

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday September 23, 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 **September 23, 2025**. At 7:00 p.m. after determining a quorum was present, Chair Madoni called the meeting to order.

Staff Members Present: Sean Ryan, Senior Planner
 Grayson Taylor, Planner III
 Catherine Jacobs, Engineering Manager
 Elliot Blonshine, Development Review Engineer
 John Schifano Town Attorney
 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
 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. *July 22, 2025 Minutes*

Motion: To amend **Section 10a: Committee Reports Page 5 - LUAC Representatives** in the July 22, 2025 minutes from Thomas Urquhart and Rick Madoni to Joseph Cuccurullo and Josh Prizer

Motion to approve amended July 22, 2025 Minutes.

Motion by: Mr. Prizer

Second by: Mr. Bess

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
- October 21: Van Crandall
 - November 18: Roger Bess

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday September 23, 2025 - 7:00 p.m.

Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board

Agenda Item #9a: Zone Map Change Petition

Duke Friendship Substation (25-REZ-04) – Rezoning

Mr. Taylor presents the Staff report to the Board

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

Applicant / Speaker:

Toby Coleman, Attorney
Smith Anderson, on behalf of Duke Energy
150 Fayetteville St # 2300 Building
Raleigh, NC 27601

Engineer:

McAdams
David Bergmark

Owner:

Duke Energy
Derek Reemer

Mr Kessler asks if there will be any steps to mitigate any noise or humming that typically comes with the development of a substation.

McAdams team and Duke confirm they don't expect any noticeable humming or high decibel noise in the area.

Attny Coleman continues to explain that there are no neighbors in the area of the proposed substation and there is a significant amount of land around the development.

Mr. Cuccurullo asks if the concrete footprint shown in the Staff report is the size of the substation (just about), trying to notice the land that Amgen will be taking over.

Attny Coleman, confirms the concrete pad is comparable to the size of the proposed substation, and on the screen shows the Planning Board the area (Dark Purple) that Amgen will be taking over.

Mr. Cuccurullo asks Staff if there are any upcoming projects in the proximity of the proposed substation also asking what the property is zoned.

Mr. Taylor confirms the land is owned by Duke and there are no upcoming projects slated for this area.

Mr. Cuccurullo asks if there are any anticipated disruptions to the area with construction?

Attny Coleman confirms there are no anticipated disruptions to the area, the construction is expected to remain in the area where the proposed substation will be developed.

Ms. Holder asks how visible will the substation be from US 1? And if the fence is going to be an 8', as the proposed minimum?

Attny Coleman confirms there is some visibility from US 1.

The fencing proposed is the standard 8' minimum, Mr Taylor confirms the fence will be an 8' fence.

Mr. Urquhart asks if Duke knows what Amgen will be doing with the 6.11 acre lot they are acquiring from Duke? And if it is similar to the use Duke is proposing.

Attny Coleman understands there is no specified use at this time, but he presumes the land will be used for expansion to the existing Amgen property.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday September 23, 2025 - 7:00 p.m.

Mr. Crandall questions why the entire property won't be developed or disturbed?

Attny Coleman confirms there are environmental reasons for not developing the entire 40-acre property, but mainly for tree preservations and wetlands.

Mr Crandall asks about the power demand that will be coming from the substation

Duke Energy discusses the Energy demand in the area that this substation will serve.

Mr. Bess asks how the power will be distributed? And questions the Town why a rezoning and not a special use permit?

Duke Energy explains how the power will be distributed, using additional easements and ROW throughout the Town.

Mr. Taylor confirms a rezoning was a cleaner option for the applicant (Duke and eventually Amgen), rather than submitting multiple applications. Mr Bess expresses his concern that Traffic studies were not required during the review process, but Amgen's 6 acres will be rezoned and could potentially disrupt traffic in the area.

Mr. Blonshine clarifies that with any new Development Plan submitted for development of that area, Engineering Studies will be required before reaching Planning Board and Town Council for approval.

Ms. Kempin asks the applicant why rezone all 40+ acres, if you will only be developing a smaller piece.

Mr. Bergmark confirms there are other elements that go with this development plan, rezoning the whole parcel will provide some assurance that the entire parcel will be zoned the same and provide some protection for the entire parcel.

