Holly Springs Town Council
7:00 PM **Tuesday, July 15, 2025**
Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, July 15, 2025. Mayor Mayefskie 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 Sean Mayefskie, Council members Timothy Forrest, Danielle Hewetson, Chris Deshazor, and Annie Drees.

Council Members absent: MPT Dan Berry.

Staff Members Present in Chambers: Scott Chase, *Assistant Town Manager;* John Schifano, *Town Attorney;* Linda McKinney, *Town Clerk* (recording the minutes); Kameron Womack and Jesse Dixon, *IT;* Corey Petersohn, *Budget and Sustainability;* Cassie Hack, *Director, Communications and Marketing*; Chris Hills, *Director, Development Services;* Elizabeth Goodson, Brett Gosney, Catherine Jacobs, Elliot Blonshine, Sarah Lipkin Sularz, and Conor Ryan, *Development Services*; Michael Leonas, Carrie Mitchell, Sadel Lassiter, Kimberley Keyes, and Carrie Kennedy, *Utilities and Infrastructure;* LeeAnn Plumer, *Director, Parks and Recreation;* Tina Stroupe, *Finance Director;* Jay Osborne, *Assistant Town Attorney*; LeRoy Smith, *Fire Chief;* Lt. Michael Castelloe, *Fire;* Paul Liquorie, *Police Chief;*

2. and 3. The Pledge of Allegiance was recited followed by an invocation from Lacy Judkin from the Church of Jesus Christ of Latter-Day Saints.

4. Agenda Adjustment: The July 15, 2025 meeting agenda was adopted with changes, if any, as listed: add item 22, Resolution supporting House Bill 352.

Motion: Forrest
Second: Hewetson
Vote: Unanimous

RECOGNITIONS

5. U.S. Coast Guard 235th Anniversary

Mayor Mayefskie recognized the 235th anniversary of the United States Coast Guard and presented a proclamation to Coast Guard veterans.

6. Battle of the Badges Proceeds Presentation

Fire Chief LeRoy Smith said that the Battle of the Badges was held on April 25th – 27th with ten police and fire departments from Wake County competing. He said that they took in approximately $15,000 for The Miracle League of the Triangle. He said the Miracle League is a nonprofit that enables special needs children to participate in sports activities. Chief Smith, Police Chief Liquorie, and officers from both departments presented the check to representatives of The Miracle League.

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. June 3, 2025 Town Council Meeting Minutes and June 10, 2025 Town Council Workshop Minutes – Council approved the minutes of the June 3, 2025 business meeting and the June 10, 2025 workshop meeting.

8. Monthly Budget Amendments and Grants – Council approved budget amendments and adopted Budget Ordinances 25-26 Parks & Recreation Capital Reserve, 25-27 System Development Fee Capital Reserve, and 25-28 Streets Capital Reserve.

Copies of the budget amendments and Ordinances 25-26, 25-27, and 25-28 are attached to these minutes.

9. Avent Ferry Pedestrian Improvement Project – Council awarded the Avent Ferry Pedestrian Improvement construction contract to Lanier Construction Co. Inc. in the lump sum amount of $452,431 and allowance for contingencies (if necessary) of up to $67,865 for a total construction project budget of $520,296, and authorized the Town Manager to approve any change orders or contracts that are within the approved project budget and consistent with the project scope.

10. Condemnation Resolution for the Downtown Avent Ferry Sidewalk – Council adopted Resolution 25-18 to authorize Eminent Domain Proceedings for the Downtown Avent Ferry Sidewalk.

A copy of Resolution 25-18 is attached to these minutes.

11. Condemnation Resolution for Main Street Sidewalk Project – Council adopted Resolution 25-19 to authorize Eminent Domain Proceedings for the Main Street Sidewalk Project.

A copy of Resolution 25-19 is attached to these minutes.

12. Condemnation Resolution for the Holly Springs Fuquay-Varina (Sanford) Water Line – Council adopted Resolution 25-32, a Joint Resolution with Fuquay-Varina to acquire easements as needed for a water transmission line.

A copy of Resolution 25-32 is attached to these minutes.

13. Engineering Design and Construction Standards Supplement #12 – Council approved Supplement #12 to the Engineering Design and Construction Standards (EDCS) and retired the 2008 Street Light Policy.

14. Voluntary Annexation 5900 Duncan Cook Road (A25-05) – Council adopted Resolution 25-29 directing the Town Clerk to investigate the sufficiency of annexation petition A25-05, and setting the public hearing for August 19, 2025.

A copy of Resolution 25-29 is attached to these minutes.

