



Town of Holly Springs  
Land Use Advisory Committee  
3:00 PM **Tuesday, February 4, 2025**

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Regular Meeting  
Holly Springs Town Hall  
Holleman Room

## **Agenda**

### **Call to Order**

### **Agenda Adjustment**

### **Approval of Minutes**

1. Approve Minutes of October 1, 2024 Land Use Advisory Committee meeting

### **Requests and Communications**

1. Mira Ridge Rezoning

### **Other Business**

### **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: *February 4, 2025*

### Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, February 4, 2025 in the Holleman Room at 3:00 p.m. when a quorum was established.

Members Present: Scott Chase  
Chris Hills  
LeeAnn Plumer  
Rachel Jones  
Irena Krstanovic  
Chris Deshazor, Council member  
Josh Prizer

Members Absent: Roger Bess, Planning Board Representative  
Dan Berry, Mayor Pro Tem  
Randy Harrington  
Daniel Weeks

### Staff Members

Present: Brett Gosney  
Elliot Blonshine  
Elizabeth Goodson  
Chris Ritter-Garcia  
Catherine Jacobs  
Cheryl Caines  
Sarah Lipkin Sularz  
Sean Ryan  
Julie Nicewinter (recording the minutes)

### Agenda Item 2: AGENDA ADJUSTMENT

None

### Agenda Item 3: APPROVAL OF MINUTES

Motion to approve minutes of October 1, 2024 as submitted.

Motion: Council member Deshazor  
Second: Mr. Prizer  
Vote: Unanimous

#### Agenda Item 4: REQUESTS AND COMMUNICATIONS

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a. Mira Ridge – 3020 Avent Ferry Rd

In attendance for this item was: Charles Walker – Entitlement Preservation Group  
Greg Elkins – Priest Craven & Associates  
Tommy Craven – Priest Craven & Associates

Mr. Walker has requested to meet with the LUAC to discuss a rezoning application for a development at 0 and 3020 Avent Ferry Road. The applicant is proposing to rezone a 21.6 acre site from RR Rural Residential to SR-CD Suburban Residential Conditional District Conservation Neighborhood. The development will be all single-family homes at a maximum of 3.3 units an acre.

The applicant submitted an application for an Option 1 Conditional Zoning District (CD) on 11/8/24. The Option 1 DC process allows the rezoning and Major Subdivision Plan to be considered concurrently. The application has been reviewed once by staff prior to the application for LUAC.

Brett Gosney, Development Services, began the staff presentation by giving an overview of the project, as stated in the Agenda Packet.

Elliot Blonshine continued the staff presentation giving an overview of the public utilities and transportation plan as stated in the Agenda Packet.

Mr. Gosney reviewed the staff analysis.

Mr. Walker began the applicant statement, explaining that the density is 2.8 units per acre. Mr. Walker stated that the project is designed for a conservation subdivision, which accounts for the density difference with the surrounding subdivisions such as Lochridge.

Using the demands of the conservation subdivision, the site has been designed thusly. This housing is not yet available in Holly Springs and is being designed per Town requests.

The applicant has held three (3) neighborhood meetings with neighboring Lochridge Subdivision. The comments from those meetings have been generally supportive.

The applicant stated they have developed a similar neighborhood off of Glenwood Avenue in Raleigh.

The current topography of this property has a ridge from N to S, and Avent Ferry cuts that ridge in half. There are minor drainage issues which the applicant plans to catch stormwater towards Lochridge into Mira's system to treat it.

The applicant plans to have 40% open space. Dog park and a private greenway. This is a new home style not currently available in this area at a variety of affordable price points. This opens up

a price point and housing style available to this corridor. Unique housing style not available in Holly Springs.

Mr. Craven explained the existing topography is challenging. The ridge line falls away to both north and south. There are streams just off the property at both N and S and the further you go from Avent Ferry, the steeper it gets.

The stormwater ponds are bigger than they need to be and as plans are refined and design progresses, the applicant hopes to reduce SCMs. They started as Wet Pond devices and changed them wetlands which require bigger footprint and landscaping.

Mr. Walker spoke about the architecture and plan for a minimum of 2100sf homes. Reiterating this is a single-family subdivision.

Mr. Craven explained that the garages help deal with the grade across the site. The plan is to create walk out garages and two stories of living spaces above.

Chris Hills opened the floor for questions/feedback.

Mr. Chase asked if there is an opportunity to include an additional roundabout across Avent Ferry Rd for traffic calming.