Motion:

Staff Recommended Plan Consistency Statement

The requested Zoning Map Amendment from 45.25 acres from RR-Rural Residential to BRT-CD – Business & Research Technology, and 6.11 acres from RR-Rural Residential to BRT – Business & Research Technology is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Business & Industrial, and the proposed substation use further supports future Business & Industrial Uses. The requested rezoning is reasonable and in the public interest because its purpose is to assist town residents and economic development projects in being provided adequate utilities.

Motion by: Mr. Urquhart

Second by: Mr. Prizer

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

Motion:

Motion to recommend that the Town Council **approve** Zoning Map Amendment Petition 25-REZ-04 to change the zoning of 45.25 acres from RR-Rural Residential to BRT-CD – Business & Research Technology, and 6.11 acres from RR-Rural Residential to BRT – Business & Research Technology, on portions of Wake County PINs 0629624446 and 0629497094 as submitted by McAdams on behalf of Duke Energy Progress, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Motion by: Mr. Crandall

Second by: Mr. Bess

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

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday September 23, 2025 - 7:00 p.m.

Agenda Item #9b: Zone Map Change Petition

Holly Springs Business Park PUD Amendment (Pine Springs Academy) 01-PUD-03-A05

Due to his relationship with Pine Springs Academy, Mr. Prizer requests to recuse himself from 01-PUD-03-A05 Holly Springs Business Park PUD Amendment (Pine Springs Academy and the remainder of the Planning Board meeting).

Motion by: Ms. Holder

Second by: Mr. Urquhart

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

Mr. Taylor presents the Staff report to the Board. The applicant requests to modify EV parking standards to apply to only staff and visitor parking.

Applicant / Speaker:

Andy Petty

Curry Engineering

205 S Fuquay Ave.

Fuquay-Varina NC 27526

Bruce Friend

220 Rosewood Centre Dr.

Holly Springs NC 27540

Ms. Kempin asks if the amendment is specific to the school, only?

Mr. Taylor confirms the amendment is specific to the site.

Mr. Bess asks the applicant for the reason of needing an amendment

Mr. Petty answers that the need for the amendment is to support fairness to the school, cost, and safety. Further explaining, he is asking the Town to simply review the UDO and Comprehensive Plan EV requirements, considering that schools and churches requirements are different than a shopping plaza (for example).

Mr. Crandall asks Mr. Petty if they have done some research on other high schools that may have EV charging stations in Wake County.

Mr. Petty confirms they did research newly renovated Fuquay Varina and Willow Springs High School – both do not have EV parking requirements; Apex breaks out their EV requirements by school (High School v Elementary)

Mr. Crandall asks Staff if they have researched local School EV requirements broken out by school and grade.

Mr. Taylor explains that not much research has been done per school.

Mr. Crandall and Mr. Bess express their disagreement with the amendment and hold discussion with the applicant.

Mr. Urquhart asks if the chargers will be open to the public for a fee.

Mr. Petty confirms the EV spaces will be for the school only, not the public.

Ms. Holder confirms the purpose of the UDO to include EV charging station requirements, is to help the environment and the future.

She asks Staff if Wake County proposes to build another school in Holly Springs, will they be required to adhere to the EV parking space requirements?

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday September 23, 2025 - 7:00 p.m.

Mr. Taylor confirms Wake County would be required to follow the UDO.

Mr. Petty reminds the Board of their request for Amendment not to remove all EV parking spaces BUT to consider allowing developments to install EV spaces based on use not simply lumping them into residential and non-residential categories. Different uses operate parking in different ways, considering a pharmacy or grocery store is not the same as a school.

Mr. Cuccurullo asks why does Staff recommend approval?

Mr. Taylor explains that Staff didn't find their request unreasonable and found their request to be consistent. Supporting schools and their development. Cost is not a factor.

Mr. Ryan presents how and why Staff recommends approval. Also confirming that there is no discussion of EV parking in the comprehensive plan.

Mr. Kessler asks if this was the first conversation had regarding EV charging spaces in the Development of another School development.

Mr. Ryan confirms this was discussed during the development of Rex Elementary.

Mr. Kessler asked why this was not brought up during the approval of the Development Plan.

Mr. Petty confirms this was discussed but to move forward with the approval of a Development Plan in a timely manner. The school schedule was a priority.

