MINUTES

The Holly Springs Town Council met in regular session on Tuesday, November 18, 2025. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and four Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Sean Mayefskie, Council members Timothy Forrest, Danielle Hewetson, Annie Drees, and Chris Deshazor.

Council Members absent: MPT Dan Berry.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Scott Chase, *Assistant Town Manager;* John Schifano, *Town Attorney;* Linda McKinney, *Town Clerk* (recording the minutes); Kameron Womack, *IT;* Corey Petersohn, *Director, Office of Budget, Innovation and Strategy;* Cassie Hack, *Director, Communications and Marketing*; Chris Hills, *Director, Development Services;* Elizabeth Goodson, Sean Ryan, Sara Lipkin Sularz, Grayson Taylor, Catherine Jacobs, and Elliot Blonshine, *Development Services*; Kendra Parrish, *Executive Director of Utilities and Infrastructure;* Tina Stroupe, *Finance Director;* Jay Osborne, *Assistant Town Attorney*; Paige Scott, *Director, Public Works;* Freddie Rodriguez, *Public Works;* and Kathy White, *Deputy Clerk.*

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Pastor Horace Ferguson, United Methodist, retired.

4. Agenda Adjustment: The November 18, 2025 meeting agenda was adopted with changes, if any, as listed: none.

Motion: Forrest
Second: Hewetson
Vote: Unanimous

RECOGNITIONS

5. Presentation of Carnegie Hero Medal

Mayor Mayefskie explained what the Carnegie Hero Foundation was and why it was created. Then he gave the details of Mr. Eddie Hunnell's rescue of Ms. Leslie Worth from the floodwaters of Hurricane Helene, and presented the Medal to Mr. Hunnell. Blake Belch, Regional Director from US Senator Ted Budd's office presented the Congressional Record to Mr. Hunnell.

REQUESTS AND COMMUNICATIONS

6. South Wake Landfill Update

Freddie Rodriquez, Public Works, introduced John Roberson, Wake County, solid waste manager. Mr. Roberson introduced Matt Wooster with GFL, Roy Baldwin of South Wake Landfill, and Jordan Metcalf of GFL. Mr. Wooster gave an update on the South Wake Landfill efforts to reduce the frequency and intensity of malodors associated with the landfill Mr. Roberson gave metrics on mitigation effort results. Mr. Roberson outlined improvements and investments the County has made and what next steps would be.
He offered landfill tours to anyone who was interested.

Council member Hewetson asked about the process that started in August and asked if they were expecting to see more complaints through June. Mr. Roberson said the project is done and that's one reason odor complaints were reduced. He said the project is not ongoing, but they are under design on a new project that they hope to have completed by June, because the weather from August to November the prominent winds are north to south, and most communities are south of the landfill. So they want to get it done before then. From December to July the predominant winds are to the north.

Council member Drees asked if they were building in enough time in case they have to rebid again this time. Mr. Roberson said this year they are bidding two months sooner to make up for that. Council member Drees asked when reverse osmosis came online. Mr. Roberson said they finished in 2023, but it became fully operational in the last month and a half.

CONSENT AGENDA

The Council passed a motion to approve all items on the Consent Agenda. The motion carried following a motion by Council member Forrest, a second by Council member Hewetson and a unanimous vote. The following actions were affected:

7. October 14, 2025 Workshop and October 21, 2025 Business Meeting minutes – Council approved the minutes of the October 14, 2025 Workshop meeting and the October 21, 2025 Business meeting.

8. Monthly Budget Amendments – Council approved budget amendments for Equipment and Financing Expenses for Fire Department Truck #1040, and NCRPA Innovation Grant.

Copies of the budget amendments are attached to these minutes.

9. Holly Springs Road Widening (West) Municipal Agreement for Design– Council approved NCDOT Municipal Agreement for the design of Holly Springs Road Widening West.

10. Condemnation Resolution for Acquisitions Relating to Friendship Waterline Loop - Council adopted Resolution 25-44 authorizing Eminent Domain proceedings for 7617 Woods Creek Road.

A copy of Resolution 25-44 is attached to these minutes.

PUBLIC HEARINGS

11. Grigsby Ave. Residential Rezoning and Development Agreement

Grayson Taylor, Development Services, said this item was to conduct the public hearing on the request for rezoning on Grigsby Avenue. The item will go to Planning Board for their review on Wednesday and return to Council for a decision in December. He showed the location of the property and said they were Option 1 so the rezoning and major subdivision decisions are linked. He reminded the public of the reasons for a Conditional Zoning District and said this property was designated Residential Neighborhood and some Natural Area on the Land Use and Character Plan and if the request is granted it would change to Mixed Residential Neighborhood. The property is currently zoned NR Neighborhood Residential.

