



## Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of March 3, 2026 meeting agenda

### **PUBLIC COMMENT PERIOD**

### **RECOGNITIONS**

5. Girl Scout Week
6. Proclamation honoring Holly Springs High School Cheer Team

### **REQUESTS AND COMMUNICATIONS**

7. Police Department 2025 Annual Report

### **CONSENT AGENDA**

8. Town Acceptance of Innovate Avenue (formerly known as the Southern Access Road) for Maintenance from the NC Dept. of Transportation (NCDOT)

### **NEW BUSINESS**

9. 2026 Local, State, and Federal Legislative Agenda

### **OTHER BUSINESS**

### **MANAGER'S REPORT**

10. Preview of Upcoming Development Services Land Use Cases

### **CLOSED SESSION**

### **ADJOURNMENT**

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:

[linda.mckinney@hollyspringsnc.gov](mailto:linda.mckinney@hollyspringsnc.gov) 919-557-3900



# Holly Springs Town Council

## Town Council Meeting Agenda Cover Sheet

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### Agenda Item#: 5.

#### **Recognitions**

**Title:** Girl Scout Week

**Strategic Priority Area:** Vibrant Community

**Staff Resource:** Mayor Kondratick

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#### **Action(s):**

Proclaim Girl Scout Week

#### **Explanation:**

- The Girl Scouts of the USA was founded by Juliette Gordon Low in 1912.
- March 8 - 14 is Girl Scout Week, celebrating Girl Scouting across the United States.
- Mayor Kondratick wishes to recognize the contributions Girl Scouts have made to Holly Springs, North Carolina, and the United States.

#### **Background:**

Anika Palekar of the Coastal Pines Council will be present to receive the Proclamation.

#### **Funding Source(s):**

N/A

#### **Attachment(s):**

1. Girl Scout Week



# Proclamation

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## Office of the Mayor

**WHEREAS**, March 12, 2026, marks the 114<sup>th</sup> anniversary of the Girl Scouts of the USA, founded by Juliette Gordon Low in 1912 in Savannah, Georgia; and

**WHEREAS**, throughout its distinguished history, Girl Scouting has inspired millions of girls and women with the highest ideals of courage, confidence, and character; and

**WHEREAS**, through the Girl Scouts Leadership Experience, girls gain knowledge and develop skills that will serve them for a lifetime so that they may contribute to their communities; and

**WHEREAS**, Girl Scouting increases girls' awareness of the opportunities available to them in science, technology, engineering, math, and the arts, as well as other fields that can expand their horizons; and Girl Scouts commit to taking action to support all girls, their families, and their communities; and

**WHEREAS**, the Scouting community represents every race, ethnicity, income level, sexual orientation, ability, and religion; and Girl Scouts focus their attention on community members who are furthest from racial, economic, and social justice; promote equitable outcomes for all; and strive to make Holly Springs and the world better;

**NOW, THEREFORE**, I, Mike Kondratick, Mayor of the Town of Holly Springs, North Carolina, do hereby proclaim March 8 – 14, 2026, as

## Girl Scout Week

In Holly Springs and commend its observance to all residents.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the seal of the Town of Holly Springs, North Carolina, to be affixed on this 3<sup>rd</sup> day of March, 2026.

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Michael D. Kondratick, Mayor



# Holly Springs Town Council

## Town Council Meeting Agenda Cover Sheet

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### Agenda Item#: 6.

#### **Recognitions**

**Title:** Proclamation honoring Holly Springs High School Cheer Team

**Strategic Priority Area:** Vibrant Community

**Staff Resource:** Mayor Kondratick

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#### **Action(s):**

Proclamation honoring the Holly Springs High School Cheer Team

#### **Explanation:**

The Holly Springs High School Cheer Team has won multiple championships including:

- Wake County Champions 2025
- Regional Champions 2025
- Tri-Six Conference Champions 2025
- NCHSSA State Champions 2023, 2024, 2025, and 2026

#### **Background:**

The Holly Springs High School Cheer Team is coached by Robin Rizzo.

#### **Funding Source(s):**

N/A

#### **Attachment(s):**

1. HSHS Cheerleaders



# Proclamation

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## Office of the Mayor

**WHEREAS**, Holly Springs High School Cheer Team earned NCHSSA State Championships in 2023, 2024, 2025 and 2026; and

**WHEREAS**, they were named Tri-Six Conference Champions in 2025; and

**WHEREAS**, they were named Wake County Champions in 2025; and

**WHEREAS**, they were named Regional Champions in 2025; and

**WHEREAS**, the Town of Holly Springs wishes to honor and recognize the students, their families, and their coach, Robin Rizzo, for these achievements;

**NOW, THEREFORE**, I, Mike Kondratick, Mayor of the Town of Holly Springs, North Carolina, am honored to recognize and celebrate

## The Holly Springs High School Cheer Team

and on behalf of the Holly Springs Town Council and citizens, I hereby commend them for their tireless efforts and achievements, and wish them success in their future endeavors.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the seal of the Town of Holly Springs, North Carolina, to be affixed on this 3<sup>rd</sup> day of March, 2026.