15. Extension Request for Wegmans Development Plan Expiration – Council granted the fourth and final six-month extension for 18-DP-15-A01 for Wegmans to extend the expiration date from August 15, 2025 to February 15, 2026 as requested by Wegmans.

16. Business Park Pump Station and Force Main Improvements – Council authorized the Town Manager to execute the contract for Professional Services for the Business Park Pump Station & Force Main Improvements Construction Administration and Observation (Project 21-001), to Highfill Infrastructure Engineering in the amount of $300,800 plus 10% contingency, for a total of $330,880;

approved the certified bid tabulation and awarded the construction contract to the lowest responsive and responsible bidder, Sanford Contractors, in the amount of $5,908,930 plus 10% contingency, for a total of $6,499,823; and authorized the Town Manager to approve change orders as may be required during the project up to the approved project budget amount.

17. Operations Campus Building Upfitting – ADW Architects Design Construction Change Directive - Council approved Construction Change Directive for ADW Architects to design upfit to include electrical, mechanical, plumbing, and sprinkler system for additional space in the Administrative and Operations Building – Operations Campus.

PUBLIC HEARINGS

18. Hazel Ridge Major Subdivision Plan

Brett Gosney, Development Services, said this item was a major residential subdivision. He said it went to Planning Board on June 24th under the legacy process and was now before Council for the Public Hearing and decision. The property was rezoned on August 20, 2024, as Tassell Ridge. The applicant has renamed it Hazel Ridge. He showed where the property was located and said this is a quasi-judicial decision requiring sworn testimony by fact witnesses or opinions by qualified experts presenting evidence that standards in the ordinance are or are not being met. The property is designated Residential Neighborhood in the Land Use and Character Plan and zoned Suburban Residential Conditional District. He said the rezoning allows a maximum of 237 units (or 1.97 units per acre) with a minimum lot size of 7,500 square feet, and a mix of 20% between 7,500 and 9,999 square feet; 30% between 10,000 and 11,999 square feet, and 30% 12,000 or larger. They have also committed to thirty percent overall open space being required.

Mr. Gosney outlined the history of the major subdivision with neighborhood meetings and sketch plan meetings last November, first submittal and developer conferences in January of 2025. He showed the evolution of the plan since rezoning, with 237 single family detached units, four active open space areas, traffic calming measures and a pump station on site.

Catherine Jacobs, Development Services, said the site would be served with water and sewer, and has not changed since rezoning. She showed the location of the lines and the pump station with connections on Duncan Cook Rd. The developer has committed to improvements of the Honeycutt Farms Pump Station. She said that required transportation improvements include widening Duncan Cook along the property's frontage and four site access points. The traffic impact analysis included those intersections plus four offsite intersections. The two connections to Duncan's Ridge include solar powered radar signs with speed limit and pedestrian warnings.

Joe Cuccurullo, Planning Board Representative, said that the Planning Board recommended approval with a vote of 9 – 0. He said the improvements offered by the applicant influenced their decision. Questions centered on post-rezoning improvements and the active open space areas.

Mr. Gosney said that staff finds the proposed Major Subdivision Plan meets all requirements of the Tassel Ridge Conditional District rezoning, and all requirements of the town's Unified Development Ordinance and thus recommends approval. He asked that the staff report, agenda attachments, and presentation be entered into the record.

Council member Drees asked if there were any concerns about police and emergency response time. Mr. Gosney said the Police and Fire Chiefs said it would not affect it too much, and it is consistent with the Comprehensive Plan.

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

Mr. Andy Petty, speaking for the applicant, said he was joined by two other team members who could answer questions. He said the site is located in the ETJ, but it will be on for annexation at the August meeting. It is located in a residential neighborhood district, so compatible with the plan. He said the project started in 2023, with rezoning in 2024 and tonight asking for approval of the plan. He said they committed to the number of units to limit lot sizes. They commit to buffers and active open spaces. Architectural conditions were accepted to make this a non-cookie-cutter development. The changes since the master plan are the addition of 5 fire truck turn arounds for public safety. The addition of a stub street between lots 38 and 39. He said the project will be in 4 phases. Phase 1 will be the main entrance, one amenity area, the streets that lead to the pump station, road improvements, water extensions, pump station and sewer. Phases 2 and 3 will be the northern side of the creek and phase 4 the other side. He outlined the four active open spaces. He said they have committed to improvements of Duncan Cook and Creek roads, a signal, and added turn lanes at Buckhorn Duncan and Duncan Cook. These would go in the first phase of the development.

Council member Deshazor said that tree preservation has to be 20%. He said they are at 19.87% and asked if there was a way to get to 20%. Mr. Petty said they committed to 20%, and will make sure they have it. It may have been a rounding error on the plan. It is a committed element of the plan.

