



## MINUTES

The Holly Springs Town Council met in regular session on Tuesday, February 17, 2026. Mayor Kondratick 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 Kondratick, Mayor Pro Tem Annie Drees, Council members Danielle Hewetson, Chris Deshazor, Sarah Larson, and Kara Foster.

**Council Members Absent:** none.

**Staff Members Present in Chambers:** Randy Harrington, *Town Manager*; Scott Chase and Daniel Weeks, *Assistant Town Managers*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Kameron Womack, *IT*; Corey Petersohn and MaryBeth Spoehr, *Budget and Sustainability*; Cassie Hack, *Director, Communications and Marketing*; Tina Stroupe, *Finance Director*; Chris Hills, *Director of Development Services*; Elizabeth Goodson, Brett Gosney, Sarah Sularz, and Elliot Blonshine, *Development Services*; Irena Krstanovic, *Director, Economic Development*; Anna Murphy, *Economic Development*; LeRoy Smith, *Fire Chief*.

**2. and 3.** The Pledge of Allegiance was recited followed by an invocation by Pastor Jonathan Sherrod of Kirk of Holly Springs Presbyterian.

**4. Agenda Adjustment:** The February 17, 2026, meeting agenda was adopted with changes, if any, as listed: *moving Item 23 to after the Consent Agenda and prior to Item 19.*

**Motion:** Drees

**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, and the Clerk was asked for any written comments received prior to the meeting.

The following public comments were received in writing: ten comments regarding e-bikes, two comments in favor of the NDO, and one comment about loud vehicles in Trinity Creek.

The following public comments were received in person:

Rob Nestor, 105 Back Woods Circle, said he was here a few years ago when members of the community spoke against the NDO. Despite its brief nature he was told by a previous Council that he didn't understand what it meant. He spoke up then and asked that Council to sign on. He is not a member of a protected group, but in 12 years of living here he has gained friends, family, and loved ones who deserve this protection. He is encouraging this Council to sign the NDO because empathy and love make us a good community. He said what we do for the most vulnerable is what we will be judged on.

Laura Weygandt said she was here as executive director of Wester Wake Tennis. She said tennis is the healthiest sport on the planet and tennis players live longer than sedentary people. She praised the Parks & Recreation department for their tennis programs. Holly Springs is growing and tennis is growing. She said that in 2025, there were 99 adult league teams. They expect to surpass that in 2026. She praised staff for the programming of the existing courts. She said it was time to consider new tennis courts in Holly Springs, 6-8 new courts. There is funding from US Tennis for resurfacing and new courts, and Western Wake Tennis is here to help. They love the partnership with Parks & Recreation.

Donna Friend, 112 Split Trunk Path, thanked Council for speaking on behalf of the NDO. For the first time we have a Mayor and Council that are willing to listen to the residents. She reminded the audience of who the NDO protects. She said the main focus of opposition has been against sexual orientation. She requested support from Council to pass the NDO.

Wendy Lynn Puopolo, 324 Silent Bend Dr., spoke about Mira Ridge Development. She said she chose Holly Springs for the sustainable development and chose her lot because the lot behind it was rural residential. She opposed the zoning changes for Mira Ridge, even though the plan had changed. She said zoning is key and Council should not give up their power. She asked that they not rezone the plot. She said her parents can't cross Avent Ferry because of the traffic. She said it is beautiful the way it is and it should stay that way. If she wanted development behind her she would have bought elsewhere. She asked them to consider the Planning Board's vote against the project.

Karyn Mulligan, 316 Holly Green Lane, said she is a 26-year resident of Holly Springs. She asked the Council to reconsider passing the NDO. Wake County and NC already have protections in place and she said it places an unfair burden on small businesses. She said it would not be a problem for large businesses, but would be for small businesses. If it passes she thinks they would have to hire attorneys to review manuals and service policies. She said most small businesses don't draft their own, they download a template. She said this would add cost, and liability. She said the data shows no crisis requiring new legislation. She asked if they had sat down with the small business community to see how it would affect them. She said it did not reflect transparency.

Beth Richardson, 224 Springside Dr., 27-year resident, said when she moved here there was nothing but Food Lion. They watched the town grow with limited government and she wants it to stay that way. There is no reason to duplicate the County's NDO. People have the 14<sup>th</sup> Amendment to the Constitution that gives everyone equal rights. In the 1960s the civil rights movement made sure everyone had equal rights. She hasn't seen anyone denied employment or housing because of the color of their skin or their sex. There is no reason for more government overreach into our lives or businesses. She asked Council not to pass the NDO. Keep small government and keep Holly Springs the way it is.

Rosemary Sanozky-Dawes, 5128 Beckwyck Dr. in Fuquay-Varina spoke against Mira Ridge. She said the density calculation failed to account for the right-of-way. She said the density figures are inaccurate and higher than what is shown in the documentation. Second, this property is bordered on north, west and south by Lake Harris game land. Increasing density in an active hunting zone is a significant municipal liability. It is an incompatible use that must be avoided. Hunters don't always adhere to the rules and stray rounds are more likely to strike a home if they allow this development. She thinks it will place a burden on 911 resources because she thinks a flood of "shots fired" calls will happen. She said Holly Springs has been fortunate that there have not been incidents at Lochridge because of this. She asked them to uphold their oath to protect the community and deny this development.