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Michael D. Kondratick, Mayor



# Holly Springs Town Council

## Town Council Meeting Agenda Cover Sheet

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### Agenda Item#: 7.

#### **Requests & Communications**

**Title:** Police Department 2025 Annual Report

**Strategic Priority Area:** Community Safety

**Staff Resource:** Paul Liquorie, Police Chief

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#### **Action(s):**

Receive the Police Department's 2026 Annual Report

#### **Explanation:**

- The intent of the Holly Springs Police Department's (HSPD) Annual Report is to provide an overview of the Town's crime statistics and a transparent look at the Police Department's activities for policymakers and administrators who govern Holly Springs (HS) and the residents who live and work in HS.
- The police command staff is also dedicated to analyzing and evaluating this data to ensure the best use of the department's resources for professional, equitable, and efficient policing.
- The men and women who comprise the outstanding HSPD are committed to providing the highest quality of service to ensure the safety, security, and well-being of residents, businesses, and visitors of HS.

#### **Background:**

- The reporting period this year is from January 1, 2025, through December 31, 2025.
- This reporting period change from other years, furthers the Police Department's commitment to meeting the standards of the Commission on Accreditation for Law Enforcement (CALEA) and to bring the department's reporting period in-line with the new FBI National Incident-Based Reporting System (NIBRS) reporting period.
- The Holly Springs Police Department (HSPD) Annual Report provides a broad overview of the agency's structure, advancements, challenges, and current operations.
- The officers, telecommunicators, and support staff that make up the HSPD remain committed to providing exceptional community service, while maintaining Holly Springs as one of the safest towns in North Carolina.
- A full copy of the 2026 Annual Report will be provided just prior to the Town Council meeting on February 17, 2026.

#### **Funding Source(s):**

N/A

#### **Attachment(s):**

None





# Holly Springs Town Council

## Town Council Meeting Agenda Cover Sheet

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### Agenda Item#: 8.

#### **Consent Agenda**

**Title:** Town Acceptance of Innovate Avenue (formerly known as the Southern Access Road) for Maintenance from the NC Dept. of Transportation (NCDOT)

**Strategic Priority Area:** Growth Management & Economic Vitality

**Staff Resource:** Kendra Parrish, Utilities and Infrastructure

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#### **Action(s):**

Adopt Resolution 26-10 to approve acceptance of Innovate Avenue for maintenance.

#### **Explanation:**

- The North Carolina Department of Transportation (NCDOT) committed to the construction of Innovate Avenue as part of the State's economic development package for Fujifilm Biotechnologies.
- The 4,861 foot 2-lane road is shown on the Town's Comprehensive Transportation Plan and provides a parallel facility to several business park parcels along Green Oaks Parkway.
- The NCDOT Municipal Agreement between the NCDOT and the Town stated that, upon completion, the Town shall take over maintenance of Innovate Avenue.
- NCDOT has completed the project with the contractor and confirmed the work was completed as designed.

#### **Background:**

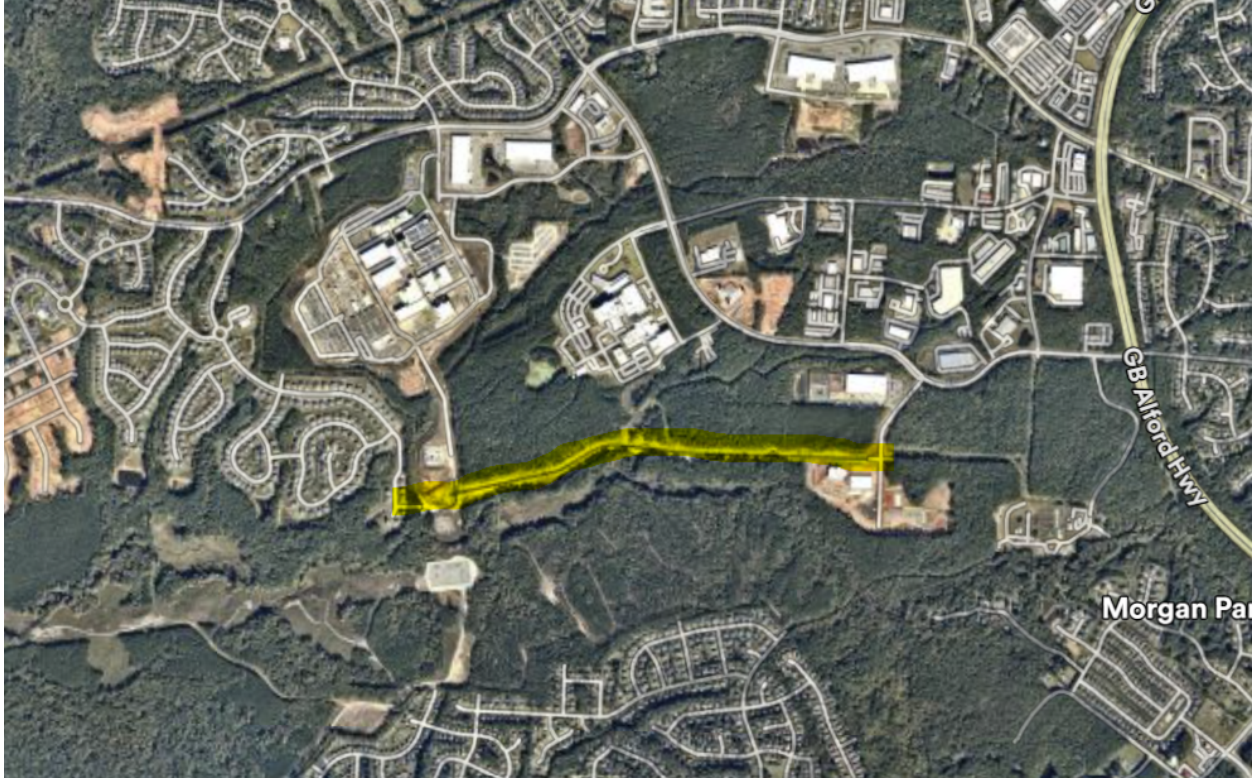
- Upon acceptance, the street section will be added to the Town's Powell Bill Map.
- Powell Bill maps in North Carolina identify all streets a municipality is responsible for maintaining, and they serve as the official basis for calculating Powell Bill (State Street Aid) funding each year. Powell Bill funds are annual state-shared gas tax revenues allocated to municipalities in North Carolina for roadway maintenance under G.S. 136-41.1-4.