Council member Drees asked where the dog park was. Mr. Petty said there was not a dog park in this development. He said they have walking paths with pet way stations throughout the community. And they have committed to pet way stations at the entrance to Duncan Ridge. Those will be in the covenants for the subdivision to maintain those. Council member Drees asked what was behind Lot 118 in the front section. Mr. Petty said that is a different kind of open space. Council member Drees asked whether the speed limit signs would be on your side, or the Duncan Cook side. Mr. Petty said that is to be determined. The only question is that the other subdivision is NCDOT roads, not Holly Springs roads. But he doesn't think we will have any issues with them.

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

Mr. Gosney reviewed the criteria Council must consider when reviewing this quasi-judicial decision.

Action: Motion to adopt Resolution 25-30 to make and accept the Findings of Fact for consideration of and to approve the Hazel Ridge Major Subdivision Plan 25-MAS-01.

Motion: Forrest
Second: Hewetson
Vote: unanimous

A copy of Resolution 25-30 is attached to these minutes.

19. 1317 N. Main St. Commercial Tracts Development Plan Major Amendment

Brett Gosney, Development Services, said this item is a request for a Development Plan Major Amendment. He said it went to Planning Board on June 24th and was now before Council for the public hearing and decision. The property was rezoned on April 6, 2021 and the major subdivision approved on November 30, 2021. The original Development Plan Amendment was approved by Council on November 30, 2021. He reminded the public of the location of the parcel on across from Ting Park. He said that in 2020 Wake County (who owns the land) partnered to create a mixed-use center, including residential, office, retail, and entertainment. The partnership was with DHIC and Capital Associates. The development plan approved in November of 2021 included the 84,000 sq. ft. corporate headquarters for My Computer Career, 11,500 sq. ft. of integrated retail and the potential for a future performing arts center. My Computer Career is no longer involved with the site and the applicant has requested amendments including reducing the building height and overall square footage, removal of the retail components and potential performing arts center and they have moved further away with each amendment request from the Mixed-Use Center standards.

Mr. Gosney reminded Council and the public of the nature of a quasi-judicial decision. He said that the property is designated Mixed-Use Center on the Land Use and Character Plan and outlined the characteristics of a Mixed-Use Center, showing where the application meets those characteristics and where it does not. The property is across from Ting Park and the Sports and Entertainment District Council is pursuing. The existing zoning is CB Community Business Conditional District. He said the adjacent parcel is to be developed in partnership with Wake County and DHIC for affordable housing. He said that the Town Council approved Development Agreement included a commitment to provide a mixture of office, retail, and hospitality uses and defined transportation improvements. The Economic Development Agreement approved by Council included a required investment of $20 million by the developer and references office, retail, and a potential hotel. It specifies compliance with the Development Agreement and includes terms and timeline of development completion. It includes Wake County's conveyance of the property to the Town with the Town to sell the property to the developer for $1,020,000, based on the 2020 appraisal.

Mr. Gosney outlined the key dates for the current amendment. He said the overall master plan, which includes the DHIC is not under consideration tonight and tonight's decision will not affect the eastern side of the property and DHIC's approved development plan. He showed the originally approved development plan with a 4-story 84,000 square foot corporate headquarters, 11,500 sq. ft. of integrated center / retail and potential future performing arts center, all of which was consistent with the Comprehensive Plan. The plan was then modified removing the performing arts center and adding a potential hotel location and increasing the integrated center/retail/office space to 12,000 sq. ft. Council approved modifications to the Economic Development Agreement and the Development Agreement. Staff has advised the applicant that the approved Development Agreement and Economic Development Agreement are still in effect and supported. The current proposed amendment reduces the office space to one 3-story building of approximately 75,000 sq. ft., to be used as a medical office building, and removes the retail building, hotel, and performing arts center and reduces the open space provided in front of the building and near the east property line. He showed the previously approved building elevations, and the currently proposed elevation, which has also been changed as part of this major amendment request.

Elliot Blonshine, Development Services, said the site would be served by Town water and sewer, connecting to existing lines along Sportsmanship Way. The applicant provided a traffic memo showing that the trips have been reduced, but the applicant is still committed to the traffic improvements. He said that transportation commitments include dedicating right-of-way along NC 55, constructing a greenway around the south and west of the property and constructing greenway connections, and constructing a sidewalk to the bus stop on Sportsmanship Way, and fees-in-lieu of signals. In addition, they would install an RRFB (Rectangular Rapid Flashing Beacon) at the crosswalk on Sportsmanship Way.

