

Town of Holly Springs  
PLANNING BOARD MEETING MINUTES  
Tuesday July 22, 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 July 22, 2025. At 7:00 p.m. after determining a quorum was present, Chair Madoni called the meeting to order.

Staff Members Present:       Conor Ryan, Planner III  
                                      Grayson Taylor, Planner III  
                                      Catherine Jacobs, Engineering Manager  
                                      Elliot Blonshine, Development Review Engineer  
                                      Jay Osbourne, Asst. Town Attorney  
                                      Elizabeth Goodson, Assistant Director Development Services  
                                      Mackenzie Fretz, 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  
                                      Sara Kempin  
                                      Craig Kessler  
                                      Josh Prizer

Members Absent:       None

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. *June 24, 2025 Minutes*

Motion:

Motion to approve June 24, 2025 Minutes.

*Motion by:       Josh Prizer*

*Second by:     Thomas Urquhart*

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

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
- August 19 - Josh Prizer
  - September 2(QM) - Thomas Urquhart

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- September 16 – Sara Kempin

Agenda Item #8: Public Comment Period

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There were no public comments.

Agenda Item #9:

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**a. 24-MAS-03 Village at Harris Lake Major Subdivision**

Mr. Taylor 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:**

Laura Holloman  
McAdams  
621 Hillsborough Street, Suite 500  
Raleigh, NC 27603

**Applicant / Speaker:**

Jeremy Medlin  
GreenHawk Corporation, Inc.  
1330 Sunday Drive, Suite 105  
Raleigh, NC 27607

Ms. Holloman presented the applicant presentation to the Board.

Mr. Kessler asks about concerns about the 10,000 square feet of commercial not completed timely.

Ms. Holloman stated that the residential has been approved for 279 units and those would not be finished out. The units would stop at 150 per the zoning requirements with the Town.

Ms. Kempin asks for elaboration on this project being out of public safety response times.

Mr. Taylor answers that currently The Town, Police, and Fire are coordinating a resolution. This property will also be annexed to become a part of Town limits, and this site will still be served.

Ms. Holder follows up to ask staff about preferred times and the time this site would be.

Ms. Goodson addresses stating we do not have the specifics other than we are above the limits; we know this is the limit of our jurisdiction and there are plans and discussions for fire and police service that will serve this site.

Ms. Holder follows up requesting a timeline between residents moving in and a new station to service that area.

Ms. Goodson states there is currently no timeline as we are still in the discussion phase.

Ms. Kempin asks if the light poles for the traffic signals will be wood or metal.

Mr. Blonshine states this was discussed during the rezoning and that Town Council decided to enforce the metal poles.

Mr. Urquhart asks about the historic preservation of the barn for the widening of the eastern portion of Rex Road.

Ms. Holloman states the barn will be preserved.

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Ms. Holder asks about the maintenance of the public park.

Ms. Holloman answers that the park will be maintained by the town once turned over.

Ms. Holder asks about the ownership status of the residential houses.

Ms. Holloman answers that the plan is for them to be rental units at this time.

Ms. Holder asks staff to explain the 500-foot radius in terms of neighborhood meetings.

Mr. Taylor states the requirements are a 500-foot circle and whatever parcels touch it. There is a very large Duke parcel that takes up a good bit of the space. Through staff review it was determined they meet all of the neighborhood noticing requirements.

Mr. Prizer asks if staff and developer are working through the public process on that park portion.

Ms. Holloman answered yes, the park is going through the public process.

Mr. Prizer asks for the park acreage and brief description of the area.

Ms. Holloman states 7.4 acres and gives details of park plans.

Mr. Cuccurullo asks about the rental prices.

Ms. Holloman states it is too early to say.

Mr. Prizer asks if there will be a variety of prices based on the types of units.

Ms. Holloman answers that she believes that is the intention.

Mr. Cuccurullo asks about the range of residential square footage.

Mr. Medlin addresses the question stating that the homes will be around and between 1000 to 1700 square feet.

