



Town of Holly Springs  
Land Use Advisory Committee  
3:00 PM **Tuesday, September 3, 2024**

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Regular Meeting  
Holly Springs Town Hall  
Holleman Room

## Agenda

### **1. Call to Order**

### **2. Agenda Adjustment**

### **3. Approval of Minutes**

- a. August 6, 2024 Land Use Advisory Committee Minutes

### **4. Requests and Communications**

- a. 2420 Avent 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](mailto:kathryn.white@hollyspringsnc.gov) 919-567-4033



Town of Holly Springs  
Land Use Advisory Committee

Minutes: *September 3, 2024*

Agenda Item 1: ROLL CALL

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

Members Present: Randy Harrington  
Scott Chase  
Daniel Weeks  
Chris Hills  
Kendra Parrish  
LeeAnn Plumer  
Irena Krstanovic  
Dan Berry, Mayor Pro Tem  
Chris Deshazor, Council member  
Roger Bess, Planning Board Representative  
Josh Prizer, Planning Board Alternate  
Mayor Sean Mayefskie

Members Absent: Josh Prizer

Staff Members

Present: Brett Gosney  
Matt Beard  
Elliot Blonshine  
Elizabeth Goodson  
Chris Garcia  
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 August 6, 2024 as submitted.

Motion: Scott Chase  
Second: Chris Deshazor  
Vote: Unanimous

Agenda Item 4: REQUESTS AND COMMUNICATIONS

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a. 2420 Avent Ferry Road

In attendance for this item was: Kate Murdoch – McAdams Co.  
Laura Holloman – McAdams Co.  
Jason Barron – Morningstar Law Group  
Ramkishore Siddarempuram – Summit Acres

The developer is requesting to rezone the property located at 2420 Avent Ferry Road from the Rural-Residential zoning district (RR) to Neighborhood Center Residential Conditional District (NCR-CD). The rezoning request proposes a mix of uses on the site: 18 single-family detached homes, 116 townhomes, and a small neighborhood scale commercial space.

Brett Gosney gave an overview of the proposed project, as described in the agenda packet. The applicant is requesting consideration of rezoning to the NCR-CD – Neighborhood Center Residential Conditional Zoning District, which is not compatible with the Residential Neighborhood Character Area. He gave several examples of the differences between the current and proposed zonings. He then showed the project area on the Land Use and Character Map. He showed neighboring subdivisions, and explained how this project would be compared to existing developments.

Elliot Blonshine continued the staff presentation, stating a Traffic Study Scoping Form and subsequent Traffic Scoping Meeting will be required by this development. If warranted by the anticipated daily or peak hour trips, a Traffic Study will be required with the proposed Rezoning. They would be required to construct a new CTP roadway across the property. Public utility connection is required. The project is adjacent to the Avent Ferry Pump Station and will be required to extend gravity sewer to the development and stub to all upstream adjacent properties. A sewer study may be required, following a Sewer Scoping form and subsequent Scoping Meeting. The development would also be subject to the Town's Water Resource Management Policy at a Priority Level 2. There is a 12" water main along the frontage of the property, and an 8" stub on the adjacent property to the east. This development will require a connection and extension of the water main throughout the proposed development. A stub to the adjacent properties to the north and west will be required. A Fire Flow Analysis will be required with the Major Subdivision Plan to verify that adequate pressure is available.

Mr. Gosney explained that this property previously was presented to the LUAC by a different applicant on September 5, 2023 with a similar proposal of mixed use with commercial, apartments, townhomes, and single family detached. During the review of this proposal, concerns were shared regarding the density of the development not matching the adjacent neighborhoods, the large amount of commercial in the development may detract from other commercial areas on the Future Land Use Map and the amount of parkland dedication that may be required for this project as it is within a Park Search Area.

Mr. Barron began the applicant statement, saying they acknowledge that this project isn't consistent with the Comprehensive Plan, but they feel it's a great opportunity to provide an amenity that would be walkable to Holly Glen and surround it with a smooth town home product that will transition to the north with the single family detached homes.