#### **Funding Source(s):**

N/A

#### **Attachment(s):**

1. Innovate Ave Acceptance
2. 26-10 Accepting Innovate Way



Project Type: Roadway Acceptance

Property Address: Innovate Avenue

Project Summary: The North Carolina Department of Transportation (NCDOT) constructed 4,861 feet of roadway and is requesting the Town assume maintenance of the street.

Requested Action: Legislative Decision: The Town Council will consider the request from NCDOT to accept Innovate Avenue into the Town’s street network and assume responsibility for maintenance.

Comprehensive Transportation Plan Summary: Per the Comprehensive Transportation Plan, Innovate Avenue is designated a 2 lane collector street.

Roadway Acceptance Background Information:

NCDOT committed to the construction of Innovate Avenue as part off the economic development package for Fuji Diosynth Biotechnologies. The NCDOT Municipal Agreement between the NCDOT

and the Town on 7/10/204 stated that, upon completion, the Town shall take over maintenance of Innovate Avenue. NCDOT completed project close out with the contractor and confirmed the work was completed as designed.



**Resolution No. 26-10**

**Date Adopted:** February 17, 2026

**Effective Date:** February 17, 2026

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HOLLY SPRINGS  
ACCEPTING INNOVATE WAY INTO THE TOWN STREET SYSTEM AND  
CERTIFYING FOR POWELL BILL PURPOSES**

**WHEREAS**, the North Carolina Department of Transportation (“NCDOT”) has constructed a public roadway identified as **Innovate Way** (formerly referred to as the “Southern Access Road”) located within the corporate limits of the Holly Springs, Wake County, North Carolina; and

**WHEREAS**, Innovate Way has been constructed in accordance with plans and specifications approved by NCDOT and applicable North Carolina standards; and

**WHEREAS**, NCDOT has certified that the roadway improvements have been completed and are eligible for acceptance into the municipal street system; and

**WHEREAS**, pursuant to N.C. Gen. Stat. § 136-41.1 et seq. (Powell Bill statutes), municipalities are authorized to receive State street aid funds for eligible municipal streets; and

**WHEREAS**, the Town Council finds that acceptance of Innovate Way into the Town’s street system for maintenance and Powell Bill eligibility serves a public purpose and is in the best interest of the citizens of Holly Springs.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA:**

**Section 1. Acceptance of Street.**

The Town of Holly Springs hereby accepts Innovate Way into the Town’s municipal street system for public maintenance.

**Section 2. Description of Right-of-Way (Metes and Bounds).**

Innovate Way is described as follows:

BEGINNING at a point in the existing public right-of-way of Roughleaf Lane, said point being located at approximate N.C. Grid Coordinates (NAD 83) 35° 38' 53", -78° 51' 24" thence from said beginning point running generally in a west direction to the intersection of Roughleaf Lane.

Containing approximately 5,378.28 linear feet (1.1 miles) of roadway, with a variable right-of-way width of 100 feet, as shown on the NCDOT construction plans entitled "Innovate Way," Project No. HE-0002, recorded in the Office of the Wake County Register of Deeds in Book of Maps \_\_TBD\_\_ at Page \_\_TBD\_\_ (if applicable).

The Clerk is directed to attach a map of the roadway as Exhibit A to this Resolution.