Mr. Friend presents to the Board confirming the two things that are front and center in his world as School Superintendent is Student achievement and Student safety.

He clarifies the school is not asking for a reduction in EV ready spaces. They are asking for the requirement of EV ready spaces to be reasonable and not fall under the blanket requirement of the UDO. The UDO does not recognize different uses.

Mr. Friend also confirms with the Board that Pine Springs Academy is being built if the EV ready spaces are reduced are not, it is not a cost issue, it is a use issue stating there is a difference between the need for EV ready charging spaces needed at a grocery store vs a School or Church.

Mr. Crandall reminds the Board that Holly Springs is a SOL Smart designated Town, and the Board doesn't know if these EV requirements are right or wrong. He also states that 5% of EV Ready Spaces isn't that high.

Chair Madoni asks will there be enough EV ready spaces for Staff parking? Will there be restrictions?

Mr. Taylor confirms there are no restrictions

The Planning Board has open discussion.

Motion:

Staff Recommended Plan Consistency Statement

While the proposed modification is **inconsistent** with the UDO's base electric vehicle parking standards, the requested PUD Amendment is consistent with the Vision Holly Springs Comprehensive Plan since the Land Use & Character Plan provides specific recommendations which encourage the support for development of schools in the community. It is **reasonable** and in the public interest because the amount of required EV parking may not be necessary or safe for the adequate function of the school or to meet the overall needs of the Town.

Motion by: Ms. Holder

Second by: Mr. Urquhart

Action: The Planning Board voted in favor of the motion (5-3).

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday September 23, 2025 - 7:00 p.m.

Additional Motion: To recommend the Town further research its requirements regarding EV parking ready spaces as noted in the UDO.

Motion by: Ms. Holder

Second by: Mr. Cuccurullo

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

Motion:

Motion to recommend that the Town Council **approve** PUD Amendment Petition 01-PUD-03-A05 to modify the regulations of the Innovation & Institutional District of the Holly Springs Business Park, specifically reducing the requirements for electric vehicle parking standards as submitted by Pine Springs Foundation LLC, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Motion by: Ms. Holder

Second by: Mr. Urquhart

Action: The Planning Board voted in favor of the motion (5-3).

Those not in favor:

Mr. Kessler - agrees that the request is reasonable, but disagrees that this is happening now

Mr. Crandall - will comply with the ordinance

Mr. Bess - will comply with the ordinance

Agenda Item #10b: Town Council Official Action Overview

Mr. Taylor presents to the Planning Board

- i. 24-MAS-03 Village at Harris Lake Major Subdivision - DENIED*
- ii. 25-DP-02 1936 Ralph Stephens Road Long-Term Care Facility - APPROVED*
- iii. 21-DP-02-A02 1317 N Main Development Plan Major Amendment - CONTINUED to Oct 21*
- iv. Microtransit Contract - APPROVED*

Agenda Item #12: Committee Reports

LUAC (Joseph Cuccurullo / Josh Prizer)

Last meeting: September 2 - Canceled

Next meeting: October 7 - Canceled

Tree Advisory Committee (Joanna Holder / Sara Kempin)

Next meeting: October 13

- HollyFest - October 25*
- Street Tree Grant Program Updates*
- New Signage ordered for events*

Agenda Item #13: Development Services

- a. Catherine Jacobs - Promotion within Development Services*

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday September 23, 2025 - 7:00 p.m.

- b. *Long Range Planning Updates*
 - *Comprehensive Plan Amendment*

- c. *Transportation Updates: Microtransit*
 - *Chris Ritter-Garcia presents updates on Microtransit to the Board*

Agenda Item #14: Other Business

Agenda Item #15: Adjournment

Motion:

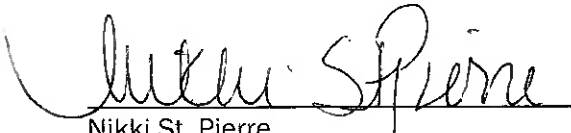
Motion to adjourn.

Motion by: Mr. Cuccurullo

Second by: Mr. Kessler

Action: The Planning Board voted in favor of the Motion (8-0)

Time: 9:20pm



Nikki St. Pierre
Planning Board Clerk

