

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday April 28, 2026 at 7:00pm.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on April 28, 2026. At 7:00 p.m. after determining whether a quorum was present, Chairman Rick Madoni called the meeting to order.

Staff Members Present:

Sean Ryan, Planning Division Manager
Conor Ryan, Planner III
Elliot Blonshine, Development Review Engineer
Jay Osborne, Asst. Town Attorney
Nikki St. Pierre, Board Clerk

The Board completed roll call.

Planning Board Members Present:

Rick Madoni, *Chair*
Thomas Urquhart, *Vice-Chair*
Tanner Davis, *ETJ*
Sara Kempin
Craig Kessler
Kathy Stamper
Josh Prizer

Members Absent:

Joanna Holder
Van Crandall

The Board recited the Pledge of Allegiance, and the meeting opened with an invocation by Thomas Urquhart.

Agenda Item #5: Agenda Adjustment

None.

Agenda Item #7: Approval of Minutes

a. *March 24, 2026, Minutes*

Motion:

Motion to approve March 24, 2026 Minutes

Motion by: Vice Chair Urquhart

Second by: Mr. Prizer

Action: The Planning Board vote in favor of the motion (7-0)

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Agenda Item #8: Town Council Representative

- a. Planning Board Representation for Town Council
 - May 19 – Sara Kempin
 - June 16 – Josh Prizer

Agenda Item #9: Public Comment

Joan Cooper-Zahornacky (ETJ)	6758 Fawn Hoof Trl	Concern: Preserving Land in South HS
Fran Hudson	5524 Rex Road	Concern: General Law

Agenda Item #10: Zone Map Change Petition

Rezoning 25-REZ-02 Powell Place

Mr. Ryan presents the staff report providing a project overview and the proposed rezoning.

Mr. Blonshine continues to present the Staff report to the Board, discussing the project's public utilities and transportation, including existing water and sewer services and road improvements.

Applicant / Speaker:

Jason Barron
Morningstar Law Group
434 Fayetteville Street Suite 2200
Raleigh, NC 27601

Mr. Barron introduces himself and outlines the project's benefits and consistency with the comprehensive plan.

The project includes a diversity of housing types, including front-loaded single-family detached homes, townhomes, and alley-fed single-family detached homes. It will preserve 47% of the site as open space, including existing trees and a pond.

Transportation improvements include road widening, turn lanes, and a commitment to contribute to a future signal at the intersection of Rouse Road and Piney Grove Wilbon.

The Board prepares questions for the applicant.

Ms. Stamper inquires how much does an average traffic light install cost
Ms. Lundeen, Exalt Engineering - confirms approximately \$125 – \$175k

Vice Chair Urquhart asks Staff for the changes between the first and final submittals.
Mr. Ryan explains the addition of a pod E for better transition between housing types.

Ms. Lundeen, Exalt Engineering, provides further details on the traffic impact analysis, including daily trip potential and peak hour trips.

Mr. Tanner asks about who is responsible for the transportation improvements noted in the presentation,
Mr. Barron confirms that will be the responsibility of the developer

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Chair Madoni asks for further details on the traffic impact analysis.

Ms. Lundeen, Exalt Engineering, provides further details on the traffic impact analysis, including daily trip potential and peak hour trips. Assuming 7% would only go up towards the Honeycutt Development, 65% going towards the east and 25% going towards the west.

Chari Madoni questions if Greenways will reach all the way up to Eagles Landing Park?

Mr. Blonshine confirms Cass Holt Crossing is proposing a side path to the park.

The Planning Board holds further discussion. Pointing out the concerns about traffic on Rouse Rd and the narrowness of the road.

Motion:

Staff Recommended Plan Consistency Statement

The requested Zoning Map Amendment from RR to NR-CD is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed Residential Neighborhood and Natural Area, and the NR-CD District provides a mix of residential use types with density concentrated in the center of the project area, as well as preservation of environmental features on the western side of the project area. The requested rezoning is reasonable and in the public interest because it fulfills the goals and objectives of the Comprehensive Plan, including a mix of housing types, appropriate transitions and connections between adjacent development, a variety of connected open spaces that incorporate existing environmental features, and improvements that help address traffic and safety concerns in the surrounding area.

Motion by: Vice Chair Urquhart

Second by: Mr. Prizer

Action: The Planning Board voted in favor of the motion (7-0).

Motion:

Motion that the Planning Board recommend the Town Council **approve** Zone Map Change Petition 25-REZ-02 to change the zoning of 32.7 acres of Wake County PINs 0647477441 & 0647465722 from RR Rural Residential to NR-CD Neighborhood Residential - Conditional Zoning District and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Motion by: Vice Chair Urquhart

Second by: Mr. Prizer

Action: The Planning Board voted in favor of the motion (6-1)

For Denial: Ms. Kempin

Concern of the narrow crossroad and the entrance is too close to the S curves.

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Agenda Item #10a: Committee Reports

LUAC (Van Crandall / Sara Kempin)

Last meeting: April 7

- Myers - Patterson Projects Rezoning
- Bridgeberry Expansion Rezoning
- Unified Development Ordinance Semi-annual Amendments (26-UDO-01)

Tree Advisory Committee (Joanna Holder / Craig Kessler)

- Last meeting: April 13, 2026
- Next meeting: July 13, 2026

Agenda Item #10b: Town Council Official Action Overview

No Cases.

Agenda Item #10c: Development Services

Agenda Item #10d: Other Business

Agenda Item #11: Adjournment

Motion:

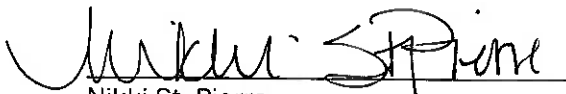
Motion to adjourn.

Motion by: Mr. Prizer

Second by: Vice Chair Urquhart

Action: The Planning Board voted in favor of the Motion (7-0)

Time: 7:50pm



Nikki St. Pierre
Planning Board Clerk