" residential development. He also feels the proposed development could help with the road widening that's needed in the area.

Tom Urquart asked if they'd considered adding some commercial. Jason Barron said they don't build commercial. Laura Holloman said that they want to balance the front part of 3-4 stories to the other properties further in the parcel.

Chris Deshazor said he believes this conversation should be continued, so he feels the sewer study would be a good thing. What's best for the long-range needs of the Town? Senior living needs are increasing, because people are moving to live next to their kids and grand kids.

Scott Chase asked where the project fits in the Water Resource Management policy and was told it would come in at Level 2.

Rick Madoni said his only concern would be the lack of commercial in this proposal.

Sean Ryan said that the Land Use Policy was a long-range project in thought, and his concern with the rezoning is that it doesn't fit with the long-range plans for the area.

Laura Holloman asked if there are still vacant parcels in Holly Glen, and Sean said there are two vacant parcels that are zoned for commercial.

Matt Beard said he supports the off-site connectivity and park development. He wants them to make sure they have a buildable trail plan that meets ADA guidelines and is feasible from an acquisition standpoint before they go to the Council.

Elliot said that this parcel has the Cass Holt Road sliver and would need to be addressed.

Catherine Jacobs spoke about the pump station requirements, and pointed out that there are several factors that need to be considered. These are all laid out in the Engineering Design and Construction Standards.

Jason Barron said he'd like to get the sewer study started as soon as possible. Kendra said that she thinks it's ok for them to study it. Randy asked if part of that study could include a gravity system.

Mayor Mayefskie asked how many single-use pump stations are in the Town and was told there are three. He also asked what the entry level price point would be for the properties and was told \$400k for the town homes and \$500k for single family homes. They can customize to whatever they want. Some of their houses go up to a million dollars.

Mr. Barron thanked the committee for their time, and said they'd received a lot of helpful information. Laura Holloman thanked the staff for their help over the past several months.

Agenda Item 5: OTHER BUSINESS

None

Agenda Item 6: ADJOURNMENT

The meeting adjourned at 4:22

Motion: Chris Deshazor

Second: Randy Harrington



Kathryn L. White
LUAC Clerk