**Section 3. Powell Bill Certification.**

The Town Council hereby certifies that:

- 1. Innovate Way is open to the public and provides public vehicular access;
- 2. The street meets the eligibility requirements of N.C. Gen. Stat. § 136-41.1 et seq.;
- 3. The street is not a private street; and
- 4. The Town hereby requests that Innovate Way be added to the Town's Powell Bill street mileage for State street aid purposes.

The Town Manager or designee is authorized to submit all required documentation to NCDOT to update the Town's Powell Bill mileage records.

**Section 4. Effective Date of Maintenance.**

Municipal maintenance responsibility shall commence upon the later of:

- (a) adoption of this Resolution; or
- (b) written confirmation from NCDOT that the roadway is complete and eligible for municipal maintenance and Powell Bill inclusion.

**Section 5. Authorization.**

The Mayor, Town Manager, and Town Clerk are authorized to execute any certifications, forms, or documents required by NCDOT to effectuate the intent of this Resolution.

**Adopted by the Holly Springs Town Council on this, the 17<sup>th</sup> day of February, 2026.**

**Town of Holly Springs by**

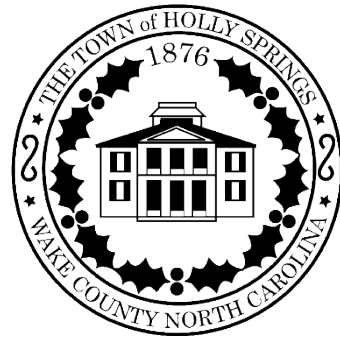
**ATTEST:**

\_\_\_\_\_

\_\_\_\_\_

Michael D. Kondratick, Mayor

Linda McKinney, Town Clerk





# Holly Springs Town Council

## Town Council Meeting Agenda Cover Sheet

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### Agenda Item#: 9.

#### **New Business**

**Title:** 2026 Local, State, and Federal Legislative Agenda

**Strategic Priority Area:** Growth Management & Economic Vitality

Vibrant Community

Community Safety

**Staff Resource:** Randy Harrington, Town Manager, John Schifano, Town Attorney

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#### **Action(s):**

Adopt the Town Council's 2026 legislative agenda.

#### **Explanation:**

- The purpose of a "legislative agenda" is to guide the governing body's intergovernmental priorities for engagement and advocacy on policy or legislative issues that are important to the Town, residents, and businesses of Holly Springs.
- The proposed legislative agenda includes priorities at the school system, county, state, and federal levels of government.
- Primary intergovernmental priority areas include:
  - Wake County Public School System: joint planning and data sharing on growth; pedestrian safety near schools
  - Wake County: housing affordability; future County library bond investment in Holly Springs
  - State: regional wastewater treatment expansion funding partnership; elevated water storage tank funding partnership; NCDOT funding of a new interchange on U.S. 1
  - Federal: regional wastewater treatment expansion funding partnership; new heavy rescue fire truck
- Secondary interest areas that would be monitored for other potential engagements include:
  - Wake County: supporting the adoption and implementation of the Wake County Cultural Arts Plan; participation in any regional discussions about transportation funding opportunities
  - State: preservation of municipal authority; bid opening flexibility on formal construction projects (over \$500,000) to promote transparency and ensure best-value for tax and rate payers in situations with less than three formal bidders
  - Federal: facility and customer convenience enhancements to the local U.S. Post Office retail location

#### **Background:**

- At the Council organizational meeting in December 2025, the Council designated Council

members Danielle Hewetson and Chris Deshazor as the Council's Legislative Action Committee (LAC), along with the inclusion of Mayor Mike Kondratick.

- The LAC developed a proposed legislative agenda with the assistance of the Town Manager and Town Attorney, with additional advisement by the Town's State lobbyist.
- A draft legislative agenda was presented to Council at the February 5-7, 2026 Annual Retreat for review and modifications.

**Funding Source(s):**

N/A

**Attachment(s):**

1. Legislative Agenda - 2026 - Proposed for Council Packet



## **PROPOSED 2026 LOCAL, STATE, AND FEDERAL LEGISLATIVE AGENDA**

### **WAKE COUNTY PUBLIC SCHOOL SYSTEM (WCPSS)**

- Encourage and support **joint planning and data sharing** on Town growth, development planning, and future school siting/expansion considerations
- Explore potential partnerships and future school construction design considerations that **enhance pedestrian safety** at adjacent school intersections and crosswalks

### **WAKE COUNTY**

- Explore partnership opportunities for addressing **housing affordability** in Holly Springs
- Encourage **future County Library Bond investment in Holly Springs** with the possibility of a potential, continued relationship with the Town's Cultural Center

### **STATE**

- **Water and Wastewater Infrastructure**
  - Identify grant funding (potentially up to \$200 million) to advance a **regional wastewater treatment expansion partnership**, in alignment with the N.C. General Assembly's "Select Site" designation and "421 Study", which would support life sciences and advanced manufacturing investment and job growth in North Carolina
  - \$25 million to fund a new one-million-gallon **elevated water storage tank and associated force-main** supply lines to serve the Northwest area of Town
- **New NCDOT Interchange on U.S. 1 in Northwest Holly Springs**
  - Advocate for prioritization and funding for the interchange in the State Transportation Improvement Program (STIP)