Laura Holloman said they're not asking for any modifications on lot size. They want a smooth transition between this development and the existing residential areas. They are proposing rear loading townhomes as the UDO requires. They're embracing having open space and park areas.

Chris Hills opened the floor for questions/feedback.

Matt Beard stated that this is within Park Search area #6 within the Future Land Use Plan. This area would be limited to what can be built because of the water feature and flood plain. They would be looking at passive recreation areas, such as disc golf, low intensity exercise equipment, picnic tables, and such. He then spoke about the various greenways and sidepaths in the area that could connect to this proposed project.

Mr. Hills said there are a lot of reasons why they made the zoning decisions that they did. He recommended that the developers acknowledge they understand the requirements and explain why they are proposing going with something different than the Comprehensive Plan recommends. He said they should play up the park-like features, public spaces, art/water features. Also, try to emphasize things that could be considered public good features. Sean Ryan also reminded them that Norris Holland-Hare House is facing that development, and they need to respect the historic aspect of this area. He's concerned with the front of the residential facing the road as it might detract from the visual presence of the Norris Holland-Hare House, as its front facing as well.

Randy Harrington said one of the things they need to keep in mind is that the private property owner to the north might not like the road bisecting their property. Also, if they offset the density with some exciting amenities, it might compliment the area. He said that 40 years from now, Avent Ferry will be a major intersection, and he thinks that commercial will probably go up north of this proposed development. This development might be a good transition to that commercial. He asked if they've considered cottage type homes instead of townhomes. Mr. Barron said they haven't ruled anything out. Ms. Holloman said usually, they're begging not to put commercial in, but this project could allow them to bring commercial in first, and then bring in the residential.

Mr. Harrington asked Mr. Ryan if he felt single family or rear facing townhomes would be a better option on the road frontage. Mr. Ryan said he was concerned with the front of the units facing the road frontage, but it would depend on the buffering.

Daniel Weeks asked if the amenities such as the pool or tennis courts would be for the public or just the residents of the development and was told this hasn't been determined yet. He also asked what the plans are for the pump station are. Will the footprint of the pumpstation grow in the next 20 years? Kendra Parrish explained that it's a regional pump station, and therefore as development continues in this area, the noise and odors will increase as well. Anything the developers can do as part of the site design to speak to the awareness of this would be good.

Daniel asked about the walkability of the area. Would they need any type of crosswalks across Avent Ferry Road? Mr. Barron said that NCDOT frowns upon mid-block crossing, but they would look into it.

Scott Chase said asked if there's a possibility of decentralizing the storm water pond, instead of having one large pond. Mr. Barron said they could take a look at that.

Mr. Bess asked what kind of commercial they are proposing. Mr. Barron said a small international market of about 5,000-10,000sq ft. Ms. Holloman said they are also considering personal services, specialty small shops, salons, but nothing drive-through.

Mr. Bess said he doesn't believe going away from single family homes and putting townhomes in this area is consistent with what the Town currently has. He does think some commercial might not be a bad thing, but overall, he doesn't think this is a fit.

Mayor Mayefskie said he agrees with Sean Ryan. As you drive down the road, you're going to be looking at the backs of houses, and it's not going to look like anything else in the area.

Chris Deshazor said he would like to see more diversity of homes instead of townhouses. He would like to see something that would have more of a transitional flow. When he heard the commercial was going to be a small market, he didn't think that would be a good fit. He said you need to be creative with the commercial aspect of this development. Look out 30 years from now, does a small unique boutique grocery store fit?

Mayor Mayefskie recommended putting together a better visual presentation so they can see the whole plan.

The Committee and applicants then discussed how this proposed project would be affected by the extension of Buckhorn Duncan Rd north of Avent Ferry through this site. This road is proposed on the Comprehensive Transportation Plan as a three-lane thoroughfare to provide north south connectivity in this area.

Agenda Item 5: OTHER BUSINESS

None

Agenda Item 6: ADJOURNMENT

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The meeting adjourned at 3:58pm

Motion: Scott Chase

Second: Randy Harrington



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Kathryn L. White

LUAC Clerk