Dawn Santoiani, 209 River ledge Dr., Lochridge Subdivision, said she was here to talk about Mira Ridge Development. Her property directly adjoins the property, and she is speaking on behalf of her neighbors too. She thanked staff for their transparency and responsiveness and the thoughtful discussion of the Planning Board. The development of Mira Ridge is inevitable, so she believes it is essential that the neighbors have a voice. Earlier versions raised concerns. The current plan came about through dialog with neighbors, and the developer has committed to home sizes that are compatible with Lochridge and other changes, including buffers along the property line. She said this

creates meaningful separation to protect wetlands, and improves the project. Rejecting this would send a signal that resident collaboration has little influence.

## **Recognitions**

### **5. Women’s History Month Proclamation**

Mayor Kondratick proclaimed March as Women’s History Month in Holly Springs and presented the proclamation to Kimberly Henry.

### **6. Developmental Disabilities Awareness Month Proclamation**

Mayor Kondratick proclaimed March as Developmental Disabilities Awareness Month in Holly Springs and presented the proclamation to Theresa Randall, ADA Coordinator for the Town.

### **7. Oath of Office – Board of Adjustment and Planning Board Members**

Linda McKinney, Town Clerk, issued the oath of office to new Planning Board members Kathy Stamper, Van Crandall, and Tanner Davis and new Board of Adjustment members Ben Copeland, Carl Pautlitz, and Cecelia Allen-Webb.

### **8. Winter Storm Response Recognition**

Randy Harrington, Town Manager, said we have an incredible team of public servants in Public Works, Police and Fire and they are outside in all weathers, and interact with our residents more than other employees. We want to recognize them for the great work they did. We had 2 weekends in a row of snow, sleet and ice. They worked very hard. He invited Paige Scott, Director of Public Works to speak.

Ms. Scott said that she was proud to recognize these employees, who over the course of the two back-to-back storms were involved in treating or plowing 152 routes using 220 tons of salt/sand material. Critical town facilities and downtown sidewalks were pre- and post-treated to keep the public safe. She said there were no accidents, injuries, or equipment failures. She said this reflects professionalism and pride in their work.

## **REQUESTS AND COMMUNICATIONS**

### **9. Black History Month Presentation**

Pastor Jahmar Cobb gave a presentation on black history in the town of Holly Springs. He said he was speaking as a Holly Springs native, not as a pastor. He said Holly Springs was incorporated in 1876, but it didn’t begin with the incorporation. There were people here before then, at a crossroads with fresh springs and holly trees. It was a small hamlet for black farmers who worked all week and went to services on Sunday. Often, they met at the Grigsby’s after services for lunch. The fellowship strengthened the community. Before 12Oaks, Sunset Ridge, Holly Glenn, there was Easton Acres, Holly Acres, West Holly Springs, Utley Town, and Prince Town. There was a railroad track and he grew up in West Holly Springs, on the other side of that track. These communities didn’t have welcome signs or brick entrances. But there was grit and vision and people who believed in the town. Before gated communities, there were grounded communities. He talked about programs at the Hunt Center for after school and summer. He said that before it was a community center, it was a Rosenwald School, where a generation found their legacy. We are not at 50,000 population because of chance – something attracted people here. This town has grown quickly and accomplished a lot. He said before the world knew what Instacart was, Mr. Green Prince opened a grocery store and delivered groceries and ice from house to house. He spoke of the first black commissioners, mayor, - from segregated classrooms to the dais. He spoke of Dessie Mae Womble being the first female black police chief in the state. Before NMAC, there was a baseball field on Holly Springs Road. He said his sister went first round, 10<sup>th</sup> draft pick for the WNBA. Holly Springs is more than a crossroads; it’s more than the spring. It was an incubator for success. He thanked Mayor and Council for allowing him to present. He said this is not

just black history, this is history. This town stands on the shoulders of those who came before us. He takes pride in being from Holly Springs, a strong community that bears each other's burdens. If we remember what we were, it will shape where we are going.

## 10. LaunchHOLLYSPRINGS Annual Update

Anna Murphy, Economic Development, said Pastor Cobb was a hard act to follow. She introduced Bob Shimmel, the Program Manager for LaunchHOLLYSPRINGS (LHS). She spoke of how LHS' work has strengthened the business community of Holly Springs and launched many entrepreneurs. She spoke of the community support, Mr. Shimmel's support and the leadership team that have made LHS what it is.

Mr. Shimmel gave a brief history of the program and how it works. He spoke about the program's impact on the economy of Holly Springs. He explained the progress the program has made and offered statistics on its graduates' successes. He said Council will get copies of the monthly LHS Gazette.

Council member Larson asked how many people are in cohort 9. Mr. Shimmel said up to 20. They get far more applications than they have slots. Council member Deshazor said he would love to see these businesses joining the Chamber. Mr. Shimmel said many of their members join the chamber; graduates have been on the board and on town boards. About 20% of Rotary is made up of LHS graduates because they want to serve. Mayor Kondratick asked how many applicants there were for Cohort 9. Mr. Shimmel said they had received over 30 and said it was going to be tough to choose. Council member Foster thanked him and said as a small business owner she knows how much that support means. And getting them through COVID was a major help.