### **FEDERAL**

- **Regional Wastewater Treatment Infrastructure Partnership**
  - Identify grant funding (potentially up to \$200 million) to advance a regional wastewater treatment expansion partnership, in alignment with the N.C. General Assembly's "Select Site" designation and "421 Study", which would support life sciences and advanced manufacturing investment and job growth in North Carolina
- **New Heavy Rescue Fire Truck**
  - \$2 million for a heavy rescue fire truck to serve highways U.S. 1 and I-540 vehicular traffic crash responses



# Holly Springs Town Council

## Town Council Meeting Agenda Cover Sheet

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**Agenda Item#: 10.**

### **Manager's Report**

**Title:** Preview of Upcoming Development Services Land Use Cases

**Strategic Priority Area:** Growth Management & Economic Vitality

**Staff Resource:** Cheryl Caines, Development Services

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### **Action(s):**

- Receive update on anticipated, forthcoming land use cases & current development activity.

### **Explanation:**

- Development Services staff will provide an overview of land use cases expected to be submitted over the next quarter.
- This brief overview serves as an opportunity to increase the Mayor & Council's awareness of future land use change requests that may come before the Council and for Council to share any preliminary feedback to staff that might be either helpful to applicants (prior to any formal development submittals) or to staff in our review of potential development applications.

### **Background:**

- On a quarterly basis, staff provides a preview of anticipated development related land use cases that could come before the Town Council for consideration.
- The presentation is informational with no requested actions by Town Council other than sharing any feedback to help guide staff and potential developers on future development interests and/or expectations.

### **Funding Source(s):**

N/A

### **Attachment(s):**

1. 03.03.26 LandUseCases

# Manager's Report

Preview of Upcoming  
Development Services Land Use Cases



*Town of*  
HOLLY SPRINGS

## Purpose:

- Provide a preview of upcoming legislative cases & update on other Development Services initiatives.

## Suggested Action:

- Seek high level feedback and answer any preliminary questions.

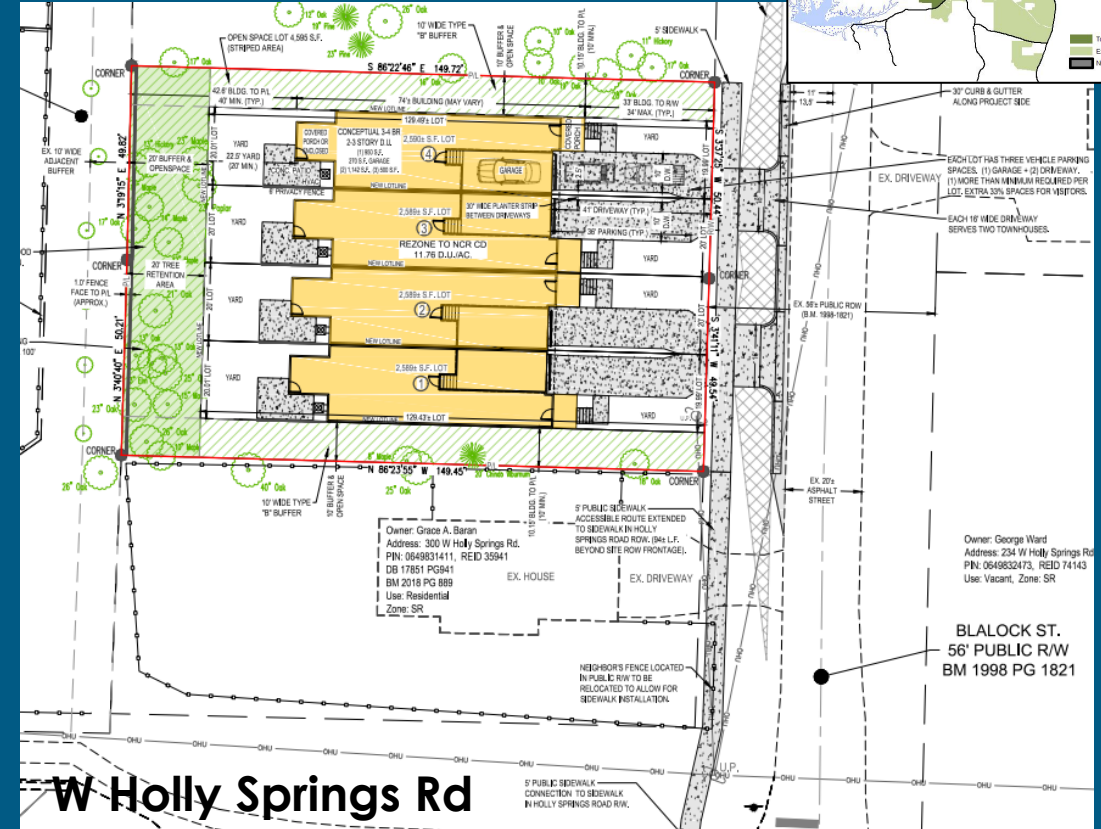
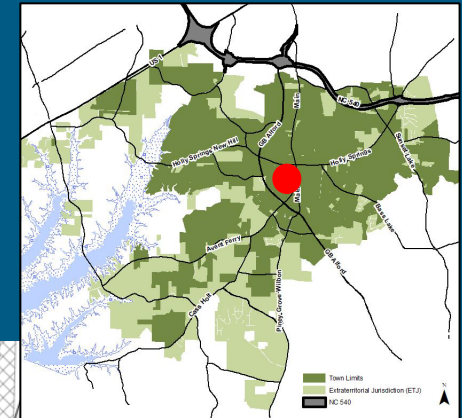