Joe Cuccurullo, Planning Board Representative, said the Planning Board voted to recommend approval with a vote of 8 – 1. The proposed amendment changes it significantly. But some who voted "yes" also expressed displeasure. They asked about adding retail and additional buildings and were told that mixing medical with retail was not sustainable and medical needs more parking. Mr. Crandall was the negative vote because he did not feel the project was consistent with Criterion 5, furthering the goals and policies of the Comprehensive Plan. He said it was incompatible and supported the staff's denial recommendation. But the positive votes felt that denying this would affect the DHIC plan. He said the Planning Board's advice should be seen as a recommendation to keep the affordable housing development.

Council member Deshazor said this is quasi-judicial, so we are only talking about facts. The dissenter said they were dissenting because of Criterion 5, that it does not sufficiently meet the Comprehensive Plan. Is that the correct reason? Mr. Cuccurullo said that was correct. Council member Drees asked for and received confirmation that the Planning Board recommendation was to approve. Council member Forrest asked if the Planning Board was aware that the two projects are separate approvals. Mr. Cuccurullo said the way it was presented to the Planning Board was that the DHIC part could not move forward unless the commercial component moved forward.

Mr. Gosney said that the proposed Amendment complies with minimum requirements of the CB Zoning District as specified by the UDO. However, it is inconsistent with the Comprehensive Plan and Criterion 5 of the Findings of Fact, which require the project to further the goals and policies of the Comprehensive Plan, as it is inconsistent with the Character Area designation of Mixed-Use Center. It is also inconsistent with the Town Council approved Development Agreement and Economic Development Agreement. He asked that the staff report, attachments, and presentation be entered into the record, and said staff's recommendation was to deny.

Council member Drees asked if the storm water control measure in the amendment is something the town is requiring or has asked for. Mr. Gosney said it would have been included in the plan to meet runoff goals. Mr. Blonshine said they are required to treat stormwater on their site. The size of the pond is determined by the amount of impervious surface, which the state requires, and the previous plan also required it. Council member Drees asked if the original design met all of the mixed-use Characteristics. Mr. Gosney said the original approval met the majority of those characteristics.

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

Jason Barron, attorney for the applicant, said the team was with him, Stephen Porterfield, Laura Holleman, Adam Pike, and Scott Sallade all from McAdams. He said that this was quasi-judicial and because they had evidence to present it will feel a little clunky. He said that there was a prohibition on *ex parte* communication. The purpose of no *ex parte* communication is rooted in the constitutional right to use your property if your use is permitted by law. He said they would talk about the overall plan for development of this site and where it fits in the context with the western portion of the site. He said the two portions are connected. The mixed-use center talked about in the staff report relative to Criterion 5, he said they believe they support. But that mixed-use applies to both sides of the site, not just the western side. When this began, My Computer Career was heavily involved. When the pandemic hit, offices had to re-evaluate their need for office space. My Computer Career is no longer planning on occupying the site. When this was originally planned, the Capital Broadcasting was not involved. Additionally, they are bringing a new development adjacent to this site with many improvements. He said they believe that that development, is part of a larger ecosystem that meets the mixed-use center. The medical office building is an economic development. He said that injuries from games at Ting will make a medical office attractive. The hospital in Apex adds a need for medical office buildings in this area. It is part of a larger geographic area, that satisfies the elements of the ordinance. We believe that it is consistent with the zoning and the requirements of the CB district and the criteria for a mixed-us center. He said the Development Agreement and Economic Development Agreement are not before Council. They remain intact and in place. And he doesn't think, for purposes of the evidentiary hearing, there is anything in the five findings-of-fact that remotely relates to those agreements. He does not think any consideration of those two agreements is germane to the decision tonight. And he said his second point is DHIC is interested in seeing this move forward, because these two sites are connected and our site must move forward for theirs to move forward.