## Consent Agenda

The Council passed a motion to approve all items on the Consent Agenda. The motion carried following a motion by Mayor Pro Tem Drees, a second by Council member Hewetson and a unanimous vote. The following actions were affected:

11. Minutes of January 13, 2026, and January 20, 2026 – The Council approved the minutes of the January 13, 2026 Workshop meeting and the January 20, 2026 Business Meeting.

12. Budget Amendments – The Council received the Town Manager approved budget amendments and adopted Water Projects Capital Projects Ordinance 26-02.  
*Copies of the budget amendments and Ordinance 26-02 are attached to these minutes.*

13. Courtyards at Holly Grove Amenity Center – Utility Allocation Request – Council approved an additional 3,250 Gallons Per Day Utility Allocation Request for Courtyards at Holly Grove Amenity Center.

14. NCDEQ Division of Water Infrastructure Grant Funding Resolution for Water and Wastewater Asset Inventories - The Council adopted Resolution 26-05 to close out the Water Asset Inventory Assessment grant funded project, and Resolution 26-06 to close out the Wastewater Asset Inventory Assessment grant funded project.  
*Copies of Resolutions 26-05 and 26-06 are attached to these minutes.*

15. Voluntary Annexation A25-09, 975 Avent Ferry Rd. – The Council adopted Resolution 26-07 directing the Town Clerk to investigate the sufficiency of annexation petition A25-09.  
*A copy of Resolution 26-07 is attached to these minutes.*

16. Voluntary Annexation A25-03, 3020 Avent Ferry Rd. – The Council adopted Resolution 26-08 directing the Town Clerk to investigate the sufficiency of annexation petition A25-03.

17. FY26 Vehicle and Equipment Installment Financing Contract – The Council authorized staff to enter into Installment Purchase Agreement with Pinnacle Financial Partners, adopted Resolution 26-02 for financing terms and documents, and authorized the Town Manager to sign and execute an agreement for the FY26 installment purchase financing of vehicles and equipment with Pinnacle in the amount of \$2,312,000 and authorized Pinnacle Financial Partners as a Town Official Depository.

*A copy of Resolution 26-02 is attached to these minutes.*

18. Janitorial Services at Town Facilities and Public Restrooms – The Council authorized the Town Manager to execute a one-year contract with two, one-year optional renewal years for a maximum contract length of three years with DeWhitt Facility Services, LLC for janitorial, day porter, and as-needed custodial services related to town facilities and public restrooms, not to exceed \$266,640 for the first term with a 3% increase for each subsequent term, if extended by the Town.

*(item 23 moved to this position during Agenda Adjustment)*

### **23. Interlocal Agreement (ILA) to Authorize County Enforcement of County Nondiscrimination Ordinance in Town Limits**

John Schifano, Town Attorney, said that this item was to consider the adoption of the Wake County Nondiscrimination Ordinance. He said that Wake County enacted the ordinance which was adopted by several municipalities in 2021-2022. He said that county ordinances are not applicable within municipal limits without the consent of the town's governing body. This one requires an interlocal agreement. The enforcement mechanism is the County staff fields complaints. We heard people say that there have been no complaints in Holly Springs. There wouldn't be because the ordinance hasn't been adopted, so it wouldn't have gone to the County. County staff will refer parties to a conciliatory process through Campbell Law School. The ordinance does permit injunctive relief. The Ordinance allows the County to enforce the County ordinance in Holly Springs.

MPT Drees said it is time that protections that apply in Wake Co apply in Holly Springs. Council member Foster said that speaking as a small business owner in Apex when this passed in Apex in 2021 or 2022, she has listened to both sides and there is a lot to be said about government overreach. But this affects our citizens in their day to day. We have a responsibility to keep our residents feeling welcome and everyone protected. The NDO doesn't change what good businesses are already doing. She said she does not believe it will lower any standards; it just reinforces that decisions are being made fairly. The business policies that small businesses download already include these protections. This has not harmed any of the small businesses in Apex and it won't harm those in Holly Springs.

Council member Hewetson said she agrees that there should be protections in place and all classes in this ordinance deserve not to be discriminated against. That is the purpose of ordinances and laws. In this particular instance, we are talking about protection for two types of discrimination; public accommodation and employment practices. Since the NDO was passed by the County, we have seen that only 14 cases have actually been forwarded to Campbell Law. It has been misunderstood as this broader scope. Of those 14, a smaller portion did come from employment practices, but over 70% were public accommodation. In January we heard that there was a precedent in Orange County that made the practice of municipalities and counties taking employment action unconstitutional. Her suggestion, even though the Orange County case was different, would be to carve employment practices out to protect the town from litigation. This removes potential extra cost for businesses, but most of it is still there. She supports it in cases of public accommodation. She said that at one point she thought multiple municipalities had made that carve out, but Raleigh and Cary added additional verbiage so that it removed the liability from the municipality and put it on the County. She asked John Schifano, Town Attorney, to speak to that. He said Cary's ordinance did not exempt employment

