

Town of Holly Springs  
PLANNING BOARD MEETING MINUTES  
Tuesday June 24, 2025 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on June 24, 2025. At 7:00 p.m. after determining a quorum was present, Chair Madoni called the meeting to order.

Staff Members Present:        Cheryl Caines, Senior Planner  
  Conor Ryan, Planner III  
  Brett Gosney, Planner II  
  Catherine Jacobs, Engineering Manager  
  Elliot Blonshine, Development Review Engineer  
  Jay Osbourne, Asst. Town Attorney  
  Chris Hills, Director Development Services  
  Nikki St. Pierre, Board Clerk

The Board completed roll call.

Members Present:        Rick Madoni, *Chair*  
  Thomas Urquhart, *Vice-Chair*  
  Roger Bess, *ETJ*  
  Van Crandall  
  Joseph Cuccurullo  
  Joanna Holder (7:10 pm arrival)  
  Sara Kempin  
  Craig Kessler  
  Josh Prizer

Members Absent:

The Board recited the pledge of allegiance, and the meeting opened with an invocation by Mr. Cuccurullo

Agenda Item #5: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #6: Minutes

a. *May 27, 2025 Minutes*

Motion:  
Motion to approve May 27, 2025 Minutes.

*Motion by: Mr. Prizer*  
*Second by: Mr. Urquhart*  
*Action: The Planning Board vote in favor of the motion (8-0)*

Agenda Item #7: Town Council Representative

a. Planning Board Representation for Town Council  
    - July 15: Joseph Cuccurullo

Town of Holly Springs  
PLANNING BOARD MEETING MINUTES  
Tuesday June 24, 2025 - 7:00 p.m.

- August 19: Josh Prizer

*Agenda Item #8: Public Comment Period*

---

No speakers signed up to approach the Board

*Agenda Item #9: Zoning Map Change*

---

**4016 Berman Edge Road Rezoning (25-REZ-03)**

Mr. Ryan presents the Staff report to the Board

Mr. Blonshine continues to present the Staff report to the Board, focusing on Public Utilities and Roadways.

Motion:

**Staff Recommended Plan Consistency Statement**

The requested Zoning Map Amendment from RR Rural Residential to SR Suburban Residential is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Residential Neighborhood and the SR District supports the vision of a Residential Neighborhood by restricting the use of the property to single-family detached dwellings where homes are oriented toward streets with rear yards larger than front yards. The requested rezoning is reasonable and in the public interest because the proposed use of the property, single-family detached dwellings, is consistent with the goals of the Residential Neighborhood Future Land Use Designation, as well as the themes of the Comprehensive Plan as a whole, including the need for context-sensitive infill development.

*Motion by: Mr. Urquhart*

*Second by: Mr. Prizer*

*Action: The Planning Board voted in favor of the motion (8-0).*

Motion:

Motion to recommend that the Town Council **approve** Zoning Map Amendment Petition 25-REZ-03 to change the zoning of 1.00 acres of Wake County PIN 0648488641 from RR: Rural Residential to SR: Suburban Residential as submitted by John Teel, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

*Motion by: Mr. Urquhart*

*Second by: Mr. Bess*

*Action: The Planning Board voted in favor of the motion (8-0).*

*Agenda Item #10: Major Subdivision Plans*

---

**Hazel Ridge (25-MAS-01)**

Mr. Gosney presents the Staff report to the Board

Ms. Jacobs continues to present the Staff report to the Board, focusing on Public Utilities and Roadways.

*Ms. Holder arrives at 7:10pm and will participate in the motion*

Town of Holly Springs  
PLANNING BOARD MEETING MINUTES  
Tuesday June 24, 2025 - 7:00 p.m.

**Applicant / Speaker:**

Andy Petty  
Curry Engineering  
205 S. Fuquay Ave  
Fuquay Varina, NC 27526

Mr. Crandall asks staff who is responsible for maintaining the Solar powered speed limit signs? And how many are there?

Ms. Jacobs confirms they will either be maintained by the HOA or if the signs are located in the ROW of the other development DOT is required to maintain. Mr. Petty confirms there are 2 solar powered signs.

Mr. Urquhart asks if the stub between lots 38 and 39 changes the number of proposed lots.

Mr. Petty confirms they were able to pick up another lot and there

Mr. Cuccurullo asks what are the major improvements since the rezoning was approved?

Mr. Petty believes that the stub street and fully designing the open spaces shows a major commitment.