Laura Holloman, project planner with McAdams, said she is an expert witness. She has a BS in Public Management from Appalachian State in 2005 and has been practicing as a professional planner since that time. She showed an updated Master Site Plan from a bird's eye view. She said it is zoned CB Community Business. She said most intense zonings should be along the 55 corridor like Towne Center, Rex Hospital, Duke Medical. She said office uses are allowed in CB, so they are consistent with ordinances there. Zoning conditions include a 70,000 sq ft requirements. She then said the 3-story 75,000 square foot building would be over the minimum for that, and over the two-story minimum. She said it meets all minimum setbacks and all minimum parking requirements. Tree conservation is also met with this plan. This property does not have many trees, but the ones remaining are adjacent to 55 and along transition areas to Easton Acres. This assures an adequate transition. She said the residents of Easton Acres were pleased that the building was going to be three stories instead of five. She said they are meeting the public open space requirements with active open space adjacent to the building. She said they are meeting all applicable zoning requirements. She said they are meeting all the minimum building elements. She said they have a pivotal access into the site which will serve the medical office and DHIC. This was pivotal in the approval of the master plan. It is important that these sites are under the same master plan and it has always been the plan for them to be linked and connected. She said there will be sidewalks along the access road and Sportsmanship Way and that meets the intent of the site plan. The greenway extension will connect to Ting Pak and connect a stub that will be connected to the tunnel under 55 when that greenway is built. She said that as consistent with the Comp Plan, this is a collective mixed-use activity center. She said this is meant to be thought of collectively. She said that at no place in the Comp Plan does it give a minimum that needs to be on one parcel. It doesn't say that one plan has to meet all the elements of a mixed-use center. This plan never had upper level residential. It always had an office and separate retail. The other side was always affordable housing. But together, this checks the boxes for mixed-use. You have entertainment with Ting, the professional office component, the affordable housing component, market rate urban across the street, and retail across the street. Together, this meets the vision of a mixed-use center. She read an excerpt from a staff report for 4500 Holly Springs Road "In the context of the Land Use and Character Plan, Mixed-use Center typically refers to vertically integrated buildings with nonresidential uses such as office or retail on the lower floors and residential units above, similar to Main Street Square. However, in certain contexts, a mixed-use center may be more appropriate as a mixture of uses without vertical integration of uses. This type of development may not fit neatly in the traditional mixed-use style but it can be considered with relevant context and overall community needs." She then said that this development provides a critical need. She said the Affordable housing provides a critical need and these projects can't happen without each other, which is why they were under a single master plan. She said there are site conditions that preclude a typical mixed-use with the stream, the trees along the bypass, which takes away the visibility, and a gas easement. You are not limiting yourself to a typical grid-like pattern of mixed-use because of this. We have met the conditions as much as we can with the site. She said the other piece, is "a place to transform" and she can't think of a more apt place to transform than a former borrow pit into a medical office space. This area of town is becoming a mixed-use area and she stated for the record that this will be a wonderful development that she thinks meets the UDO and the Comprehensive Plan.

Council member Hewetson said outside of a very large parking lot, she sees one use of a medical office building. She asked what other use was on the property? Ms. Holloman said the applicant's argument is that this is all part of the same piece of property, and as she stated, the mixed-use doesn't require that the mixed-uses be on one single piece of property. But all around this piece it is designated mixed-use, so she thinks the context of what is around you creates the mixed-use center.

Council member Drees said the development plan very clearly marries this land together. So she sees the mixed-use. But her concern is that you are telling us that the development agreement is not relevant, but staff is saying it is. Mr. Barron said the Development Agreement remains valid and enforceable. We are not asking for an amendment to that. Council member Drees said this property no longer meets all those agreements. Mr. Barron said he disagrees, the agreement states general intents; it doesn't include specifics. He believes that the agreement as it is currently written can apply to this plan. Mayor Mayefskie said that in September 2022, what was presented was three buildings, including a hotel. Mr. Barron said the Economic Development agreement is not relevant at this point. It was crafted with a specific user in mind. So the hotel is not relevant. There is no hotel associated with this, and he doesn't think the Development Agreement requires a hotel, it just allows a hotel. It doesn't require retail. Mayor Mayefskie on that same plan approved in 2022, it showed a retail building. Is that going on that site? Mr. Barron said it was conceptually shown, but that is not going to happen. The plan is for a single office building. Mayor Mayefskie asked what Mr. Barron's definition of Class A office was. Mr. Barron said wholly enclosed, and indoor corridors served by an elevator.

Adam Pike, Sr. Project Manager at McAdams gave his credentials. He said he has been involved with this plan from the beginning. He said that there were requirements for thoroughfares that were all met. Building height was met. Landscaping perimeter buffers meet the standards of the UDO along with foundation plannings. Parking is within the UDO standard. And building materials, each elevation meets minimal requirements. This site proposes a 75,000 sq ft building and the required open spaces and greenways. The intensity will not have an adverse effect on adjacent properties. He said the Development Plan provides for sufficient screening etc. for Criterion 2; For Criterion 3 he said nothing has changed since the original plan so they are adhering to that requirement. As to Criterion 4, he said that they are activating open space in front of the building and connecting to the affordable housing with a pocket library and connectivity to the greenway. For Criterion 5 he said that the project meets the goals of Holly Springs' plans. He said in his professional opinion the project satisfies this criterion.

Scott Sallade said that he was a Senior Project Manager at McAdams and received his Bachelors from NC State nine years ago. He compared the traffic trip generation of the approved density with the proposed density and said that it was fewer trips. He said there will be increased AM trips, but decreased PM trips and they are still committed to all the traffic improvements. He said in his professional opinion it meets the criteria and should be approved.