practices. He is not sure that Raleigh's did. The Wake NDO has language that talked about discriminatory conduct for contractors for the County and everyone exempted themselves from that portion. Regarding the Orange County case, there is a constitutional prohibition not allowing municipalities to regulate businesses. What you are voting on is Wake County's ability to enforce their ordinance in Holly Springs. He doesn't know that there is a tremendous amount of risk to Holly Springs for Wake County enforcing their ordinance. If this were your ordinance, it would be different. Council member Hewetson said that he said that a litigious attorney could pull in Holly Springs. Mr. Schifano said we could always be pulled in for things that Wake County is doing; in Federal Law there is section 1983, which says if you violate civil rights, you can get punitive damages, but there's nothing like that in state law. You might have to cover attorney fees for the other side but that is the risk. If we get a lot of these challenges, you can revisit this. Or you can carve it out now. It is Wake County's ordinance. Council member Hewetson said we have updated ordinances in the past after the fact, but why not start today and not worry about it coming back later.

Council member Deshazor said from his professional background, looking at discrimination, if we carve out employment law we leave a gap for smaller businesses – businesses with fewer than 15 employees aren't covered by federal law. By signing on to the Wake County NDO we are not on the hook and it covers that gap. If we have 19% of the people who don't feel safe, but everyone should feel safe. He hopes at the next survey, that percentage goes down. He would go with the Wake County ordinance as written. We know that it is not changing a lot, but it is giving people a feeling of safety, which is worth a lot. He said he wanted to address things said in public comment. One resident said that 158 years ago there were equal rights – but only white males could vote. We have to continue to evolve and grow. By signing this NDO we are giving people safety and attracting businesses. Businesses look at these things to see what kind of community they are asking their employees to join. They want to see that this is a welcoming community. Pastor Cobb nailed it – we need to continue being a welcoming community. He supports this tonight as he did a few years ago.

Council member Larson said she supports it. Once we know better, we do better. No percentage is too small to protect. This is the step we need to take. Council member Hewetson said she thinks case law does not allow us to pass this. MPT Drees said the Orange County legislation was so significantly different that it doesn't apply.

**Action 1:** Motion to adopt resolution 26-09 providing for the applicability of the Wake County Nondiscrimination Ordinance within Town limits.

**Motion:** Drees

**Second:** Deshazor

**Vote:**

**Aye:** Drees, Deshazor, Foster, Larson

**Nay:** Hewetson

**Action 2:** Motion to enter into the Interlocal Agreement regarding county enforcement of the ordinance, and authorize the Town Manager to execute the agreement.

**Motion:** Drees

**Second:** Deshazor

**Vote:** unanimous

Mayor Kondratick said that fulfilling his oath as Mayor requires him to ensure that our ordinances match the community feeling. This is a caring and welcoming community. Our strength is our residents who are always ready to help neighbors without exception. Council's vote is in part a recognition that residents and businesses have been far ahead of your elected officials up to this point. Holly Springs offers a home to everyone without question and without exception. He said the next step

is to sign a resolution recognizing the Wake County Ordinance, and he signed it in front of the audience.

*Council took a five-minute recess*

## **PUBLIC HEARINGS**

### **19. Rezoning 24-REZ-06 Sunset Lake Road Bank**

Brett Gosney, Development Services, said that this item was for the consideration of a rezoning at 5260 Sunset Lake Rd. to allow a financial institution. He said that after the public hearing tonight, the item would go to the Planning Board and then return to Council in March for a decision. He showed where the property is located. He said it was an Option 1 rezoning, with the rezoning and development plan considered at the same time, and he outlined the expectations of a conditional zoning district. He said the land is designated Mixed-Use Center on the Land Use and Character Plan and is currently zoned Suburban Residential. He outlined the project history since May of 2024 and explained that the project has been reduced to one parcel due to neighborhood feedback and a deed covenant on the second parcel. The stormwater control measure (SCM) will now be underground, rather than a pond. He said the building would be approximately 3,500 square feet for a Chase Bank. There will be 22 parking spaces, with 3 of them being EV ready. There will be urban civic space located in front of the building as well as along the southern property line. Proposed standards include a drive-through, a reduction of the thoroughfare setback from 25' to 14.4' and an increase in the maximum number of parking spaces from 14 to 22.

Elliot Blonshine, Development Services, said that the site is currently served by water and sewer and that the fire flow analysis showed the pressure was sufficient, and sewer studies showed the proposed use was no more than the current use, so it is not subject to the Utility allocation policy. Transportation updates include widening Lassiter Road to a three-lane road along the frontage, installing curb, gutter, and sidewalk, and restriping the road; expanding the sidewalk along Sunset Lake Road to 10 feet from its current 5 feet; and restriping two crosswalks to be high-visibility crosswalks at the intersection. Traffic study showed there would be minimal impact on traffic.