Mr. Kessler asks about the Pickle Ball courts, and if during design was it discussed adding tennis courts instead and paint in the lines for those wanting to play pickle ball?

Mr. Petty confirms it was not. because pickle ball courts are smaller than tennis courts and adding pickle ball and a putting green is more cost efficient.

Mr. Madoni asks if the build out is in phases?

Mr. Petty confirms there are 4 phases, and Mr. Madoni asks to see the phases on the screen.

Mr. Petty explains the traffic light improvements are within Phase 1.

Mr. Cuccurullo asks about the anticipated cost of the proposed homes.

Mr. Petty explains the market is changing rapidly and the hope is to keep the sales price at market value.

*Ms. Holder arrives at 7:10pm and will participate in the motion*

Motion:

Motion that the Planning Board recommend the Town Council **approve** Major Subdivision 25-MAS-01 for Hazel Ridge Subdivision, with the conditions listed in the staff report, and forward the Planning Board Action Report to the Town Council.

*Motion by: Mr. Urquhart*

*Second by: Mr. Cuccurullo*

*Action: The Planning Board voted in favor of the motion (9-0).*

*Agenda Item #11: Development Plans*

---

***1317 N Main St. Development Plan – Major Amendment (21-DP-06-A02)***

Mr. Gosney presents the Staff report to the Board

Mr. Blonshine continues to present the Staff report to the Board, focusing on Public Utilities and Roadways.

**Applicant / Speaker:**

Jason Barron  
MorningStar Law Group

Town of Holly Springs  
PLANNING BOARD MEETING MINUTES  
Tuesday June 24, 2025 - 7:00 p.m.

Mr. Barron presents to The Planning Board and asks Ms. Britt of DHIC to introduce herself to the Board. Mr Barron asks Ms. Britt to introduce herself and DHIC to the Board.

**Speaker:**

Natalie Britt  
DHIC (a Nonprofit, affordable housing)  
305 Taylor St  
Raleigh, NC

**Speaker:**

Frank Baird  
1204 Capital  
Raleigh, NC

Mr. Kessler asks if the speaker could elaborate on what "affordable housing" is.

Mr Barron confirms 60% AMI or less.

Ms. Britt DHIC uses the formula of no more than 30% of a household's income. Giving an example of how the formula was used.

Mr. Kessler asks about the lighting. Specifically, 24 hours of lighting in the area and if the neighboring areas provided any feedback.

Mr. Barron confirms he is not aware of any neighboring issue with the proposed lighting. But that the neighboring community was pleased the office space was reduced to 3 levels as opposed to what was previously approved.

Mr. Cuccurullo asks Ms. Britt if she can explain the relationship between the two projects, and why it is needed for DHIC to move forward.

Ms. Britt explains the site improvements were designed so that they would be happening at the same time. Neither half of the project can afford the improvements alone.

Mr. Baird presents to the Board, explaining to do this project the cost needs to be shared for the 20-acre site.

Mr. Cuccurullo asks why the full 75000sf for medical? Why not restaurants or retail?

Mr. Baird answers parking is what drives medical. The design allows for enough parking for this size building.

Mr. Cuccurullo explains what he can envision for this parcel where families enjoy the park and live nearby, it could be wonderful if restaurants or retail were added.

Mr. Baird understands but also expresses the need for medical in Holly Springs, especially at this size.

Mr. Prizer asks Ms. Britt to explain the other stipulations in the application process for the affordable housing being proposed.

Ms. Britt explains the application process which includes documenting household income.

Tenants will pay for their own utilities. DHIC partners with property managers and obeys Fair Housing Laws.

Mr. Prizer asks Mr. Barron if there are any infrastructure updates and commitments

Mr. Barron asks Project Engineer Adam Pike with McAdams to answer.

Mr. Pike FIL allocation based on the increased flow that was included in the Development Agreement.

Ms. Holder offers a comment based on experience mixing food and medical is not successful.

Mr. Urquhart, what about adding a smaller 2<sup>nd</sup> building for possibly adding retail?

Mr. Barron explains right now there is no plan to add additional space, but the developer is not opposed to it.

Mr. Crandall confirms with the applicant that this property is owned by Wake County.

Mr. Bess is concerned that the community is missing the opportunity to add retail space, based on the original plan that was approved.

Town of Holly Springs  
PLANNING BOARD MEETING MINUTES  
Tuesday June 24, 2025 - 7:00 p.m.