Mr. Taylor gave an overview of the project history from the first neighborhood meeting in June. He showed the refinement of the plan from early concept to final submittal. He said the proposal includes 21 units with a density of 3.6 units per acre, 12 detached and 9 attached dwellings. The units along Grigsby Avenue will be rear-loaded and active open space includes lawn games, a tot lot, and a community garden. The proposed standards include lower density, a 10-foot rear setback and larger buffers (10 feet on the North and 20 feet on the east towards Womble Park.) Additional standards include façade design elements.

Catherine Jacobs, Development Services, said the site would be served by existing water and sewer and that they are proposing a gravity sewer line. They are a Priority Level 2 for the Water Resource Policy. She said that items included in the applicant's proposed Development Agreement include commitments to vegetated wetlands in lieu of ponds and preservation of at least 10% of the specimen trees. She said that transportation improvements would include widening Grigsby along the property frontage, adding a four-way stop at the intersection of the entrance which would be across from Water Point Dr. The four-way stop will slow traffic and improve pedestrian safety. She said on street parking would be created as part of the road widening.

Council member Drees asked if under by-right zoning, someone could build 5 to 8 units per acre. Mr. Taylor said yes, but if there were more than 4 houses it would require major subdivision. Council member Drees asked if by-right development happened, would there be any extra conservation built in to those wetlands. Mr. Taylor said it would be the same UDO requirements for stream buffers and open space.

Council member Deshazor asked why they were proposing a cul-de-sac instead of connecting to Lakeside. Mr. Taylor said Lakeside is older and there is a pond and staff didn't feel the connection was warranted.

Mayor Mayefskie opened the public hearing and the following input was received:

Jon Keener, the applicant, said the project would fit into the neighborhood as transition between the larger homes to the east and the smaller ones to the south, and would provide the "missing middle" housing type. He introduced Courtney McQueen to go through the details. She said the units would be compatible with the size of the surrounding homes and the neighborhood would be walkable to many town facilities and shopping areas. She said that nearly 1/3 of the site would be preserved as open space or environmental protection; 29% of the specimen trees would be preserved and 90% native plantings are proposed with species restoration.

Ms. McQueen said the road improvements would increase sight distance and the four-way stop and additional warning signage would help control traffic. The existing RRFB crossing light would be retained. She said that they were a Priority Level 2 on the Water Resource Management policy and were choosing to use vegetated wetlands and to preserve 29% of the specimen trees. She said they were also installing Filterra Advanced Stormwater Devices, which helps remove pollutants from road runoff.

Ms. McQueen said the proposed standards would increase the Northern property buffer between the project and the park, support Comprehensive Plan streetscape initiatives, minimize environmental impacts and impervious surface, and support traffic safety. She discussed the community feedback received and the actions taken to address community concerns by expanding buffers, enhancing screening, tree selection, and Grigsby Ave. safety measures.

Council member Deshazor asked about the connection to Lakeside. Ms. McQueen said the property edge is against the pond and to connect they would have to impact the stream buffer, the wetlands, and could potentially cause the failure of that pond. So from an environmental standpoint it was not an option. Council Deshazor asked if building townhouses was because of their price point. Ms. McQueen said initially the owners were looking at a few options. Because of the missing middle, the ordinance requires townhomes in this zoning. From the beginning they worked with staff to stay within the existing zoning to match the Town's goals.

Council member Drees said the 100-year flood plain is based on historical data. She asked the applicant to speak to that. Matt Jones, with Kennedy, said a consultant performed a 100-year flood analysis, and the wetlands that they are proposing will keep the 100 year peak flow will be contained in that area.

Council member Deshazor asked about the placement of the townhomes. Ms. McQueen said there are floodplains and wetlands that they were trying to preserve and having some single-family homes in that spot enabled them to address preserving the wetlands and natural area.

Mayor Mayefskie asked about the price points. Mr. Keener said the price points haven't been determined yet but would be market rate. He said the diversity allows them to hit multiple price points. He said the size should put them to the lower or middle end of the homes that are in the area. Mayor Mayefskie asked staff if the plan that is shown to Planning Board could the townhomes in the same number of units as what will be built. He would like the Planning Board to see the three-unit townhomes. Council member Drees asked if they considered shortening the alley for firetruck turnaround. Ms. McQueen said the alley is designed to meet the Town standards, but the fire truck can meet coverage without using the alley. The purpose of the alley was to better fit the Comp Plan and better front Grigsby. Mr. Keener said having them rear loaded allowed us to preserve the neighborhood. Ms. McQueen said they did try to focus as much on environmental sustainability as possible. They are able to use the grass pavers on the alley to decrease the amount of impervious surface. Council member Drees asked if the homes would be visible from Womble Park. Ms. McQueen said no, the buffer will block it from the trail and the park.

Chris Moak, 416 Springside Dr., said he lives adjacent to the property. He said he can see it from his dinner table. He has enjoyed these trees since 2008. He said that to bring in houses as close to the back of his lot as they are is disconcerting. He thinks there should be a greenway between them. He said the driveways are about 12 feet from his neighbor's backyard and it will mess up his view. The density worries him because of the amount of traffic on the road, especially when there are events at Sugg Farm. He would like more space between.

