



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, December 16, 2025. Mayor Kondratick presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and five Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Kondratick, Mayor Pro Tem Annie Drees, Council members Danielle Hewetson, Chris Deshazor, Sarah Larson, and Kara Foster.

Council Members Absent: none.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Scott Chase and Daniel Weeks, *Assistant Town Managers*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Kameron Womack, *IT*; Kathy White, *Deputy Clerk*; Corey Petersohn, *Budget and Sustainability*; Cassie Hack, *Director, Communications and Marketing*; Tina Stroupe, *Finance Director*; Chris Hills, *Director of Development Services*; Elizabeth Goodson, Sean Ryan, Grayson Taylor, and Elliot Blonshine, *Development Services*; LeeAnn Plumer, *Director, Parks & Recreation*; LeRoy Smith, *Fire Chief*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Pastor Jamal Brown of Holly Springs United Church of Christ.

4. Agenda Adjustment: The December 16, 2025, meeting agenda was adopted with changes, if any, as listed: *move public comment to beginning of meeting.*

Motion: Drees

Second: Deshazor

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, and the Clerk was asked for any written comments received prior to the meeting.

The following public comments were received in writing: none.

The following public comments were received in person: none.

Consent Agenda

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

5. Minutes of November 10, 2025 and November 18, 2025 – The Council approved the minutes of the November 10, 2025 Workshop meeting and the November 18, 2025 Business Meeting

6. Budget Amendments – The Council received the Town Manager approved budget amendment.

A Copy of the budget amendment is attached to these minutes.

7. Police K9 Retirement – Council adopted Resolution 25-45 to retire K9 Risner from active duty and issue to handler Cpl. Dustin Gillam.

A copy of Resolution 25-45 is attached to these minutes.

8. Town Acceptance of Grigsby Ave. and Pine Ave. for Maintenance from the NC Dept. of Transportation (NCDOT) - The Council approved a request from NCDOT to abandon Grigsby Ave. and Pine Ave. rights-of-way to the Town for maintenance.

9. Engineering Design and Construction Standards Supplement #13 – The Council approved Supplement #13 to the Engineering Design and Construction Standards.

10. Municipal Concurrence for Speed Limit on Holly Springs Road – The Council enacted speed limits and approved concurrence to allow NCDOT to declare a speed limit of 45 mph for 0.15 miles of Holly Springs Road (SR-1152) north of Sunset Lake Road (SR-1301).

11. Audit Contract Amendment for Fiscal Year Ending June 30, 2025 – The Council approved an audit contract amendment for fiscal year ending June 30, 2025.

NEW BUSINESS

12. Grigsby Ave. Residential Rezoning 25-REZ-07 and Development Agreement

Grayson Taylor, Development Services, said this item was for Council to consider a request for rezoning, utility allocation, and development agreement. He reminded the public that the public hearing was held on November 18th, and Planning Board considered the item at their November 19th meeting. He showed where the site is located and said that the rezoning and major subdivision will be considered tonight with civil construction drawings handled administratively, as it is an Option 1 rezoning. He reminded the public of the purposes of a conditional zoning district.

Mr. Taylor said the property is designated Residential Neighborhood on the Land Use and Character Plan and if the conditional rezoning is approved, the zoning would change from Residential Zoning to Mixed Residential Neighborhood. He gave an overview of the project history and showed how the project had evolved since the early concept in the fall of 2024 to tonight. He said the applicant is proposing 21 total units, 12 detached and 9 attached dwellings, with rear-loaded units along Grigsby. He said active open space includes lawn games, a tot lot, and a community garden. Mr. Taylor outlined the proposed standards that differ from the UDO including lower density, larger buffers, smaller rear setbacks and slightly larger front setbacks, and building design standards.

Elliot Blonshine, Development Services, said the site would connect to existing water and sewer on Grigsby Avenue. He said the water and sewer studies had been completed and there is capacity. He said it is Priority 2, per the Utility Allocation Policy and they have provided two elements: vegetated wetlands in lieu of ponds and preservation of at least 10% of specimen trees.

Mr. Blonshine said proposed traffic improvements include frontage widening, and a proposed stop sign at the intersection of Grigsby and Water Point Drive. He discussed the on-street parking which would provide parking for the development and Womble Park, but would also serve as a traffic calming measure.

Mr. Blonshine said that at the public hearing they received feedback on various environmental issues. He showed the location of the wetlands, stream, and floodplain and said the applicant has

been working with the U.S. Army Corps of Engineers and the NCDEQ on the location and protection of these environmental elements.

Mr. Blonshine said the Development Agreement included vegetated wetlands in lieu of ponds and preservation of at least 10% of specimen trees as commitments to the Water Resource Management Policy.

Mr. Taylor said that at the public hearing in November the discussion centered on the loss of tree canopy and deer habitat, stream protections, and compatibility with the Comprehensive Plan and Neighborhood Compatibility. He said that in response to that feedback the applicant has altered the proposed buffer adjacent to Lakeside to a 10-foot buffer that is entirely evergreens.