# New Applications



# 303 Blalock Conditional Zoning District

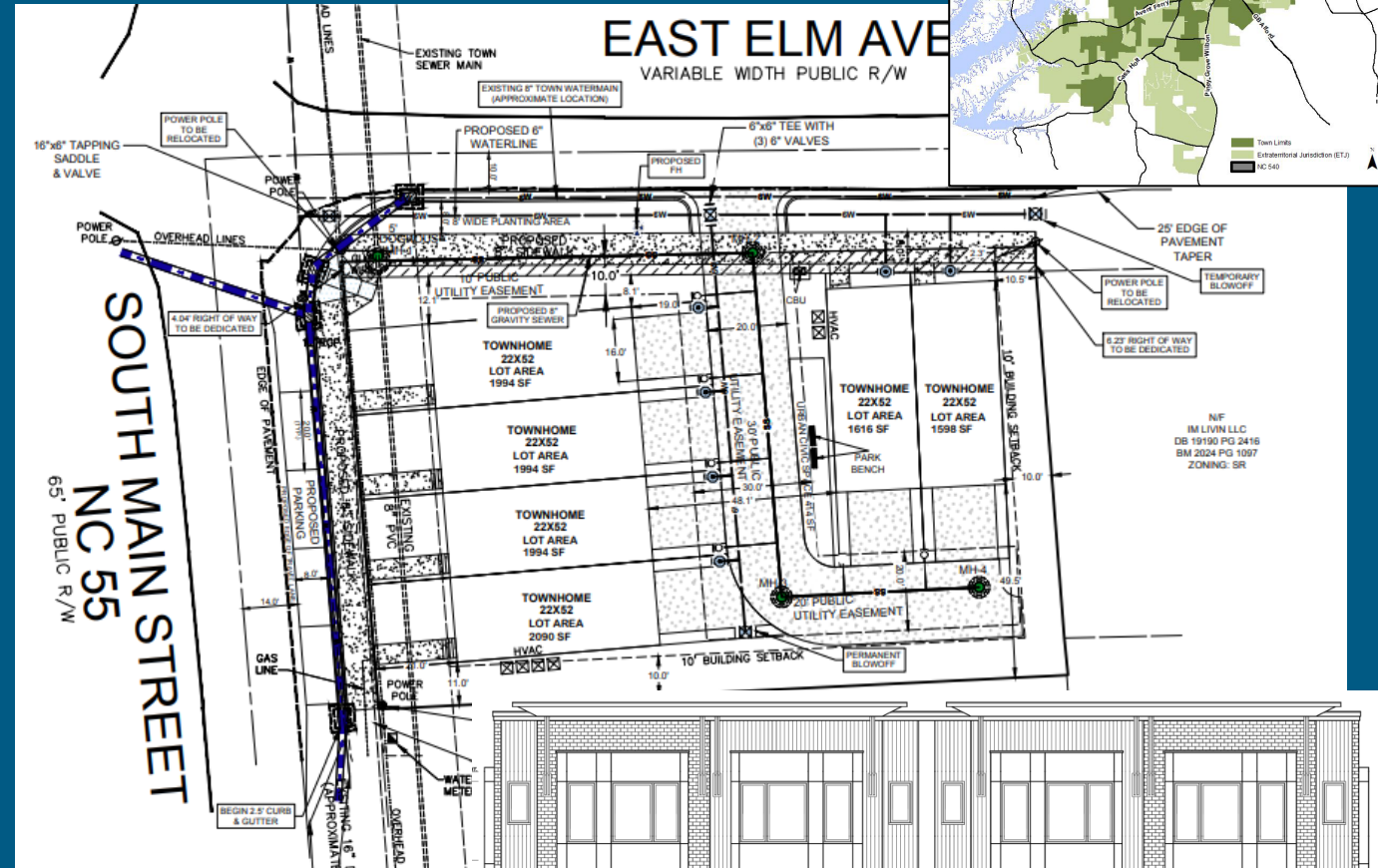
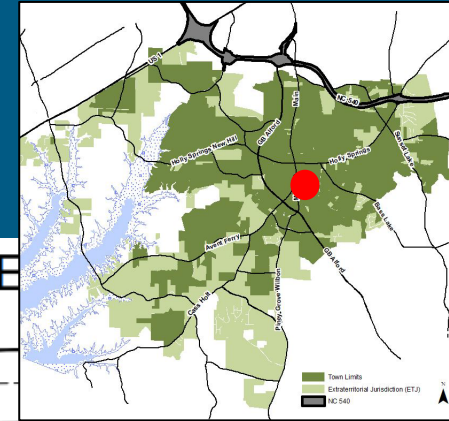
- **Current Zoning:** Suburban Residential (SR)
- **Proposed Zoning:** Neighborhood Center Conditional Zoning District (NCR-CD)
- **Process:** Rezoning (Town Council Legislative)
- **Proposed Use:** 4 Dwelling Units (quadruplex)