Council member Deshazor asked why the entrance had to be on Lassiter. Mr. Blonshine said there was not enough distance from the other intersection for NCDOT to allow access on Sunset Lake Rd. It is preferable to have access on the smaller road. Council member Deshazor asked about the crosswalk across Lassiter and whether there would be another one down Lassiter. Mr. Blonshine said not with this project. There is no sidewalk on that side of Lassiter currently. Mayor Kondratick asked how the 232 additional trips affect the current traffic volume on Lassiter. Mr. Blonshine said he will ask the traffic engineer for the applicant to address that. The Tier 1 study says that with how many trips it will produce, there is not enough impact to warrant improvements. Council member Deshazor asked if traffic leaving the bank could be pushed to go left and return to Sunset Rd. rather than going along Lassiter to Holly Springs Rd. Mr. Blonshine said he doesn't know if that is possible. Generally, you would want the option to go left or right. He has not seen a case restricting right-out. It is more common to restrict left-out. This is not something that we have considered to this point. Council member Hewetson said with Holly Springs Rd. widening, when you come around Lassiter, you can only turn right, not left. She thinks very few people will go on Lassiter because they can't make a left on Holly Springs Rd. She doesn't see a reason for people to go that way now that you can't turn left on Holly Springs Rd. from Lassiter.

Mayor Kondratick opened the public hearing, and the following input was received:

Ashley Honeycutt-Terrazas, of Parker Poe, speaking for the applicant, said the .88-acre parcel at the intersection of Sunset Lake Rd. and Lassiter Rd. across from Sunset Lake Commons, is currently zoned Suburban Residential and occupied by one single-family home. She said the rezoning to mixed-use center would bring it into harmony with the properties across the street. She said the NE Gateway

Plan calls for this area to be commercial. She said with NDOT regulating traffic, it no longer makes sense for this to be used as a single-family lot.

Ms. Honeycutt-Terrazas outlined the development plan, showing the location of the building and the parking. She said this would be a low impact use. She showed which existing trees would be preserved and where the landscaping would build on that to create buffers. She said the drive through would be screened from Lassiter by dense plantings. She showed the plantings and said that Chase Bank works with a landscape architect to landscape their buildings. She showed which trees would be preserved on the site. She explained that they needed 22 parking spaces, rather than the maximum 14 because of the concerns of the neighbors, to prevent parallel parking on Lassiter. She said Chase was open to an agreement with a neighboring business to share parking. She showed the proposed elevations and discussed the façade materials that would be used. She explained that the plan had evolved after receiving feedback from staff and from neighbors, and showed the improvements they had made.

Ms. Honeycutt-Terrazas explained how this project was consistent with Vision Holy Springs and the Town's policies and plans.

Council member Deshazor said he would like them to consider lighting and how they would balance bright enough for safety without bothering the neighbors. He appreciates their willingness to work on the parking issue. He asked if the ATM was facing Sunset Lake. Ms. Honeycutt-Terrazas said no, it will be along the back. Council member Deshazor asked them to consider which placement was safer. He said he appreciated their listening to the neighbors.

MPT Drees asked what the 3<sup>rd</sup> lane on Lassiter would be. Ms. Honeycutt-Terrazas said DOT owns the signal and Sunset Lake Rd. so they will have more conversation as they approach the construction drawings. They will need NCDOT feedback. We will stripe in the 3<sup>rd</sup> lane but we need DOT input on how it works with the existing signal at the intersection. MPT Drees asked if there was an opportunity to true up the crosswalks to make them more of a right angle. Ms. Honeycutt-Terrazas said they would look at that. MPT Drees said she appreciates the path behind, which will be convenient for bikers and walkers.

Council member Foster asked if there were any traffic calming efforts planned for Lassiter. A bike lane or something to calm traffic. Ms. Honeycutt-Terrazas said probably not with this project. The ultimate cross section doesn't have a bike lane either. The majority of the issues are happening further down.

Kevin Dean, Kimley Horne, traffic engineer said that there will 20 – 40 peak hour trips at either end, entering or exiting the site. That is about 1% of the total volume, so it is relatively little impact.

Mayor Kondratick said no one else had signed up. Anyone with comments can go to Planning Board or contact him or Council directly with their concerns.

Mayor Kondratick closed the public hearing

Mr. Gosney said that next steps would be Planning Board for review and recommendation.

## **20. Economic Development Agreement with Genentech**

Irena Krstanovic, Director of Economic Development, said this public hearing was related to an Economic Development Agreement (EDA) between Genentech and the Town of Holly Springs. She gave a brief overview of the company and their first (Phase 1) investment in Holly Springs. She said key project points include no proposed changes to the existing footprint of the site and no increase in water/sewer requirements, and the addition of new manufacturing lines and additional jobs. She showed where the project is located. She outlined the benefits to the community including high quality jobs and industry diversification for the town. She reminded Council and the public of the key terms of the original EDA from Phase 1 and said that the terms of the amended and restated EDA include a target of an additional 100 jobs, with target wages of \$119,833 and a capital investment of \$650 million.

The Business Investment Grant (BIG) is 50% incremental tax grant over 8 consecutive years up to a max of \$22,671,000, which is the same timeline as the original BIG, just a higher cap.

Mayor Kondratick opened the public hearing, and the following input was received: none.

Mayor Kondratick closed the public hearing

**Action:** Motion to approve Economic Development Agreement between the Town of Holly Springs and Genentech

**Motion:** Larson

**Second:** Hewetson

**Vote:** unanimous

## **21. Voluntary Annexation A25-08, Twin Springs**

Sarah Sularz, Development Services, said that this item was a voluntary annexation, but the applicant had requested that it be tabled to March to allow the other pieces of the project to move at the same time. She showed where the property is located, mostly in the ETJ, with a small portion in Wake County.