Michael Thompson, 117 Occidental Dr., requested denial of this project. He said it does not align with the neighborhood or the Vision Holly Springs Concept Plan. He said the transformation of the neighborhood does not tie in. Houses in the area do not have façades to the street. He said it should maintain the setbacks of the surrounding homes. It does not align with Springdale Dr or the surrounding properties. There are no attached homes there already. He said it would alienate the vision and the people of Holly Springs.

There being no further input, Mayor Mayefskie closed the public hearing.

Mr. Taylor said that the item will now go to Planning Board for review and come back to Council in December.

12. Courtyards at Holly Grove Major Subdivision and Development Agreement

Grayson Taylor, Development Services, said this item was for Council to conduct a quasi-judicial public hearing and consider a Major Residential Subdivision Plan and a Development Agreement Amendment. Elizabeth Goodson, Development Services, said that there was an opportunity for coordination with the Avent Ferry Rd. widening and this project and staff wanted to take advantage of this opportunity. She said that the Avent Ferry widening project was in 2 phases and Phase 2 is from Morgan Park to Cass Holt Rd. It has been delayed by NCDOT and to move it forward the Town is taking an active role. The area overlaps with the area of this development. This opened up the opportunity to coordinate to get as many improvements in place as possible. One thing is that if Courtyard constructed their improvements, when the DOT project comes along there were some that might need to be removed and then rebuilt. We came to an agreement that allows the town flexibility to have them pay a fee-in-lieu in order to have the corridor constructed in a way that allows the town to move forward with the project and to get the improvements done in a way that is not as disruptive to the driving and walking public.

Mr. Taylor showed where this project was in the development process. He showed where the property is and said the rezoning was approved last March. He outlined the elements of a quasi-judicial decision and what Council could and could not consider. He said the parcel is designated Neighborhood Center on the Land Use and Character Plan and zoned Mixed-Use Conditional. At rezoning the applicant committed to a maximum of 107 units at 2.7 units per acre, a mix of attached and detached dwellings, the realignment of Capeside Avenue to Cass Holt Rd, and offsite sidepath connections. He outlined the project history and showed the refinement of the plan since rezoning. He said that 75 units would be detached, while the remainder would be attached. The amenities will include a swimming pool, pickleball court, and firepit. They have also committed to road improvements.

Catherine Jacobs said the site would be served by water and sewer and showed where the connections would be. She said they are proposing gravity sewer, which eliminates the need for a pump station. She said the traffic study included ten nearby intersections and the two new site access points. The applicant will widen Avent Ferry Road per the Comprehensive Transportation Plan along the site frontage and would realign Capeside Ave. to Cass Holt Road. She explained which improvements would be constructed by the applicant and which they would pay a fee-in-lieu for, in order to avoid what had been built being torn out and rebuilt with the widening of Avent Ferry Road. The applicant will construct the realignment and the rezoning. There are a few items that would need to be taken out and put back with the road widening. The items of greatest concern are all included as part of the original construction process. Curb and gutter and sidepaths will be by fee-in-lieu in order to coordinate with the NCDOT STIP project.

Ms. Jacobs said that items included in the proposed amended development agreement include the ultimate section right-of-way dedication, fee-in-lieu for a portion of the Avent Ferry Rd. widening elements, a fee-in-lieu for the offsite sidepath extension to Logging Road, and construction of a permanent traffic signal design.

Planning Board representative Roger Bess said that Planning Board voted to recommend approval with a vote of 7 – 0 with two members absent. He said there was a lot of discussion on the road improvements and the traffic differences for a 55 plus community. They also asked about the pedestrian safety improvements.

Mr. Taylor said that staff recommends approval.

Council member Drees asked about the elements that would be constructed and then eventually removed. Ms. Jacobs said they were cut throughs that would provide access to the park but would not be at their ultimate location.

Council member Hewetson asked about the timeline. Ms. Goodson said it would be about 2 years between when this project is complete and when the STIP project gets underway.

Mayor Mayefskie opened the public hearing, and the following sworn testimony was received:

Jason Barron, Morningstar Law Group, said this is a Quasi-Judicial conclusion to what started with the rezoning to make sure that this will be consistent with the Town's plans and ordinances. He said they knew the intersection would be at the forefront. Through that process they had conversations about pedestrian safety. Merely relocating Capeside will improve safety, and with the addition of the other safety elements we believe we are meeting Council's direction. He said the plan Council saw in March is the plan they will see tonight. He offered each witness as an expert.