Mr. Barron reiterates, Mr. Bairds presentation. Confirming this site is a tough site for retail.  
Mr. Bess explains that the plan does not feel like a walkable mixed-use development.

The Planning Board discuss' the Town parcel that is nearby and how it was rezoned.

Ms. Kempin asks for construction buildout timeline of both the medical property and DHIC residential.  
Mr. Baird hopes to break ground by spring 2026 and completion by summer 2027. DHIC gives a completion date of December 2028. Both properties will be built simultaneously.

Ms. Kempin asks Ms. Britt if the affordable housing will have restrictions.  
Ms. Britt confirms there will be no restrictions.

Mr. Madoni resurrects the previous approval of the Performing Arts Building, and asks if there is any chance that could come back?  
Mr. Baird explains right now, no; there is no market for it.

The Planning Board has an open discussion and offers the following statements:  
Mr. Crandall offers a prepared statement, explaining the property is perfect if Town is serious about evolving and expanding opportunities. Working and partnering together again to expand arts and culture in Holly Springs.

Ms. Holder offers the following statement medical services is retail and consider the value of medical care to the community.

Mr. Cuccurullo offers the following statement ... this is complex, hard to argue against medical or affordable housing. Unfortunate that this parcel is owned by Wake County and is a prime piece of property for entertainment.

Mr. Bess agrees the benefits may outweigh the negatives of this project.

Ms. Kempin offers the following this is a huge opportunity to add Affordable Housing that has always been asked for.

Motion:

Motion that the Planning Board recommend the Town Council **approve** Development Plan Major Amendment 21-DP-06-A02 for N Main St. Commercial Tracts, with the conditions listed in the staff report, and to forward the Planning Board Action Report to the Town Council.

*Motion by: Mr. Urquhart*

*Second by: Ms. Holder*

*Action: The Planning Board voted in favor of the motion (8-1).*

*Mr. Crandall votes in denial, per his support of Staff's recommendation*

*Agenda Item #12:*

---

**Town Council Official Action Overview**

- 20-MAS-02-A02 Oakview Innovation Park Major Amendment – Approved
- 23-DP-13 GeneSuites Pod C Development Plan - Approved
- 24-MAS-01 Cass Holt Crossing Major Subdivision Plan – Approved
- 24-REZ-02 4500 Old Holly Springs Apex – Approved
- 25-REZ-01 1220 N Main (Overlook) - Approved

Town of Holly Springs  
PLANNING BOARD MEETING MINUTES  
Tuesday June 24, 2025 - 7:00 p.m.

*Agenda Item #13: Committee Reports*

---

**LUAC (Joseph Cuccurullo / Josh Prizer)**

- i. Last meeting: June 3rd - *Canceled*  
Next meeting: July 1 - *Canceled*

**Tree Advisory Committee (Joanna Holder / Sara Kempin)**

- ii. Next meeting: July 14
  - Election of Chair/Vice-Chair
  - Street Tree Grant Program Overview
  - Community Event Planning

*Agenda Item #14: Development Services Report*

---

- Review Mims Park and Ting Park Charrette results
- Provide overview of Public Land RFQ Process.
- Discuss new hearing process

Mr. Hills presents to The Planning Board.

Mr. Bess asks where the funding will come from?

Mr. Hills explains that it is not determined at this time. It will be part of the typical town Budget process. The assets we bring to the table are the land that the Town owns.

Mr. Hills presents the new hearing process to The Planning Board

Mr. Kessler agrees with Mr. Bess and Ms. Kempin that he too likes the newer process. The only downside is by the time the project comes to The Planning Board, the applicant may not have the time to make the necessary changes brought up at the neighborhood meeting.

Mr. Cuccurullo's feedback is that the new hearing process could potentially push the projects with smaller developers to larger developers that can afford the potential changes.

*Agenda Item #15: Other Business*

---

none

*Agenda Item #16: Adjournment*

---

Motion:

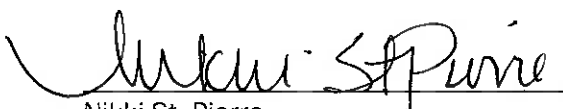
**Motion to adjourn.**

*Motion by: Mr. Prizer*

*Second by: Ms. Holder*

*Action: The Planning Board voted in favor of the Motion (9-0)*

*Time: 9:15pm*



Nikki St. Pierre  
Planning Board Clerk