Mayor Kondratick opened the public hearing.

**Action:** Motion to table the public hearing to the March 17, 2026 meeting

**Motion:** Hewetson

**Second:** Larson

**Vote:** unanimous

## **NEW BUSINESS**

### **22. Rezoning and Development Agreement for 24-REZ-07 Mira Ridge**

Brett Gosney, Development Services, said this item was to consider a request for rezoning, utility allocation, and a Development Agreement. The public hearing was held on May 20, 2025 after which the project underwent modifications and was presented to the Planning Board on January 27, 2026. Tonight, this item is before Council for a decision. He showed where the property was located along Avent Ferry Rd. adjacent to Lochridge Subdivision, and said that this was an Option 1 project, with the rezoning and major subdivision considered at the same time. He reminded the public of the expectations of a conditional zoning district. He said this property was designated Conservation Neighborhood on the Land Use and Character Plan and said that designation required that 30-50% of the buildable land to be conserved as permanent open space, which should be primarily informal in character, with variable lot width and depth, with larger lots near the edges of the neighborhood. Development should be sensitive to existing conditions, and mass grading and tree clearing should be limited. He said these typically have small, closely clustered lots. He said that if the Suburban Residential Conditional District is adopted, the Future Land Use Map would change from Conservation Neighborhood to Residential Neighborhood. This would be consistent with Lochridge Subdivision. This would change the Future Land Use Map to Residential Neighborhood. He outlined the characteristics of Residential Neighborhood zoning.

He said the site is currently zoned RR Rural Residential, which is assigned to all new property brought into the town limits, but it is expected that they be rezoned in the future to conform to the Future Land Use Map. He said the recommended zoning was suburban neighborhood. He said the

project is no longer requesting conservation zone subdivision, due to feedback from neighbors. He outlined the history of the project since Oct. 2024.

He outlined the concerns that were brought forward at the public hearing and the changes that were made to the project after the public hearing, including reducing the number of lots, increasing the buffer and changing to front loaded lots. After the Planning Board meeting they made further updates to increase the buffer, reduce lots further and increase total open space. He showed the evolution from the 1<sup>st</sup> site plan to the current proposed site plan.

Mr. Gosney said one of planning staff's concerns is consistency with the Comprehensive Plan. The main concern was the lack of open space. The currently proposed plan is not consistent with the comprehensive plan but they are proposing a change to the Future Land Use Map. He said the buffer was changed to be consistent with the Lochridge buffers. He said staff feels the applicant is using the new process to address feedback from staff and the public. He outlined the plan, as currently proposed. He said proposed standards include lower density, and smaller side setbacks. Landscape buffers are proposed to be larger, and façade standards do not differ from the UDO.

Elliot Blonshine, Development Services, said watermain extensions along Avent Ferry Rd. and into the site are proposed. Fire flow analysis indicated sufficient pressure. Sewer will be tied into stubs with Lochridge. Existing downstream infrastructure has adequate capacity. The project is a Utility Policy priority level 2, and they commit to vegetative wetlands and preserving 10% of specimen trees on site. Staff recommendation is that there is enough capacity. Transportation improvements include the full widening of Avent Ferry Rd., including a 10' sidepath; two site access drives are proposed connecting to existing stubs and providing stubs to adjacent parcels. They will install a 6' sidewalk on Avent Ferry to the entrance of Lochridge.

Mr. Blonshine said a traffic study was conducted. Improvements include stop control for site driveways and dedicated left turn lanes and a pedestrian refuge. He said the offsite sidewalk is slightly over 800 feet.

He said the Development Agreement includes commitment to the Water Resource Management policy and a rental community clause.

Rick Madoni, Planning Board representative, said their concerns included density and losing the conservation district. Another concern was that Holly Springs can regulate use but not ownership. They appreciate that the developer tried to match the adjacent neighborhood. Overall, they found it inconsistent and voted 7-2 to deny the rezoning.

MPT Drees asked if Planning Board chose to deny mostly based on density or on the zoning change. Mr. Madoni said it was the zoning change and going from conservation district to matching what was there at the time.

Mr. Gosney said staff analysis was that the proposed change is more consistent with the adjacent neighborhood and is providing lot sizes and product type that is more consistent with the adjacent subdivisions, and staff recommended approval.

Tommy Craven, speaking for the applicant, said that in response to the concerns of the Planning Board that rezoning turns us loose to do a subdivision different from the plan, that doesn't apply because the subdivision plan is part of the rezoning and we would have to come back to Council to rezone. It is not our intention to become a rental neighborhood. We understand that it is not enforceable, so we agreed to put that in the development agreement. That doesn't prevent a homeowner from renting their property, but it will not be built as a rental neighborhood. We have been trapped between the conservation district and the opinions of the Lochridge neighborhood. We have continued to reduce our lot count. We worked to lower the density and still maintain the environmental standards similar to the Conservation subdivision. We couldn't quite get there, but we got close. He said their proposal has 37% open space. That is not buildable area because that isn't defined. But in his opinion the whole site is buildable. He said their tree preservation is 22%, with 15% of the specimen trees preserved. Preserving this number of trees, on environmentally sensitive slopes – they thought that was the highest and best use of that portion of the site. Given the conflict between what Lochridge residents want, and the Comprehensive Plan, and what is shaping up at the Ragan Development, we

think Mira Ridge, as a residential neighborhood with Conservation district elements, is a way to blend this area. Without something like this as a buffer, you will see this conflict repeatedly as things develop on that end of town. He said the staff recommendation sums up their efforts best. He said he believes they have hit that mark and asked Council to support this rezoning.