Mr. Chase pointed out that it would make sense to have the SCMs in a conservation subdivision be smaller to take a decentralized approach.

Mr. Hills asked if the SCMs be made into an amenity for the residents.

Mr. Walker says they are committed, but challenged by topography.

Mr. Craven advised that DOT may allow a crossing around the island to use island as a pedestrian refuge.

Mr. Ryan commented that the design is good but the site may not be right for that kind of development. Mr. Ryan is concerned that we are not seeing the preservation to meet the spirit of what the preservation was intended.

Ms. Goodson stated concerns about the lack of pedestrian connectivity between subdivisions or crossing Avent Ferry Rd.

Mr. Walker mentions that they take advantage of things that not only enhance the project but solve problems. The entire boundary between this project and Lochridge topography (neighbors have a lot of water in their back yards). The applicant listened to neighborhood feedback and took that into account in the design.

Ms. Krstanovic adds that she loves housing diversity aspect and more demographics moving to the area. Likes the walkability and greenways. Agrees with Ms. Goodson that she often hears a desire of people to extend walkability or connectivity of a neighborhood center.

Ms. Jones reminded the applicant to start working with NCDOT early in the process.

Ms. Caines pointed out the park design in the neighboring Ragan Tract and the Jones Property. There is a sidepath along Avent Ferry; thinking about open spaces and green way connectivity.

Ms. Plumer pointed out the crossing from greenway to sidewalk and asked the applicant to ensure it is not at an intersection.

Mr. Prizer asked about the neighborhood meetings with Lochridge.

Mr. Walker stated all of the meetings were virtual and they had 20-30 people at each meeting. Membership fluctuated and approximately fifty percent of participants at each meeting may have been new. The general feedback was positive once they saw the design. A preliminary layout was provided to meeting attendees and the applicant talked about stormwater and street parking. The surrounding neighborhoods were fairly supportive.

Mr. Prizer asked what the rationale for a roundabout.

Mr. Walker stated the connecting neighborhood did not like the idea of a straight shot connecting neighborhood. The street layout was odd so the applicant used a roundabout to calm traffic.

Mr. Prizer asked if the applicant were to scrap this design and slice it down, would it be profitable?

Mr. Walker responded no, there is no way to replicate the neighboring subdivision due to topography.

Council member Deshazor stated he likes the roundabout and that traffic calming is huge. CM Deshazor asked if the open space is useable.

Mr. Walker responded yes, open space is useable.

CM Deshazor asked about the garages and how many parking spaces per house would be available.

Mr. Walker stated there would be two spaces per house available.

CM Deshazor asked what happens when a home has 3 cars.

Mr. Walker stated there would be a 2 car garage at an alley, or near an alley. Mix and match parking pads to go over and above 2 spaces.

CM Deshazor asked if there is a neighborhood center.

Mr. Walker responded that we are not at that point of the design process. We are open to do more defined amenities in the open spaces. We are concentrating on UDO regulations and incorporating feedback from today's meeting.

CM Deshazor stated that people love the ability to have places kids can play. Dog parks we are over rotated and he would rather see a people/kid park.

Mr. Walker received the feedback and said they would designate open spaces as open lawn play areas.

Mr. Hills concluded staff comments and presented a summary of the conversation:

Great parcel, logical growth area for Town of Holly Springs

Consider traffic calming on Avent Ferry Rd.

Pocket parks

Character design element requirements not being met on Avent Ferry Rd frontage and Lochridge.

Preserve the intent and spirit of conservation subdivision and preserve more land.

Open space does preserve land

Pedestrian connectivity to look at great area to connect dots

Greenway design - crossing point in a safe place

Coordinate with NCDOT as early as possible

Appreciation for housing diversity; submit elevations

Do all you can to have a substantial buffer for Lochridge Subdivision

Reduce traffic; appreciate the roundabout for traffic calming

Much of open space is not useable

People parks are important

Recognize this density is not similar to surroundings and address that

Make sure there is a design consideration that the average car count is higher than average – no place for people to park.

Mr. Walker stated they are scheduled to resubmit the plan on February 7, 2025. Not all issues will be fixed, but want to keep moving forward.

#### Agenda Item 5: OTHER BUSINESS

None

Chris Hills stated there was no other business to be discussed and asked for a motion to adjourn.

#### Agenda Item 6: ADJOURNMENT

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The meeting adjourned at 4:19pm

Motion: CM Deshazor

Second: Scott Chase

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Julie Nicewinter

LUAC Clerk