

Main Street Vista Development Plan – Neighborhood Meeting Minutes

May 1, 2023, 6pm – 7pm

Presenters: Laura Holloman, Nick Williamson, McAdams
Marcos Vidal, Vista Residential Partners

Attendees: Dennis Digratis 116 Abercom Court Cary, NC 27519
Sheila Knurowski 328 Cayman Avenue Holly Springs, NC 27540
Debra Ball 409 Saint John Court
Wayne Sidle 613 Cayman Avenue Holly Springs, NC 27540
Matt Witosky
Chris D
Keith Greenwood
Wendy Stewart
Ken and Margo Henke 404 Cayman Avenue

Meeting start time: 6:01 pm

- Laura Holloman overviews how to participate in the virtual format.
- Laura Holloman overviews the process of approval and timelines, particularly pertaining to the steps required for a development plan.
- Laura Holloman overviewed the approved master plan of the site.
- Laura Holloman overviewed the proposed site plan, detailing how the approved building setbacks, land uses and access points were all consistent with the approved master plan.
- Laura Holloman overviewed the proposed landscape plan, particularly the buffer adjacent to Windward Pointe.
- Ms. Holloman detailed the different uses proposed to the development and emphasized the retention of the historic buildings adjacent to the site along Holly Springs Road. They will not be demolished and are not part of the project.
- Ms. Holloman displayed the preliminary elevations, which have not changed from what was shared during the rezoning process.
- Presenters open the floor to resident questions.
- You mentioned a fence adjacent to Windward Pointe, what will this fence look like? Will it be black vinyl coated chain link?
 - The rezoning requires the fence to be built within 5 feet of the property line and then the 30' plant materials will be installed on the other side of that. It will not be black vinyl coated chain link. It will be most likely black aluminum with posts spaced to allow

for some visibility. Wood fences can have long-term maintenance issues, so this material will work well with taking that potential issue into account.

- Will the landscape material be supplemental or will all existing plant material be cleared out and new plant material will be planted in its place?
 - The site is very well-utilized and grading will be a challenge and will likely damage any critical root zones if we attempt to save existing plant material. Therefore, we do not plan to supplement and new plant materials will make up the perimeter buffers, including adjacent to Windward Pointe.
- Is there an affordable housing component?
 - No, all residential units will be market rate, there are no affordable units being proposed as part of this project.
- What type of uses will make up the commercial areas?
 - This is to be determined. We will not be advertising the commercial space until construction starts. However, we anticipate the uses to be similar to The Block on Main.
- Will the construction be phased?
 - This is to be determined. We do not know which buildings will be constructed first, but it will all be done in one phase.
- How will property values be considered?
 - We certainly understand that this project is a big change from what is there today. However, there are examples all over the Triangle, where surrounding single-family property values have increased as a result of adjacent mixed use development. North Hills and Stonecreek Village in Cary come to mind. There are lots of benefits to living near a high-quality, walkable development.
- How will traffic be handled – this is a very dense development and Holly Springs Road widening is not even funded in this area.
 - The rezoning required a very extensive TIA review process with both the Town and NCDOT. The project will be required to widen Holly Springs Road and North Main Street, as well as install a left over into the site from North Main Street. It was determined as part of the approved TIA, that traffic would not worsen as a result of this development.
- Will the site be clear-cut – what are the tree save requirements?
 - The intent of the zoning district – Downtown Mixed Use – is to utilize a parcel of land as much as possible. Therefore, there are no tree save requirements as part of this project (or the rezoning). The site will be clear-cut.
- What is the required plant material in the perimeter buffer adjacent to Windward Pointe?
 - During the rezoning process, the project voluntarily offered to increase the buffer to a 30' Type C buffer, type C being the strictest planting requirements, 80% of the plant material must be evergreen. The landscape plan is proposing American Hollies (which will be installed at 12"-14") and are expected to reach 20-50' in height at maturity. Dwarf English Laurel will be used as the required shrub material.
- Where will the bar and restaurant spaces be?
 - It was explained the large, leasable ground floor commercial buildings along N Main Street and Holly Springs Road will be where those will be. These was done intentionally,

with the primarily residential buildings internal to the site, closer to the existing neighborhoods.

- What businesses will the live/work units be?
 - These most likely are your professional office uses – accountants, insurance agents, art studios, and so forth.
- Will any of these units be owner occupied?
 - No, our current plan is for this project to be a rental community.
- What kind of security will this development have – (we’ve seen kids jump our pool fence and loiter after hours).
 - We anticipate not having any issues with our amenities, if there are, we will handle it was needed.
- What is the min – max square footage for the apartment units?
 - We anticipate 1 bedrooms being around 750 square feet, 3 bedroom being around 1400 square feet, this is subject to change as the project floor plans continue to evolve.
- What will the rental prices be?
 - Subject to change based on the market over the next 24 months, but somewhere between \$1400-\$2200.
- Will there be EV charging stations?
 - Yes, the Town’s new ordinance requires EV charging stations to be installed.
- Did you try to acquire the gas station property?
 - It was explored early on, but we weren’t able to incorporate it. We are hopeful it will redevelop in the future.
- Who reviews the stormwater service for the project (looks like a lot of impervious)?
 - Town staff will review stormwater as part of the development plan process.
- Any thought to utilizing a multi-level parking garage?
 - Parking garages are very expensive and we did not think the number of units warranted such construction cost. In addition, we felt the parking garage was not in keeping with the surrounding area – parking garages aren’t nice to look at!
- What are the lighting requirements?
 - The Town has very strict lighting requirements. The fixtures must utilize a white light source, and adjacent to residential, cannot create any spillover light. Town staff also has a lighting measurement tool to confirm light levels after installation, should they need to investigate it.
- Is there an opportunity for the buildings to be less than 4 stories?
 - The rezoning approved a maximum building height of 60 feet, which is what is being proposed. We are not exploring incorporating a lesser building height.
- Is the project fully funded?
 - We have had significant interest in financing, commitments will be secured when construction is ready to start.

- When will construction start?
 - We are at step 2 of the 3 step process, the rezoning has been approved, but still have to go through 6-9 months of development plan review and approval and additional 6-9 months of construction drawing review and approval before you will see a shovel in the ground.
- Can we get a copy of the TIA and this presentation?
 - Yes, be sure to put your email in the chat and we will share with whomever.