Mr. Cuccurullo asks about utilities and if required to make any improvements.

Mr. Blonshine answers yes, they are plans for extending the water main from Lochridge to the site, the pump station is at a site identified as a regional site. The land is being provided with a pad that is a size for the ultimate pump station construction. The actual pumps being installed are smaller. This will serve to a point until there is a need for larger improvements.

Mr. Cuccurullo brings up concerns of that area needing to hook up to Town utilities.

Mr. Blonshine states there is a potential if wells are impacted for this to serve some single-family homes or surrounding parcels.

Mr. Madoni asks for clarification on the widening of Rex Road.

Ms. Holloman states they have worked with the Town and DOT on making improvements.

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Mr. Madoni follows up requesting updates on improvements to New Hill Holloman Road and US 1 traffic improvements.

Ms. Holloman clarifies the area in question is not part of this traffic study.

Mr. Bess brings up traffic concerns for this area and asks if the area is out of range for this traffic study.

Mr. Blonshine answers that it was outside the range of the Town traffic study. The policy outlines the scope and to extend well beyond parameters is not typically what we do. There will be improvements to the area in question with assistance from NCDOT.

There were no further questions from the Planning Board.

The Board discusses the amongst themselves.

Motion:

*Motion that the Planning Board recommend the Town Council approve Major Subdivision 24-MAS-03 for Village at Harris Lake Subdivision, with the conditions listed in the staff report, and to forward the Planning Board Action Report to the Town Council.*

*Motion by: Thomas Urquhart*

*Second by: Josh Prizer*

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

*Agenda Item #10: Development Plan*

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***b. 25-DP-02 1936 Ralph Stephens Road Development Plan***

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.

**Applicant / Speaker:**

Chis Bostic  
Kimley-Horn  
421 Fayetteville Street  
Suite 600  
Raleigh, NC 27601

**Applicant / Speaker:**

Max Mason  
821 Tinkerbelle Rd.  
Chapel Hill, NC 27517

Mr. Bostic presents to the Board.

Mr. Cuccurullo requests a synopsis of the facility.

Mr. Mason summarized stating that the facility will be a skilled nursing long-term care and rehab facility adding 120 beds.

Mr. Urquhart asks if the flexible space is a part of the two courtyards.

Mr. Bostic states I believe so.

Mr. Bess asks about plans for a buffer in case future lanes need to be added.

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Mr. Blonshine answers that the buffer is far back enough where lanes would be available to be added.

Mr. Crandall mentions the rezoning came through in 2016.

Mr. Blonshine states yes and at the time, Ralph Stephens Road curved around and agreement was that they would realign Ralph Stephens Road to and pull S. Main Street down and extend it. The zoning was part of the development agreement

Mr. Madoni asks staff if there is an update on the property to the north Village Gate.

Mr. Ryan states Solaris is currently going over elevation reviews, their intent is to track forward.

The Board discusses amongst themselves.

Motion:

*Motion that the Planning Board recommend the Town Council approve Development Plan 25-DP-02 for 1936 Ralph Stephens Road, with the conditions listed in the staff report, and to forward the Planning Board Action Report to the Town Council.*

*Motion by: Thomas Urquhart*

*Second by: Craig Kessler*

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

*Agenda Item #10: Committee Reports*

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**a. Town Council Official Action Overviews Committee Reports**

*LUAC (Josh Prizer / Joseph Cuccurullo)*

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

- i. Last meeting: July 14<sup>th</sup>  
Next meeting: October 13<sup>th</sup>

**b. Development Services Report**

- o Long Range Updates
- o Transportation
  - Microtransit program update

**c. Other Business**

*Staff provided updates on the intersection at New Hill Road and US 1 improvements.*

*Agenda Item #11: Adjournment*

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*Motion:*

***Motion to adjourn.***

*Motion by: Josh Prizer*

*Second by: Joanna Holder*

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

*Time: 8:15pm*

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Mackenzie Fretz  
*Planning Board Clerk*