Laura Holloman, McAdams, speaking for the applicant gave her CV. She outlined the five criteria that must be met in a quasi-judicial decision. She showed the layout of approved master plan, that became the framework for the subdivision plan, and outlined its details on stub outs, buffers, and tree protection areas. She said the townhomes would be central in the development with single family along the perimeter as transition. She showed the detailed subdivision plan and said that it was consistent with approved plans and ordinances. She said the number of units was the same as what was approved at rezoning. She said the road improvements coordinate with the Avent Ferry STIP plan. She said in her professional opinion the project will not have an adverse impact on surrounding properties. She said there is sufficient open space, and tree preservation. She said the sidepaths contribute to connectivity and walkability. She said criterion three is met because of the realignment of Capeside and the design of the internal streets. She said that it meets all five criteria. She said the gravity sewer, not requiring a pump station, meets the Town's goals. She said the plan is consistent with the Comprehensive Plan and thus meets criterion five. She said the project would provide age in place capability.

Brandon Bielat, licensed professional engineer, gave his CV. He outlined the site plan and said it met all five criteria. He went through the five criteria and said the plan follows the concept plan approved at rezoning. He said Planning Board and staff agree that this is consistent with neighborhood center designation. He said the traffic impact analysis items have been agreed to, including turn lanes, striping, and appropriate fees-in-lieu. He spoke of the realignment and its safety improvements. The plan shows several road improvements around improving visibility and safety. He said the offsite improvements include signals, ADA access and other improvements subject to NCDOT approval. He said the robust buffers mitigate adverse effects on surrounding neighbors. He said the plan is consistent with the district, with plans, and meets Criterion 1. Criterion 2 is met because it exceeds requirements for tree preservation, open space, and recreational open space. He said tree preservation is 16% of the site and open space is 20%, and 6% for active open space and amenities. Per the development agreement there are connections in lieu of onsite greenways which were not feasible due to the topography. Proposed development delivers pedestrian connectivity by connecting greenways on Avent Ferry east to Logging Rd and on Cass Holt Rd. to Eagles Landing Park. All required fees-in-lieu will be paid. He said it meets Criterion 2. He said the proposed street sections meet Holly Springs' standards and thus meet Criterion 3. He said there is access to the site off Avent Ferry and from Capeside and Harbor Fog. He said the plan provides utilities tying in to Avent Ferry, and Harbor Fog Trail. He said public easements will be owned by the Town and utilities will be within these rights-of-way. He said the Water Resource Management Policy was approved already by Council. He said water and sewer stubs to adjacent property would be provided. Finally, he said the proposed site design enhances the public realm by providing centralized open space. He said pedestrian connectivity would be provided throughout the site, and safety of pedestrians will be improved by signals and other improvements. He said the residential facades meet the standards, as do the garages. He said street lighting will be provided that meets dark sky criteria while providing safety.

Scott Sallade transportation engineer with McAdams, gave his CV. He outlined the road improvements they would build, and the fees-in-lieu agreed to and how this would coordinate with the Town's Avent Ferry Rd. widening project. He said the sidepath to Eagles Landing is being constructed with an attempt to keep that open during the Avent Ferry road widening. He said the project meets Criterion 1 through these improvements and access points. He said it meets Criterion 3 because of the road realignment and turn lanes, pedestrian refuge islands and signals, all subject to DOT approval. He said Wake County Public Schools has indicated adequate capacity.

Mr. Barron submitted into evidence the staff report and all attachments, and asked Council to take judicial notice of the Comp Plan and all other plans. He asked Council to approve the project.

Council member Drees asked about traffic calming measures on Capeside and Harbor Fog. Mr. Bielat said four-way stops would be installed at those intersections.

Mayor Mayefskie said there was discussion about a sidewalk on the north side between this project and the NCDOT project. Mr. Barron said they would complete the sidewalk along their frontage and the right-of-way widths have been expanded to accommodate the DOT project. The sidewalk to Logging Rd would be a fee-in-lieu to avoid having it ripped out. Ms. Jacob said there will be no interim sidepath at either site so that there is no need to rip it out.

Council member Drees asked about curb and gutter. Ms. Goodson said if you put a sidepath in without the curb and gutter it decreases safety, so these were delayed due to the DOT project.

Fran Hudson, 5524 Rex Rd., said her facts come from documentation from the town. She said Matt Beard said there was a lack of compliance with the UDO on parkland dedication. She said that in 2024 at the LUAC meeting MPT Berry suggested foregoing dedication of park land due to the proximity of Eagles Landing and do the sidepath instead. She said that his suggesting it doesn't mean approval. She said there is no park dedication or fee-in-lieu. She said that for tree preservation, McAdams stated they have "carefully balanced" the tree preservation. She said that doesn't have anything to do with tree preservation. She said the specimen trees are top priority and must be prioritized above everything. The trees are being taken out because they are where they want to put their houses. Grayson said a 30" oak would be taken out. The intent of Conditional Zoning is to meet or exceed.

Specimen trees exist where they want to put housing. She said the percentages of tree preservation are not what the applicant stated because they divided by net not gross.

Jessica Perry, said she was an expert because she wanted to discuss the crosswalk and she has walked kids across it for 16 years. She said she has lived here for 17 years and is concerned for the kids in the community. Over 4,000 kids go to school in that area and it is a big deal. Specifically at the rezoning citizens were promised that there would be significant cross walk improvement and no building permits would be issued until the crosswalk was constructed. She wants to make sure the improvements are built before the buildings are added. Most of what they are offering we already have. We wanted improvements. There are no beacon lights, bridge or tunnel. She doesn't see any improvements, just enhancements. She doesn't see any significant improvements and wants to see them before they approve this.