Council member Larson asked if there was a builder attached to this project. Mr. Craven said the father and son who own the property will sell the lots to a builder – he expects it to be a custom builder or a team of custom builders. Mayor Kondratick asked about price points for the units. Mr. Craven said that when they were at the public hearing, the projected price point with 60 lots was \$600,000-850,000. With this development, there are fewer lots and more costs for each lot to carry, \$800,000 - \$1.2 million. He knows these are not considered affordable, but the way to decrease the cost of housing is to increase the supply. When one owner moves up to a more expensive house, others move up and that trickles down to the lowest price point. We can't build houses at the lower price points but we can cause less expensive housing to become vacant by building more houses.

Council member Hewetson said Council just had a conversation about the shortage of housing at this level for the reasons he just explained. She appreciates the work they have done since the public hearing. She believes they listened and she sees it as a transition. She thinks there is a point to ask, at what point do we stop and say “this is conservation.” But that aside, the work done is what you were asked to do.

Council member Deshazor said Council has seen this coming. He remembers the first project and it has changed significantly. He asked if every lot was 10,000 sq ft. Mr. Craven said 10,000 sq. ft. was the average. The lot sizes vary from 7,500 to 13,370 sq. ft.

MPT Drees said she appreciates the intention in responding to the Lochridge requests. The opportunity in Avent Ferry for conservation, is moving away from us. She would rather hold on to the Conservation zoning here. But she is grateful for the engagement and collaboration. That is really valuable.

Council member Foster said she appreciates everything that has been done in listening to input. But she worries about Avent Ferry Rd. and what it brings to the area. She asked how this project would benefit the people already there. It is already a busy road and a contentious area. She worries about taking away the Conservation Area.

Council member Larson said she saw the previous proposal with the higher density. She sees less density and more responsiveness to neighbors and the town with emphasis on open space. She sees the conservation characteristics in this with the lower density.

MPT Drees asked Chris Hills, Director of Development Services, about the “buildable space” definition in the UDO and if there were an opportunity to clarify the language there. Mr. Hills said that is something staff can dig into. Cases like this can reveal things like that that need tweaking.

Council member Deshazor said we were talking about Conservation Neighborhood. It is designed to have more density and smaller lots. If we leave this as a Conservation Neighborhood, that makes Avent Ferry worse, because we are adding more cars. His major concern is that we as a Council keep moving the goal posts on this one. We started last February at LUAC and gave a lot of feedback. They came back in May and got a lot of feedback then. He is looking at density and the numbers on open space almost get to Conservation Neighborhood, so this is not Conservation, but we are getting less density with more open space and double the tree preservation. Where he has a question, is do we want that kind of density on Avent Ferry? Or do we want to change that area and put the density in the town center. There are no grocery stores or gas stations there. Do we put the density in the town center and have lower density out there. Council member Foster asked, if we don't approve this, is there potential for Mixed-use residential that would bring a benefit to people there, or would it only allow more townhouses. Council member Deshazor said that from his point of view, commercial adds more traffic. Council member Hewetson said this is adjacent to a neighborhood. If less dense lots are an issue, commercial would be even more of a problem. Mayor Kondratick asked what the density was for commercial. Mr. Gosney said it depended on the zoning. Conservation just allows for smaller lot sizes to allow for the preservation. MPT Drees asked if Ragan changes the intention, because we will have

some commercial there. Mayor Kondratick asked if the school sufficiency takes into account Ragan, now that it has been approved. Mr. Gosney said it does. Mayor Kondratick asked what the maximum additional daily trips on Aventura Ferry were. Mr. Blonshine said the traffic study was based on the original number of units, 61. And that showed 640 daily trips. But that has been reduced.

Council member Foster asked if, since this hasn't been taken on by a builder, they would have to follow this plan. Mr. Gosney said the only way they could make a change is to go back through the Public Hearing process.

**Action 1:** Motion to adopt Rezoning Ordinance RZ26-01 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve 24-REZ-07 Mira Ridge Rezoning.

**Motion:** Deshazor

**Second:** Hewetson

**Vote:**

**Aye:** Deshazor, Hewetson, Larson

**Nay:** Foster, Drees

*The motion passed.*

**Action 2:** Motion to approve the Utility Allocation Request for Mira Ridge.

**Motion:** Deshazor

**Second:** Hewetson

**Vote:** unanimous

**Action 3:** Motion to approve the Development Agreement for Mira Ridge

**Motion:** Deshazor

**Second:** Hewetson

**Vote:** unanimous

#### **24. Board of Adjustment Midterm Appointment**

Linda McKinney, Town Clerk, said that there was a resignation from the Board of Adjustment, leaving a partial term to be filled. The position was advertised according to Council's policy and four applications were received.