Mr. Barron said that they believe that they have provided evidence that they meet the criteria. He asked that Council take judicial notice of the UDO, Comp Plan and other plans. Ms. Holloman's testimony makes clear that the mixed-use center does not require multiple uses on any one parcel. He said it is their testimony that taking the area as a whole, this satisfies the requirement and they request approval.

Mayor Mayefksie asked if they were using the CDC project across the street in reference to their project. Mr. Barron said there is an approved project at Anchor Creek Way that includes a mixture of market-rate residential and also retail on that site. Mayor Mayefskie asked if there was a reason he pointed that out. Mr. Barron said mixed-use covers a large area not a single parcel. He said it was relevant as the DHIC and the remainder of the mixed-use center, whether it has been built or not. In context with the larger mixed-use area, it includes all the uses. Taken together those satisfy the requirement of the mixed-use center, as it relates to the Comprehensive Plan.

Mayor Mayefskie asked Chris Hills, Director of Development Services, if that was accurate, using the example of if a parcel required a certain number of parking spaces, and didn't have them, could they count the parking of someone else's property. Mr. Hills said if you zoom out far enough, you can find mixed-use. But staff perspective is that the existing development plan achieves that. The Development Agreement says the developer "shall" provide those uses. It is important to take note of that. When they asked to reduce the scale the first time, the Town worked with them. Now they are trying to reduce it more. There is a Development Agreement and staff is trying to make sure that the project complies. This plan is not consistent with the Comp Plan Criterion 5, and it does not comply with the Development Agreement.

Larry Mann, said he was a pediatrician who had practiced in Wake County for 40 years. He enjoys his patients in Holly Springs. His office has grown and they needed more space. They need about 10,000 – 15,000 square feet and there is an opportunity in Apex and Fuquay-Varina. He loves his Holly Springs patients. He said he would like to move into this space.

Natalie Britt, Sr. VP for Real Estate at DHIC said the two projects are interrelated. Since 2020 when they teamed up with Capital Associates, they thought it would be great to team up with a commercial developer. There is a lot of rock, a lot of topography on the site. She said DHIC's project cannot go forward without a partner to cover those costs. It was designed to go together. We are ready to go and would love to have a property in Holly Springs to serve working families and seniors. She said that DHIC thinks it is a complement to the other uses in the area. The people working at the medical office building could live there, or people working for the Town. Wake County is the owner of the site, and the plan was for affordable housing. But economics have changed since 2019, and we are trying to find a way to move this project forward.

Council member Drees asked for and received confirmation that DHIC does have development approval.

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

Mr. Gosney reminded Council of the five criteria they should consider when making this decision.

Council member Drees said she believes the Development Agreement marries the two properties together and the DHIC piece has been approved. But the Development Agreement isn't up to date and doesn't reflect what is before us now. She suggests tabling this until the Development Agreement is updated. Council member Hewetson said this is far from the Comp Plan and far from the Development Agreement. So she doesn't think deferral fixes anything. Council member Drees said she believes it meets mixed-use because of the residential side. Council member Hewetson said she hopes that the affordable housing can move forward. Council member Deshazor said the DHIC piece is tied to this project, but is not actually tied to this amendment. They need the funding, but it is almost handcuffing Council to say "we will do something less so we get what we want and you get what you want." He wants to see the affordable housing. We've been asking for this since 2019. But we also have to make sure we are doing the right thing for the area. We are always being pressured to make sure we are doing things thoughtfully. He would like to see better.

Council member Forrest said he was on council when DHIC was approved and he supports that and wants to see it get off the ground. However, at this point we support thoughtful development and flexibility. DHIC is not a part of the discussion tonight. He cannot support this amendment as presented because it doesn't meet the criteria and doesn't meet the Development Agreement. It replaces a vibrant center with a single use building and a parking lot. It fails to meet Comp Plan goals, which means integrated uses. This amendment does the opposite. It replaces opportunity with parking. This amendment removes shop and play and delivers a less useful project to our residents. It does not provide the place making values. It sets a risky precedent. If we allow a developer to walk away from a signed agreement without consequence, it sets a bad precedent. We need to be sure development lives up to our comprehensive plan.

Action: Motion to adopt Resolution 25-31 to make and accept the Findings of Fact for and to deny Development Plan Major Amendment 21-DP-06-A02, stating the following facts:

Motion: Forrest
Second: Hewetson

Mr. Barron interrupted the vote to ask for a deferral to be able to take the item back to address Council's concerns, rather than seeing the case denied. Mayor Mayefskie asked for a parliamentarian ruling from the town attorney.