Mayor Mayefskie asked staff to address the improvements. Ms. Jacobs said that anything they are required to do must be done before they can pull any building permit. Mayor Mayefskie asked her to speak to the safety improvements. Ms. Jacobs said that squaring the intersection decreases the distance across, and the pedestrian refuge, in case someone doesn't make it across, is a great improvement. Council member Hewetson asked if this would increase visibility. Ms. Jacobs said it would.

Council member Drees asked for confirmation that the tree preservation numbers meet the water resource policy. Mr. Taylor said yes, they are meeting the requirements.

There being no further testimony, Mayor Mayefskie closed the public hearing.

Council member Deshazor said he hears the comments and he remembers this from the rezoning. The realignment of Capeside is one of the biggest things. This project will make that safer. He thanked staff for hearing Council when we said we didn't want the people on that side of town to go through two road projects when it could be one. He requests communication with the residents there so that they know what is going on. This could make this change better.

Action 1: Motion to adopt Resolution 25-43 to make and accept the Findings of Fact for consideration of and to approve 25-MAS-02 Courtyards at Holly Grove Major Subdivision.

Motion: Forrest
Second: Hewetson
Vote: unanimous
A copy of Resolution 25-43 is attached to these minutes.

Action 2: Motion to approve the amendment to the Development Agreement.

Motion: Forrest
Second: Hewetson
Vote: unanimous

Council member Deshazor moved for a 5 minute recess. It was seconded by Council member Forrest and approved with a unanimous vote.

13. Courtyards at Holly Grove Voluntary Annexation A25-06

Sarah Sularz said this annexation was for the same property just discussed. The Resolution of Sufficiency was adopted at the October Council meeting and this was the public hearing. The property contains 39.90 +/- acres along Avent Ferry Road.

Mayor Mayefskie opened the public hearing and the following input was received: none.

There being no input, Mayor Mayefskie closed the public hearing.

Action: Motion to adopt Annexation Ordinance A25-06 to approve annexation.

Motion: Hewetson
Second: Forrest
Vote: unanimous
A copy of Annexation Ordinance A25-06 is attached to these minutes.

NEW BUSINESS

14. Seasons at Wilbon Rezoning and Development Agreement

Grayson Taylor, Development Services, said this item was to consider rezoning the property at 2316 Piney Grove Wilbon Rd. The public hearing was held on October 21st, and Planning Board considered the rezoning on October 28th. Tonight, Council will make their decision. He showed where the property is and explained where the project is in the development process. He reminded the public of the uses of a Conditional Zoning District. The property is designated Mixed-Use Residential Neighborhood on the Land Use and Character Plan and zoned RR Rural Residential. He shared the project history and the refinement of the plan since first submittal. He said the proposed Neighborhood Residential Conditional zoning district would have 222 total units, 142 detached and 80 attached, with various open spaces including an amenity center, proposed public art at the intersection of Adcock and Piney Grove Wilbon and opaque buffers along thoroughfare frontages. He said the proposed modifications include lower density, narrower frontages for 55 front-loaded lots, and increased buffers.

Mr. Tayor said that according to the Parks, Recreation, & Greenways Master Plan there was a proposed greenway though the center of the project and a proposed sidepath along Piney Grove Wilbon road. This project is committing to constructing both of those.

Catherine Jacobs, Development Services, said the site could be served by public utilities and showed where they would go. The sewer study provides two options; gravity or a pump station. The study concluded that improvements to the downstream pump station would be necessary and the developer has committed to them. The project is Level 3 for the Water Resource Policy. They will construct vegetative wetlands, provide a 25% increase in active open space, and use green building standards. The transportation improvements include widening both Piney Grove Wilbon and Adcock according to the Comprehensive Transportation Plan. She showed where interior roads and site access points would be. Zooming out to show other nearby developments, she showed which intersections were part of the traffic study. She said improvements include turn lanes, site driveways and turn lanes at exterior intersections, and fees-in-lieu for turn lanes for further intersections, and for future signalization of Piney Grove Wilbon and Adcock roads.

Ms. Jacobs said that the Development Agreement included commitments to the Water Resource Management Policy of a 25% increase in active recreation open space, vegetative wetlands in lieu of ponds and green building standards.

Mr. Taylor said the public hearing in October provided feedback on potential traffic impacts, project density and compatibility with the nearby rural character, the importance of farmland preservation, and support for the project’s sewer extension.

Roger Bess, Planning Board Representative, said the Planning Board voted to recommend approval with a vote of 4 – 3, with 2 absent. Those against sited inadequate road and other traffic concerns and didn’t think it was reasonable. There was discussion around the zoning map consistency statement, and around driveway length, and they received satisfactory answers. There was a lot of discussion of traffic given the size of the development and why the signal at Adcock was not warranted. The vote on zoning map consistency statement was 5-2 in favor. Those voting against were Mr.