Rick Madoni, Planning Board representative, said that the Planning Board recommended approval with a vote of 7 to 0. He said there was discussion about townhomes, the 100-year floodplain, and the road widening and the northern buffer, which was then addressed.

Mr. Taylor said that while the proposed Conditional Zoning District is inconsistent with the site's Future Land Use Designation of Residential Neighborhood, the project is consistent with other Comprehensive Plan elements, including appropriate infill development, variety of housing choices, and increased safety for pedestrians and drivers. Staff therefore recommends approval.

Council member Foster asked if a greenway connecting to Womble could be added. Mr. Taylor said he wasn't sure if the Army Corps of Engineers would allow it. Mr. Blonshine said the proximity to the existing sidewalk means that the greenway was not necessary. The greenway plan is in the Future Active Transportation map which lays out the plan and in this case it was not indicated. Getting a greenway could impact the environmental features more than necessary.

Mayor Kondratick asked how the estimate of vehicle trips was calculated. Mr. Blonshine said it was a formula from the national engineering standards.

Council member Drees said the setbacks are set to maintain the scale of what already exists on Grigsby and asked if that takes the road widening into consideration. Mr. Taylor said it was, and that the townhomes were set further back to improve the line of sight on the curve.

Council member Deshazor asked for clarification of the buffer by Lot 1. Mr. Taylor said the applicant said they didn't have room for a wider buffer, which is why they went with an all evergreen buffer.

Council member Hewetson asked if the trees on the north side would come down when the evergreens get planted or will there be a buffer on both sides. Mr. Taylor said he believes there is a larger setback on the adjoining property and he believes they may also have a perimeter buffer.

Council member Larson asked for a clarification of the current zoning and the need for conditional zoning. Mr. Taylor said that by right today they can do detached dwellings. If they wanted to build more than 4 it would be quasi-judicial decision of Council. There would still be buffers. In this zoning district, if you do a Conditional Zoning District it triggers a requirement for attached dwellings. Council member Larson asked whether, with current zoning, the wetlands would be maintained. Mr. Blonshine said a major subdivision requires road widening. And the buffer would be required.

MPT Drees asked if they would be rentals or for sale. The applicant, Jon Keener, said they would be for sale. Council member Deshazor asked what the price point would be and was told it would be market rate. Mr. Keener said that part of the mix of housing choices was intended to provide a mix of prices.

MPT Drees said she would like to see a bigger buffer on Lot 1 because of the curvature of the driveway. She asked the applicant to speak to that.

Mr. Keener and Courtney McQueen came forward. Ms. McQueen said that they extended the buffer beyond the required 5 feet. If they extend it more they would be out of compliance with the required setbacks. They understand that the view shed is the issue, but that is more about the plant material and being able to see through it. So, they felt like to keep in compliance with the setbacks they would focus on the planting and making sure it was evergreens that grow tall and provide the screening desired. She said that where the pond is all of that planting is being preserved, so the tree canopy will stay. She said on the other subdivision there is an access easement to the pond. Council member

Deshazor asked about the trees next to Womble Park and Ms. McQueen said that they would be preserved. She explained the preservation of the wetlands prohibiting a greenway but there is an interior path to the sidewalk.

Council member Deshazor asked who would be responsible for maintaining the buffer. Ms. McQueen said that was the HOA's property and their responsibility to maintain.

Council member Deshazor said we saw this in November and he was not a fan of the townhouses. But then he drove around the neighborhood and, and it fits the existing cul-de-sac. He likes the thicker buffer as it will preserve the view shed but also protect from noise and balls from the park. We heard what the residents who spoke said and he thinks this gives us the best option. Apartments don't fit there, but this provides walkability. He likes to see us be able to have every resident within 10 minutes of a park.

Council member Larson asked if there were any parks fees-in-lieu. Mr. Taylor said that is typically calculated at the next stage, at permitting and staff saw no issue with it. Council member Larson said she appreciates the light signs, but is apprehensive about the rezoning. If the by-right zoning protects the natural area, she sees no need to rezone.

MPT Drees said the stop sign is a good thing and the improved sight lines will provide protection for pedestrians. Council member Foster said the on-street parking will slow traffic. Council member Hewetson said the crosswalks will improve the pedestrian safety too.

Mayor Kondratick said the plan shows that a sidewalk will be added on Grigsby – but it's already there. He asked how it would be added. Mr. Taylor said to widen the road they will remove the existing sidewalk and a new sidewalk will be put in.

Action 1: Motion to adopt Rezoning Ordinance RZ25-09 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve 25-REZ-07 Grigsby Ave. Residential Rezoning.

Motion: Hewetson

Second: Deshazor

Vote:

Aye: Hewetson, Deshazor, Drees, Foster

Nay: Larson

The motion passed.

Action 2: Motion to approve the Utility Allocation Request for Grigsby Ave. Residential.