**Action:** Motion to appoint Nora Leet as in-town member of the Board of Adjustment with a term ending February 29, 2028.

**Motion:** Hewetson

**Second:** Deshazor

**Vote:** unanimous

#### **UNFINISHED BUSINESS**

#### **25. Bond Order for Water Sewer Revenue Bonds Series 2026 – Uteley Creek Water Reclamation Facility Upgrade**

Tina Stroupe, Finance Director, said this item was to review the process for issuance of 2026 Enterprise Revenue Bonds and discuss next steps. She said this was the last step in the process and explained how it pledges the utility revenues to repay the bond. She said this was for the Uteley Creek Water Reclamation Facility Upgrade from 6 – 8 MGD and showed how the costs were broken out from Phase 1 to Phase 2. She said the bond issuance would be structured as two distinct issuances, with

not to exceed \$140,000,000 issued in March of 2026, and the second issuance in spring of 2027. She explained the benefits of multiple issuances to maintain optimal cash flow, minimize arbitrage concerns and minimize the effects to utility rates. She said the project received a \$3 million grant from the EPA in addition to the revenue bond funding.

Ms. Stroupe gave the timeline of the project, saying it had been submitted to the Local Government Commission (LGC) this month and if Council adopted the Bond Order and it received LGC approval, the bond sale would be in March.

**Action:** Motion to adopt Bond Order 26-04 authorizing the issuance of the Town’s 2026 Enterprise System Revenue Bonds.

**Motion:** Hewetson

**Second:** Larson

**Vote:** unanimous

### **OTHER BUSINESS**

Council member Foster said the retreat earlier this month was so productive and we worked towards the future of Holly Springs. As a female small business owner, and up until 1989 she wouldn’t have been able to own her own business. She thanked Public Works for their winter storm work.

Mayor Kondratick said he wanted to note that Pastor Sherrod graciously filled in for Pastor Billingsly who was unable to attend due to surgery. Related to Developmental Disabilities Month, the Disability Action Network will be the first advocacy organization started and managed by people with disabilities, and it is launching February 24<sup>th</sup>.

MPT Drees said it was great to have a consistent roll out of the new policy on filling midterm openings. She celebrated lunar new year with some of her colleagues. She said this is heart month so check your numbers, get outside, and eat healthy.

Council member Deshazor said it was great retreat and he thanked staff for their efforts. He gave a big thank you to staff for not allowing a car wash to go where the bank is coming. That would have been a problem. He said that on Feb 27<sup>th</sup> Black Expressions at the Cultural Center from 6 – 9 pm. He said Rev. Jackson passed yesterday. He was bigger than life. As he read about him, he remembered when he read “I am somebody” on Sesame Street. He said it is interesting to have a bunch of kids saying “I Am Somebody.” We signed the NDO and now everyone can say “I am Somebody”

Council member Larson thanked Chief Liquorie for a great presentation at the retreat on e-bikes. She said it will take personal responsibility and education to solve the problems. Please watch traffic laws and yield to pedestrians. Happy Lunar New year. She said today is National Random Acts of Kindness Day.

### **MANAGER’S REPORT**

Randy Harrington, Town Manager, said he had four other items in addition to Cultural Expression that Council member Deshazor mentioned. First, he wanted to recognize two of our federal delegation members who helped us in receiving grants. Just over \$1million from Senator Tillis for police radios; and \$1 million from Rep. Foushee for water infrastructure. Second, on Feb. 21<sup>st</sup>, Sat. 10-11 at Womble Park the Tree Advisory Committee is sponsoring a tree trimming session. You can learn about tree pruning. Please sign up so that we can plan. You can email [developmentsservices@hollyspringsnc.gov](mailto:developmentsservices@hollyspringsnc.gov), include your name and address. Third, next week we have the start of the 3<sup>rd</sup> Annual Citizens Academy next Thursday. Finally, several of you have talked about e-bikes and e-motos. We discussed it at the retreat, and we have gotten public comments on them. He invited Police Chief Paul Liquori to the podium to discuss what we have been working on and to share information with Council and the public.

Chief Liquori said they have met with the attorney to revise the ordinance to address e-bike usage on greenways. They are scheduled to meet with Teen Recreation Advisory Committee (TRAC) at their next session, and collaborating with Holly Springs High School Student Government to hold a forum. We are discussing a communications plan to inform the community about our new ordinance and on the differences between e-bikes and e-motos.

**CLOSED SESSION:** Council entered into closed session pursuant to N.C.G.S. 143-318.11(a)(4) to discuss an economic incentive, with a motion by Council member Deshazor and a second by Council member Hewetson and a unanimous vote.

Motion to leave closed session was made by Council member Deshazor with a second by Council member Hewetson and a unanimous vote.

**Adjournment:** Council member Deshazor made a motion to adjourn at 11:03 pm. It was seconded by Council member Foster and passed with a unanimous vote.

Respectfully submitted on Tuesday, March 17, 2026.



Linda C. McKinney, Town Clerk

**Addenda pages as referenced in these minutes follow and are a part of the official record.**