Cucurullo and Mr. Madoni due to road infrastructure, traffic concerns, and lack of owner-occupied units.

Mr. Taylor said the Development Agreement agrees with the Water Resource Management Policy. He then invited the applicant up who had another request about the DA.

Mr. Adcock said the team was there in full to answer any questions. He said that subsequent to the Development Agreement going out in the agenda packet they had some requested amendments regarding the timing and the fee-in-lieu amounts. He said Mr. Schifano produced a draft that we all agreed to with those changes.

Council member Drees asked if the fee-in-lieu calculation was our standard for Parks. Mr. Schifano said it was.

Mayor Mayefskie asked how many units were proposed and how many would be by-right if there was no rezoning. Mr. Adcock said they are proposing 222 max, and by-right would be allowed 40 under the current zoning. Council member Deshazor asked if, were this by-right zoning, the applicant would still have to complete the road improvements. Mr. Adcock said there are three tiers of traffic analysis. With only 40 units that would dramatically change the off-site improvements. Mayor Mayefskie asked what they are doing vs. what would be done in a by-right development.

Kevin Dean of Kimley Horne said that if this were developed by-right it would be below the thresholds for improvements other than the frontage, a dramatic decrease in improvements. Mr. Dean listed the off-site improvements that they are committing to that would not be done with a by-right development. Council member Hewetson asked what the distance was from Stickleback to Flemming. Mr. Adcock said it was a little more than ½ mile.

Mr. Taylor said that staff recommends approval as the project meets the plans and ordinances of the Town.

Council member Drees asked about the status of the DOT improvement of the roundabout at Piney Grove Wilbon and NC 42. Ms. Jacobs said they reached out to Fuquay Varina as it was part of their plan, and they said they were “pretty sure” it was no longer on the State Transportation Improvement Program (STIP). Mr. Dean said he heard from the district office it was no longer on the list. Council member Drees asked if we have volume capacity with the developments not yet built. Ms. Jacobs said that this TIA took into account the projects already approved but not yet built. Council member Drees asked what that tells us about the impact to Piney Grove Wilbon as these come online. Ms. Jacobs said it is a steppingstone for us to keep tabs. This area is just starting to take off. Council member Drees asked if the TIA takes the Fuquay Varina projects into consideration. Ms. Jacobs said it does as long as they are within the 1 mile distance.

Council member Deshazor said we are building a lot out there. Doing nothing is also an option, but we can’t control the traffic coming because Fuquay Varina has projects going. If Piney Grove Wilbon was pulled off the STIP there are no options with DOT so we need to do what we can where we can and then go back to DOT to get it back on the STIP. We are struggling down there, but if we do nothing we are still struggling.

Council member Hewetson asked if it was capacity that gets the attention of DOT to put it back on the STIP. Ms. Jacobs said essentially DOT puts things on the STIP because development comes. We do the traffic studies that address what their impact is, but it’s not regional.

Council member Deshazor said he likes this project, but asked if it would be feasible for us to get a more macro level view, from us and from Fuquay Varina, before we make a decision. Potentially finding out information from DOT about if it could get on the STIP that would help us make a more informed decision. Ms. Jacobs said staff can reach out to DOT and Fuquay Varina. Council member Drees said she would be in favor of that. She said there are a lot of things she likes but we are not looking at this road as a whole. She wants to see where we are today; what will happen when these are built; and what it would take to get there. Kevin Dean said capacity is nothing but a long-term plan. Roadway corridors score more highly with DOT f there are already some improvements because it’s less they have to do. He would say that he appreciates that adding traffic to the network seems concerning, but by the time they get to their project buildout it will look different, given the improvements. In the morning, there are about 800 trips on Piney Grove Wilbon at Flemming. By the time you get to Ralph Rd. it only increases by 100 trips. Most of the traffic is coming from Harnett County. We are still going to see growth because it is coming from out of town. Where we see pinch points is not *between* intersections but *at* them. By adding these improvements we are relieving traffic where everyone gets stuck trying to turn. NCDOT typically favors corridors that already have improvements constructed so they don't have to do as much. Over a mile of improvements are being added by the various projects out here. He feels like they have adequately captured the traffic.

Mayor Mayefskie said we have seen Avent Ferry go off and on the STIP. He has no faith that NC 42 and Piney Grove Wilbon will come back any time soon. He said there are a lot of homes coming from a Fuquay Varina development, and someone could come in and build 40 homes on this land with minimal road improvements. We need to take a look at this and make sure that what we do tonight will help Piney Grove Wilbon Rd.

Action 1: Motion to adopt Ordinance RZ25-08 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve 25-REZ-06 Seasons at Wilbon Rezoning.