Motion: Hewetson

Second: Deshazor

Vote: unanimous

Action 3: Motion to approve the Development Agreement for Grigsby Ave. Residential.

Motion: Hewetson

Second: Deshazor

Vote: unanimous

OTHER BUSINESS

Council member Deshazor asked pedestrians and drivers alike to be careful at the Middle Creek Greenway crossing at Sunset Lake Rd. He mentioned holiday events and wished everyone a safe and happy holiday season.

MPT Drees thanked staff for holiday events and wished everyone happy holidays.

Council member Foster thanked everyone for her first few weeks in office. She said she loved the parade. She said she was looking forward to working on walkability, small business, Tree Advisory Committee. And wished everyone Happy Holidays.

Council member Hewetson said all the December events are exciting. She said staff does a good job of making magical events and she attends them all with her kids. She wished everyone happy, safe, Holidays.

Mayor Kondratick thanked staff and said he was thrilled to attend the staff holiday lunch. Staff has made the transition as easy for him as possible, and he thanked them for their support. He wished Happy Holidays to all.

Council member Larson thanked staff and everyone who participated in the Happy Holly Days Parade. She encouraged everyone to attend the last Farmers Market of the year this Saturday. She pointed out that Citizens Academy applications open in January and urged people to apply. She said she likes national holidays and December 17th is Wright Brothers' Day, celebrating the first successful flight at Kill Devil Hills in 1903.

MANAGER'S REPORT

Randy Harrington, Town Manager, said that there are ribbon cuttings on Jan 7 at 11:30 am Holly Springs Rd. and Jan 5th for the start of the Hopper Micro Transit program. Also on Jan 10th, a ribbon cutting at the Community Garden at Sugg Farm with the Nature play area and the Sensory trail. Following that there will be an open house for the community to stay and learn.

Mr. Harrington said that a year and a half ago Council asked for earlier notice on land use cases. He said that once per quarter Development Services gives Council an overview of upcoming land use cases. He said if this Council wanted to give any feedback, staff can refine this presentation. He called on Sean Ryan, Development Services, to give the update.

13. Preview of Upcoming Development Services Land Use Cases

Mr. Ryan said he was here to present the quarterly update to Council on upcoming Land Use cases. He discussed the following new application:

- 4917 Friendship Road Conditional Zoning District
- Council discussed water and sewer requirements and buffers and screening.

Mr. Ryan then gave updates on projects:

- New School Montessori – 5617 Sunset Lake Road – Rezoning
Council discussed EV parking requirements.
- 2420 Avent Ferry Rd. – Rezoning
Council discussed the commercial space, the open space, and the road connections.
- Twin Springs 5800 Duncan Cook Rd. – Rezoning
Questions were asked about the split with Fuquay-Varina and the size of the two sides. There were questions about emergency services to the area and the annexation agreement with Fuquay-Varina.
- Daventry – 6725 Thrasher Rd. – Rezoning
Council discussed density.
- Powell Place – 7501 Rouse Rd. – Rezoning
Council discussed density, the capacity at Buckhorn Creek Elementary, and NCDOT's plans for Piney Grove Wilbon Road.
- Mira Ridge – Rezoning

Mr. Ryan said that Sunset Lake Commons Apartments would have an upcoming public hearing under the legacy process. Coming under the new process are Twin Springs, Daventry, and Powell

Place. Projects waiting for revisions include 1100 Piney Grove Wilbon Rd. and Chase Bank on Sunset Lake Rd.

Elizabeth Goodson, Development Services, said that Council had requested an update on traffic volume and known improvements on Piney Grove Wilbon Rd. She showed which sections of Piney Grove Wilbon Rd. are at less than 80% capacity, which are at 80-120%, and which are over 120% capacity and explained what those designations mean. She then showed five developments in the area, three approved and two in review, and explained how traffic studies use data from existing and approved development in making recommendations. She then discussed the anticipated improvements in the area, including frontage widening to a 4-lane cross-section, three traffic signals (or fees-in-lieu) and turn lanes.

Council member Deshazor said he appreciates the macro-level view that shows the different developments in the area. He would love to see that more frequently as these projects come in. Council member Hewetson said she agrees that it would be nice to have that in the packet. MPT Drees agreed and said pictures are very helpful when discussing transportation improvements.

CLOSED SESSION: Council entered into closed session pursuant to N.C.G.S. 143-318.11(a)(4) to discuss an economic incentive, pursuant to N.C.G.S. 143-318.11(a)(5) to discuss the acquisition of real property, and pursuant to N.C.G.S. 143-318.11(a)(3) to consult with the Town Attorney on *Lamar v. Town of Holly Springs* and *Greenhawk v. Town of Holly Springs*, with a motion by Council member Deshazor 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 10:06 pm. It was seconded by Council member Hewetson and passed with a unanimous vote.

Respectfully submitted on Tuesday, January 20, 2026.



Linda C. McKinney, Town Clerk

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