John Schifano, Town Attorney, said a motion has been made and seconded, but the Mayor hasn't banged the gavel, so the motion could be withdrawn. Council member Forrest can ask to withdraw his motion and ask for a motion to table.

Council member Deshazor said he would support tabling this motion so that we can give concrete details to them and they can go back and work on it. The main thing is that this is not consistent with the Development Agreement. We can give them feedback and they can go back to the plan. Mr. Schifano said it is a matter of public record that they have an approved Development Agreement that says "the project generally and initially shall consist of the development of two tracts. Tract 1 consists of approximately 11.11 acres on the western half of the property. Development of Tract 1 shall consist of one or more office buildings as well as retail facilities a hotel and parking." So that is what you bargained for in the Development Agreement. Mr. Schifano pointed out that Mr. Barron objected to the introduction of this agreement, but you cannot talk about the DHIC tract without talking about this Development Agreement, because otherwise it is illegal contract zoning. We have permission to enter into agreements, and that is your Development Agreement. Mr. Schifano's professional opinion is that Council can table this.

Council member Forrest withdrew his motion and entered the following motion:
Action: Motion to table decision on this amendment for 60 days.
Motion: Forrest
Second: Drees
Vote: unanimous

NEW BUSINESS

20. 4016 Berman Edge Rd. Rezoning 25-REZ-03

Conor Ryan, Development Services, said this item was to consider rezoning for 4016 Berman Edge Road. This project is proceeding under the new process and the public hearing was held June 17th with the Planning Board considering the item at their June 24th meeting. He said the rezoning is a legislative decision. Because this is a minor subdivision, the next two processes, minor subdivision and building permit, would be administrative. He showed the location of the property within the Town and said that it was designated Residential Neighborhood on the Land Use and Character Plan and zoned Rural Residential. The applicant is requesting general use rezoning to Suburban Residential in order to subdivide the lot and build an additional residential structure. Each new lot would be just over half an acre. The applicant has added some voluntary conditions around setbacks and existing accessory buildings.

Elliot Blonshine, Development Services, said the site would be served by water and sewer, tying in at Martingale Drive and Utley Bluffs Drive. It is subject to the Utility Allocation Policy and is a level 2. They are increasing tree preservation and using sustainable building materials. There is sufficient allocation to support this project. He said all transportation improvements had been completed with the building of Morgan Park.

Mr. Ryan said that the proposed General Use SR District supports the vision of a residential neighborhood and will allow for the construction of context-sensitive infill housing consistent with the existing development around the project area. The project proposes a continuation of elements that are present in the adjacent development, including a 20 foot undisturbed perimeter buffer extending along Lot 17's property line adjacent to Berman Edge Road. Staff recommends approval.

Joe Cuccurullo, Planning Board Representative, said that the Planning Board recommended approval with a vote of 8 – 0, with one absence.

Council member Deshazor said that in Trotter Bluffs, the streets do not have sidewalks and are not as wide. He asked the applicant what they would do to mitigate concerns of the neighbors about construction traffic. Michael Steward, applicant, said there are homes under construction at the moment in Morgan Park. This will add just one additional building. He said they do not see a greater impact and at the neighborhood meeting they did not receive any concerns from the neighbors.

Action: Motion to adopt Ordinance RZ25-05 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve Rezoning 25-REZ-03.
Motion: Forrest
Second: Hewetson
Vote: unanimous

21. Eagles Landing Park Building & Site Amenities Guaranteed Maximum Price Amendment-2

LeeAnn Plumer, Director of Parks and Recreation, said this item was an update on Eagles Landing Park, including recent bid prices for the building and site amenities. She reminded the public of the timeline for this bond project and reminded them of the website to follow the progress of the bond projects, and said that site construction had started, and we were now at the stage for Council approval on the Guaranteed Maximum Price 2 for the Recreation Center construction. She reminded the public of the plan for the project and said that site work is underway. Temporary erosion control measures have been constructed, mass grading of the site is complete, with finer grading to ready the site for construction of buildings and amenities happening. Onsite stormwater and wastewater junctions and lines are being installed and the connection to the water main across the street has been made and now extends under the road to the site.

Ms. Plumer said that this second GMP process would include building structures and park amenities. Last spring we discussed the price increases and Council designated some items as bid alternates. There were 41 bid packages with three separate opening dates. In all 131 bids were received. There are specialized features and services that were excluded from these bids and will be procured directly by the Town, i.e. playground equipment, artificial turf, etc. She outlined the scope of work for the base bid elements and said that the bids received allowed them to add back alternates that had been removed such as the All Wheels Skate Park beginner & intermediate bowls, street course and pump track; the perimeter greenway, lights for the sand volleyball courts, a shelter at the playground, upfit the barn for maintenance, and more seating, shade, and other improvements. The only one not added back was the fishing shelter. She outlined the construction costs and the funds available and said the GMP – 02 total would be $63,977,292.