# The Nest Conditional Zoning District

*S Main St @ Elm Street*

- **Current Zoning:** Downtown Mixed-Use (DMX)
- **Proposed Zoning:** Downtown Mixed-Use Conditional Zoning District (DMX-CD)
- **Process:** Rezoning (Town Council Legislative)
- **Proposed Use:** 6 Dwelling Units (1 quadruplex and 1 duplex)

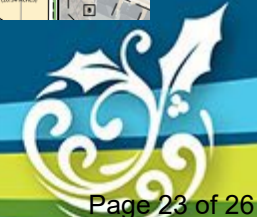
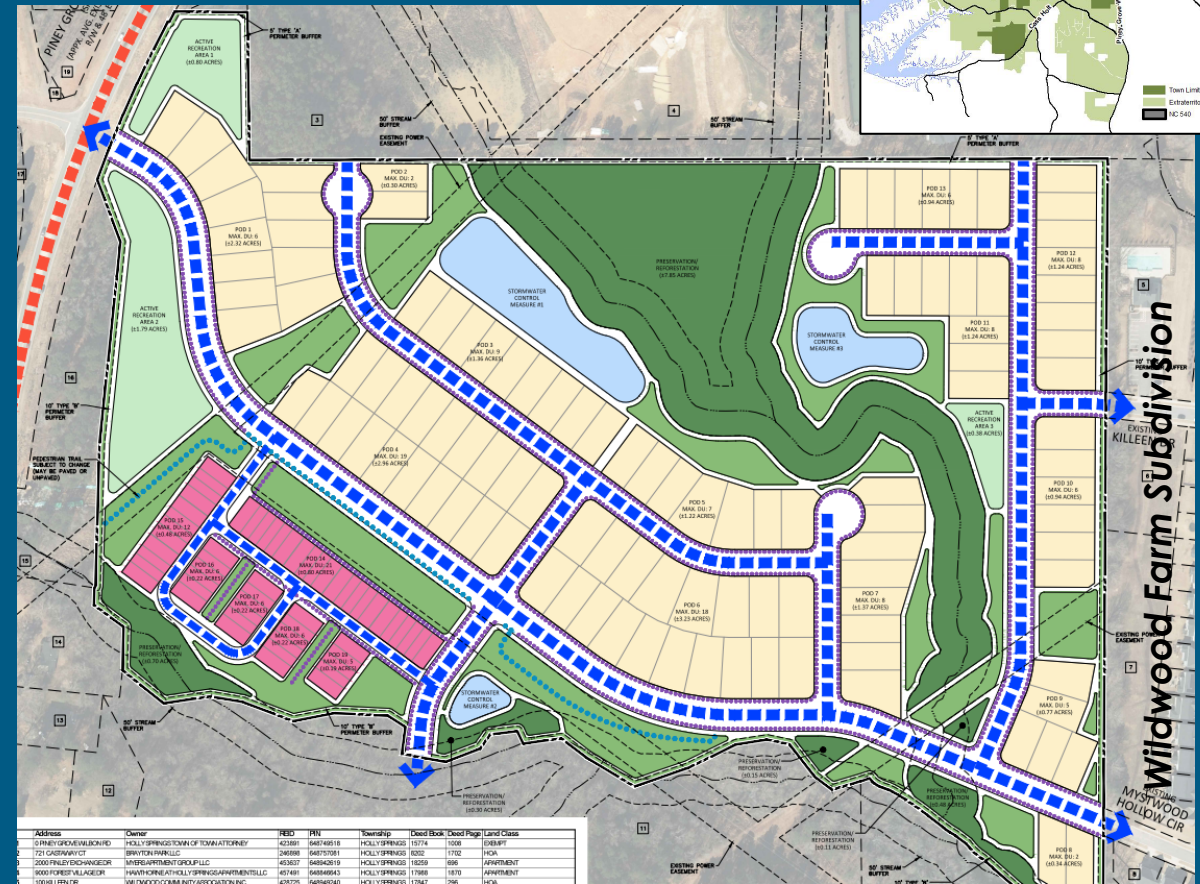
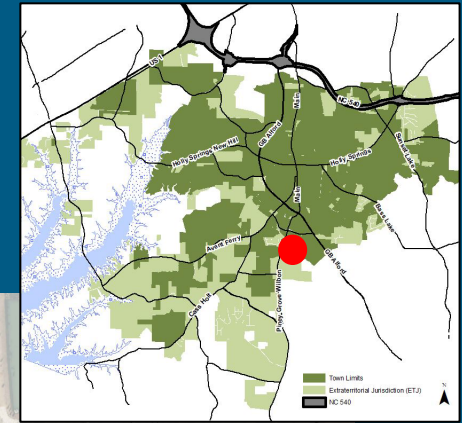