Motion: Hewetson
Second: Deshazor
Vote:
Aye: Hewetson, Deshazor, Drees
Nay: Forrest
The motion passed.
A copy of Ordinance RZ25-08 is attached to these minutes.

Action 2: Motion to approve the Utility Allocation Request for Seasons at Wilbon.

Motion: Hewetson
Second: Deshazor
Vote: unanimous

Action 3: Motion to approve the Development Agreement for Seasons at Wilbon subject to changes approved by the Town Attorney and Town Manager.

Motion: Hewetson
Second: Deshazor
Vote: unanimous

15. Comprehensive Plan Amendment Sections 4 Community Facilities, 5 Infrastructure & Utilities, and 6 Natural Resources

Sean Ryan, Development Services, said this item had a public hearing on October 21st, and went to Planning Board on October 28th. He showed the timeline, starting last February and leading up to tonight. He explained how these sections of the Comprehensive Plan are connected and when each of the other sections had been updated. He outlined the many public engagement activities and explained how that engagement was different, based on the sections being updated.

Mr. Ryan said that Section 4: Community Facilities, identifies current and planned facilities to support Town growth, identifies public and private education resources, and supports long range planning for new Town facilities, such as fire stations. He said recommendations include continuing to plan for Town space needs, investigating solid waste as a town-provided service, ensuring that growth aligns with facility needs, proactively planning for future fire stations, and collaborating with County, State, and Federal partners.

Mr. Ryan said that Section 5: Infrastructure & Utilities includes inventories of the Town's major utility systems, new sections on stormwater and fiber optic utilities, establishes high level capacity needs based on full build-out and identifies opportunities to enhance sustainability of services. Recommendations include regional sanitary sewer pump station basins and facility locations; water main line locations; elevated storage tank; stormwater programs, and fiber optic system gap identification.

Mr. Ryan said Section 6: Natural Resources identifies existing natural resources and includes a new section on tree canopy and urban forestry. He said recommendations include prioritizing conservation on key areas, enhancing UDO standards, developing urban forestry planning programs, and refining and enhancing the Street Tree programs. He said there were five endangered species identified in the Town.

Mr. Ryan said that the plan had been refined since the Workshop presentation. He reminded the public and Council that this is an ongoing process and as the Utility Modeling and Master Plan and the Infrastructure and Utilities Comprehensive Plan are updated/adopted, the Comprehensive Plan would be updated to align with these plans. He outlined the feedback from the public hearing and listed some project updates since that hearing. He said updates were technical corrections to data; format and organization changes; mapping clarity; and clear implementation measures added to each section. He said that the staff recommendation was to approve the update.

Roger Bess, Planning Board representative, said that Planning Board voted to approve 7 – 0 with two absent. He said discussion points were around CCTV cameras, which would be addressed in the updates.

Council member Drees asked about the timeline for incorporating changes into the UDO to correspond with this. Mr. Ryan said if this is adopted, those changes will be put in the tracking log for UDO amendments, and they will be prioritized and Council can provide guidance on their priorities also.

Action: Motion to adopt Resolution 25-42 to approve Comprehensive Plan Section 4 Community Facilities, Section 5 Infrastructure & Utilities, and Section 6 Natural Resources

Motion: Deshazor
Second: Forrest
Vote: unanimous
A copy of Resolution 25-42 is attached to these minutes.

16. Semiannual UDO Text Amendments

Sean Ryan, Development Services, said this item had its public hearing on October 21st and went to Planning Board don October 28th and was here for Council's decision. He reminded the public that the UDO is a living document and is adjusted twice a year. He said there are 25 proposed amendments including alley driveway setbacks, landscaping revisions, infill lot building setbacks, home occupations, conservation subdivisions, murals and other artwork, and temporary signs. He showed how the alley driveway setback change would look and what the infill lot setbacks were meant to achieve.

Mr. Ryan said that under the current UDO murals are treated as signs. The amendment would have them regulated as an accessory use, increase the size allowed, and provide standards for types of materials, colors, and maintenance. He said that conservation subdivisions would be allowed in the RR, SR, and NR districts with maximum density permitted by standard subdivision. The 40-50% open space requirement would be calculated after removing constrained land areas, rather than as a percentage of the whole. Open space type would be tree preservation, constrained areas, and could allow some areas of active recreation. A conservation easement would be required on that open space so it cannot be developed in the future.

Mr. Ryan said that the public hearing provided no questions or discussion items. He said that staff recommends approval.

Roger Bess, Planning Board Representative, said that the Planning Board recommended approval with a vote of 7-0, with 2 absent. There were very few questions.

Action: Motion to adopt Ordinance 25-32 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve UDO Text Amendments.

Motion: Deshazor
Second: Forrest
Vote: unanimous

17. Parks and Recreation Advisory Committee Midterm Appointment

Linda McKinney, Town Clerk, said that there was a resignation from the Parks and Recreation Advisory Committee. The opening was advertised per the policy, and three applications were received for a term ending June 30, 2028.

Action: Motion to appoint Eric Dean to the Parks and Recreation Advisory Committee for a term ending June 30, 2028.