Council member Hewetson asked what the cost of the fishing shelter that was not added back was. Ms. Plumer said it was estimated at $300,000 to $350,000. Council member Hewetson asked what the timeline was for adding it back. Ms. Plumer said we're doing work around that area to make it a stormwater facility, but it needs to be landscaped before it is an attractive area. She estimated two to three years.

Council expressed appreciation for the hard work staff has done.

Action 1: Motion to approve the Guaranteed Maximum Price Amendment 02 from Blum for the total amount of $63,977,292 for the Eagles Landing Park buildings and site amenities.

Motion: Hewetson
Second: Drees
Vote: unanimous

Action 2: Motion to authorize the Town Manager to enter into service and purchasing contracts for specialized equipment, materials, and services for the construction of Eagles Landing Park within scope, budget, and purchasing requirements.

Motion: Hewetson
Second: Forrest
Vote: unanimous

22. Resolution in Support of House Bill 352

Mayor Mayefskie introduced a Resolution in Support of House Bill 352 to amend bidding requirements for municipalities relating to construction of water and sewage systems or facilities. He explained why this was a beneficial bill for the Town and how it would reduce costs to taxpayers, and still prevent contractors from colluding. This bill was approved by the House and now goes to the Senate. Any water or sewer project over $10 million, would require only 2 bids because it is difficult to get 3 qualified bidders, and projects have to be rebid. Contractors take that rebid as an indication that the project is difficult and they increase their bids. Rebidding adds time, which adds costs. We want to show the Senate why this is important, hoping that the Senate will support us and understand why this is good for the tax payers.

John Schifano, Town Attorney, outlined the proposed resolution. He said Rep. Paré proposed that we send this resolution to the Senate. This is a state-wide problem, and it received bi-partisan support in the House.

Action: Motion to adopt Resolution 25-34 in Support of House Bill 352.
Motion: Forrest
Second: Hewetson
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: a request for a Rainbow Bridge on a future town greenway from Sue Hill.

The following public comments were received in person:

Thomas Pindur was called but had left the meeting.

OTHER BUSINESS

Council member Drees said the Tree Advisory Committee met last night. The Street Tree Grant Application will open Aug 25th and the process has been streamlined, including an HOA bulk application. There will also be a limited number of new street trees in addition to replacement trees. Council member Deshazor asked how the decisions were weighed if there were more applications than trees. Council member Drees said in the last couple of years they have not used all the funding. Council member Hewetson said in previous years it was first-come first-served, no weighing. Council member Deshazor wants to make sure HOA's don't prevent individual residents from getting trees. Council member Forrest said that was a great point and he would like to hear back from staff.

Council member Deshazor thanked staff, specifically Communications & Marketing and Administration because Google Fiber digging has been an issue. We put something on the website about public easements because people don't understand about utility easements. He appreciates staff working with them. He wants to report that Google sent someone back to his residence to discuss the issue of the contractor using his water and digging in his yard, so if you are dealing with them place a request with Google and they will contact you. They have been responsive. We have requested that they do a better job communicating in advance, and be more specific with what they are doing. Scott Chase, Assistant Town Manager said we have a group of Google representatives here in town and he said he recommends that you go through their numbers/website.

Council member Hewetson gave a nod to the July 5th celebration. The event was wonderful in spite of the weather. She thanked staff and Parks and Rec.

Council member Forrest agreed that it was a great celebration. The heat wasn't that bad and the ice cream was good. He asked that the Team be congratulated. Secondly, heat is becoming an issue with residents. We have offered some cooling stations and he would like those to be published again so residents know where they are.

Mayor Mayefskie said we have asked about having the Arts Council doing something on the side of the building that used to be the Town Hall Annex. He asked that on the Friday Briefing that be brought back to Council.

MANAGER'S REPORT

Scott Chase, Assistant Town Manager, said July is Parks and Recreation Month and there are several events coming up including a free movie – Guardians of the Galaxy – and star gazing at Sugg Farm. Development Services will be at the Farmers Market Saturday seeking engagement on the Comprehensive Plan updates. It is anticipated they will provide an update at the September.

CLOSED SESSION: none.

Adjournment: Council member Deshazor made a motion to adjourn at 9:28 pm. It was seconded by Council member Forrest and passed with a unanimous vote.

Respectfully submitted on Tuesday, August 19, 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.