FRONT ELEVATION  
1/4" = 1'-0"

# The Grove Conditional Zoning District

809 Piney Grove Wilbon Road

- **Current Zoning:** Rural Residential (RR)
- **Proposed Zoning:** Neighborhood Center Conditional Zoning District (NCR-CD)
- **Process:** Rezoning (Town Council Legislative)
- **Proposed Use:** 167 Dwelling Units (111 detached and 56 attached)



# Project Updates

Upcoming Public Hearings

*Spring 2026*

- **Sunset Lake Commons Apartments (Meridian @ Sunset Lake)\***
- Daventry
- New School Montessori
- 2420 Avent Ferry Road

**\*Legacy Process Cases**

**Other Updates:** Waiting for Revisions

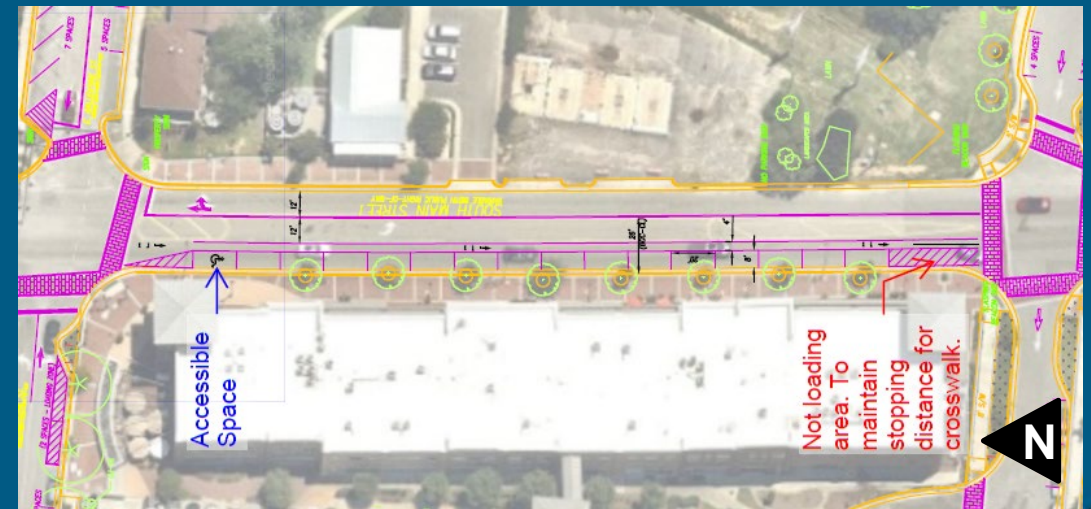
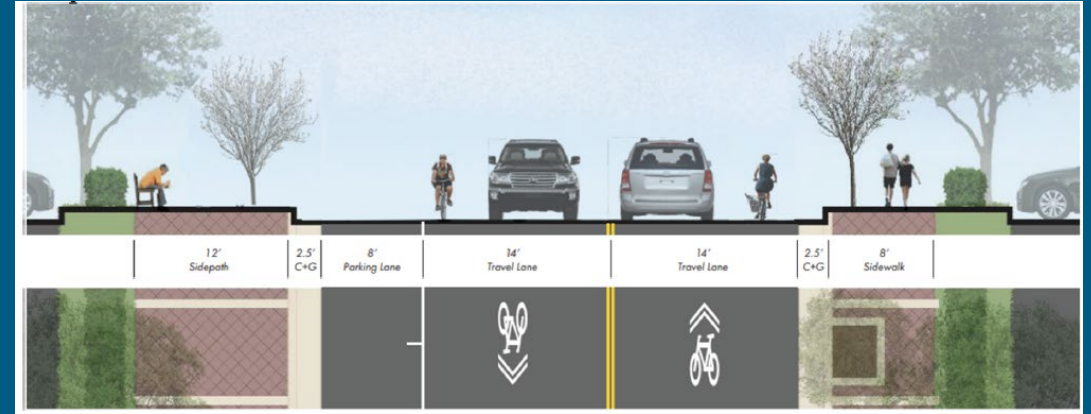
- **1100 Piney Grove Wilbon Road\***
- 4917 Friendship Road



# Main Street Visioning

- Revisioning Main Street
  - on-street parking or pedestrian enhancements
- Initial Town Council discussion at Dec 9, 2025 workshop
- Preliminary analysis completed

**Next Step:** Visioning Walk  
Tuesday, April 21 @ 6:00 pm  
(meet in front of Town Hall)



# Discussion & Questions