Motion: Deshazor
Second: Forrest
Vote: unanimous

Public Comment: At this time, an opportunity was provided for members of the audience who had registered to speak to address the Council.

The following public comments were received in writing: two comments opposed to Seasons at Wilbon, one comment regarding noisy vehicles, one comment regarding HOA covenants, one comment about noise at a festival at Sugg Farm, one comment requesting a turn arrow on a traffic signal, and one comment regarding roads in the ETJ.

The following public comments were received in person:

Steve Macon, 2305 Avent Ferry Rd. thanked Council for serving. He wanted to speak about Collins Grove Church due to the project being approved through court action without a vote. He quoted John Schifano on right-of-way along DOT's right of way. On Sept. 5th he sent a letter, attaching a letter from DOT that he said showed that no 60' right of way existed in front of the church. He maintains that DOT correspondence means the right of way doesn't exist. He complained that there is nothing to allow traffic to turn into the parking lot.

Allen Jones, 3128 Avent Ferry Rd. in New Hill. He said his concern is about the right-of-way on 56 acres with road frontage on both sides of the road. He can't get an answer from Greenhawk. He understands they took it to Court. If that's true, does that mean that their proposal goes through as-is? He said if the town doesn't fight and allows the developer to move forward, what was the point. There are only 2 ways to get sewage back to Holly Springs; his property and Duke's. The Town has done great in the past but for this project they haven't suggested running the sewer line other than Avent Ferry Road. He said he doesn't have a voice and is at the Council's mercy. He said his deed shows he owns property underneath the road, and if they take "ditch to ditch" he is losing farmland. He said he is one of the few farmers left in Wake County and the town is stifling that and forcing him out. He is asking Council to force the developer to put the sewer line on Duke land.

Fran Hudson, 5524 Rex Rd., said the UDO is the town law. Every time it is violated and Council doesn't vote to deny a request, they are violating their oaths. She said they should know the UDO forwards and backward. She said conditional zoning is used in the vast majority of cases. She thinks that it is expected that the standards of the base districts will be followed. A Conditional Zoning designation should be for a school or something that doesn't fit. She claimed Development Services uses it on everything when it should be a rarity. That is not the intent of the UDO or the Comp Plan. She said that Natural Areas do not allow anything. The Ragan Property is putting units in the natural area that is supposed to be left undisturbed. It was a conservation neighborhood to protect that area that is natural. She said she read the staff comments to say that the plan was not consistent. She said the Council is violating their oaths to protect the people.

OTHER BUSINESS

Council member Drees said in the Comp Plan amendments there was a note about Wake County Public Schools (WCPSS) not planning to build any new schools in 7 to 10 years. We get these letters from WCPSS saying there is capacity, but that seems to mean bussing kids 45 minutes away. Is there a way to improve that sheet to get more granular information, and not ship kids out. Council member Hewetson asked if we could identify what "capacity" means. Does it mean closest to your house or being bused? Council member Drees asked that we have that conversation with WCPSS.

Council member Deshazor agreed. He wished everyone Happy Thanksgiving. He said that Embolden Ministry is giving away 300 Thanksgiving Day Dinners so if you know some family in need, reach out to him or to them. On Saturday they will be delivering food. Dorcas/Western Wake has a new name – Neighbor Up - and they are going to have more capacity to serve.

Mayor Mayefskie requested that Council move reviews for the Clerk and Attorney on election years to a November time frame, like we are doing tonight. He introduced Mayor-elect Kondratick and CM-elect Sarah Larson and Kara Foster and sent them good wishes. He said if you have a son/nephew/fiancé age 27-34 get them to the doctor to get tested for testicular cancer, as this is the most susceptible age.

MANAGER'S REPORT

Randy Harrington, Town Manager, said he had three items. First, he thanked Council for the downtown holiday lights. It's nice to see that come to fruition. He thanked Communications and Marketing and Development Services for their effort and Public Works for the installation, along with Duke Energy. Now we have this great lighting.

Second, you've worked for a number of years on increasing wastewater capacity from 6 to 8 MGD, we just recently got Authorization to Construct from DEQ. Bids are out now and will come back Dec. 9th. The authorization is a big deal.

Last, Happy Holiday and safe travels.

CLOSED SESSION: Council entered into closed session pursuant to N.C.G.S. 143-318.11(a)(6) to perform the annual evaluations of the Town Clerk and the Town Attorney with a motion by Council member Forrest and a second by Council member Hewetson and a unanimous vote.

Motion to leave closed session was made by Council member Deshazor with a second by Council member Hewetson and a unanimous vote.

Adjournment: Council member Deshazor made a motion to adjourn at 11:40 pm. It was seconded by Council member Forrest and passed with a unanimous vote.

Respectfully submitted on Tuesday, December 16, 2025.

Linda C. McKinney

Linda C. McKinney, Town Clerk

Addenda pages as referenced in these minutes follow and are a part of the official record.