



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, May 19, 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 Mike 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); Jesse Dixon, *IT*; Corey Petersohn and MaryBeth Spoehr, *Budget and Sustainability*; Cassie Hack, *Director, Communications and Marketing*; LeeAnn Plumer, *Director, Parks & Recreation*; Adam Huffman, *Parks & Recreation*; Kendra Parrish, *Executive Director of Utilities and Infrastructure*; Carrie Mitchell, *Utilities and Infrastructure*; Tina Stroupe, *Finance Director*; Chris Hills, *Director of Development Services*; Conor Ryan, Elliot Blonshine, and Sarah Sularz, *Development Services*; Irena Krstanovic, *Director, Economic Development*; Neal Duncan, *Economic Development*; LeRoy Smith, *Fire Chief*; Paul Liquorie, *Police Chief*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Mark Savoldi of The Church of Jesus Christ of Latter-Day Saints.

4. Agenda Adjustment: The May 19, 2026, meeting agenda was adopted with changes, if any, as listed: none

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 person:

Frank Malinski, of Harnett County, on behalf of Wake Co Fraternal Order of Police, asked Council to approve a resolution to name the bridge on Holly Springs Road over 540 after Sheriff's Deputy, Mark Tucker. He outlined Deputy Tucker's accomplishments and the reason for the request.

Craig Ashby, 201 Highland Springs Lane, said he was here to discuss the pricing of Parks and Recreation senior tours. He said some of them require nights in a hotel. The tours have been increasing in price and they are now unaffordable. He gave statistics to support his position. He also said the surcharge for non-residents was excessive. He compared the price to that of St. Bernadette's trip.

The following public comments were received in writing: One comment from Matt Bontrager regarding bicycle bells; one comment from Jack Deinhart regarding license plate readers; one comment from Brie Cooper regarding noise in 12Oaks; one comment from Rajh Reddy regarding noise in Trinity Creek; one comment from Olya Panus regarding Carolina Springs Park; one comment from Jerry Bowman regarding taxes; one anonymous comment regarding fees; one comment from Rachel Knapp regarding traffic, construction, and parks; one comment from Craig Ashby regarding parking at Sugg Farm Park.

Recognitions

5. Pride Month Proclamation

Mayor Kondratick proclaimed June as Pride Month in Holly Springs and presented the proclamation to the Pride of Holly Springs Committee. Donna Friend listed some Pride events coming up in Holly Springs.

6. Safe Boating Week Proclamation

Mayor Kondratick proclaimed May 16 – 22 as Safe Boating Week in Holly Springs and presented the proclamation to Kerry Holt-Johnson, Vice Commander of the Coast Guard Auxiliary.

7. Public Works Week Proclamation

Paige Scott, Director of Public Works, and Kendra Parrish, Executive Director of Utilities and Infrastructure, brought out their team. Ms. Scott said the theme for Public Works Week 2026 is *Rooted in Service, Powered by Community*. She outlined statistics for her department. Ms. Parrish outlined parts of her department considered under Public Works. Mayor Kondratick proclaimed May 17 – 23 as Public Works Week in Holly Springs and presented the proclamation to members of the Public Works staff.

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:

8. Minutes of April 14, 2026 Workshop Meeting and April 21, 2026 Business Meeting – The Council approved the minutes of the April 14, 2026 Workshop Meeting and the April 21, 2026 Business Meeting.

9. Minutes from November 10, 2025 Closed Session – The Council approved and unsealed the minutes of the November 10, 2025 Closed Session.

10. Monthly Budget Amendments – Council received the Manager’s monthly budget amendment report.

A copy of the budget amendment is attached to these minutes.

11. Americans with Disabilities Act Transition Plan Update Contract - The Council awarded a contract to WT Group AEC, Inc. in the amount of \$226,951 to complete an update to the Town of Holly Springs ADA Transition Plan.

PUBLIC HEARINGS

12. Voluntary Annexation A25-12 6200 Windy Farm Lane (Evanston)

Sarah Lipkin Sularz, Development Services, said this was to consider the annexation of +/- 53.868 acres located at 6200 Windy Farm Lane. She said the Resolution of Sufficiency for this

annexation was adopted by Council on March 17, 2026. It was continued due to the transfer of ownership of the property. She showed where the property is located in the ETJ and said it is contiguous to town limits and meets the requirements for annexation.

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

Mayor Kondratick closed the public hearing.

Action: Motion to adopt Annexation Ordinance A25-12.

Motion: Hewetson

Second: Larson

Vote: unanimous

A copy of Annexation Ordinance A25-12 is attached to these minutes.

13. Semiannual UDO Text Amendments 26-UDO-01

Cheryl Caines, Development Services, said this item was to conduct the public hearing for the proposed Unified Development Ordinance (UDO) amendments. Tonight will be the public hearing, then the amendments will go to the Planning Board, and come back to Council for a vote at their June 2nd meeting. She said the UDO is a living document with amendments suggested semi-annually to respond to policy updates, clarify interpretations, and respond to changes in community needs and desires.

Ms. Caines outlined the proposed amendments. The majority are minor changes or clarifications, but the others are: conversion of Special Use Permits to Conditional Zoning Districts; bars & fueling stations in Neighborhood Mixed Use districts; additional standards for drive through and car wash uses; requirements for lots fronting open space; electric vehicle parking requirements at schools; and retaining wall design. She explained the changes regarding uses with community impacts such as group homes, childcare centers, community support facilities, major infrastructure utilities, etc. She explained the process change and its benefits of enhanced citizen participation, the ability to address community wide impacts, and to propose changes responding to concerns.

Ms. Caines said that currently bars and tasting rooms require Conditional Zoning in a mixed-use neighborhood and fueling stations are not allowed. The proposed change would permit bars under a Permitted Use with additional Standards, and fueling stations with Conditional Zoning. Bars would be limited to 2,500 square feet with outdoor areas adjacent to residential requiring a six-foot opaque fence. Fueling stations would be limited to five fuel pumps and could not be placed within 300 feet of thoroughfare streets. She explained the drive through and car wash standards that prohibit circulation in front of buildings and prohibit accessory structures in front or corner yards.

Ms. Caines said that currently schools are subject to commercial and office standards regarding EV parking. The new standard would require 10% of staff parking spaces be EVSE-Ready, rather than 10% of all spaces in a 20-50 space parking lot. In larger lots, 20% of staff spaces must be EVSE-ready, and two of those shall be EVSE.

Council member Deshazor asked if the 5 fuel pumps meant five nozzles. Ms. Caines said it would be 10 nozzles – one on each side of the pump.

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

Mayor Kondratick closed the public hearing

MPT Drees said she is glad to see the EV parking for schools and the Data Centers changes. She thinks the Special Use Permit change is good, but she is worried about the fee impact, particularly for community support facilities, because they are often nonprofits.

Council member Deshazor said, on the bars, it is important to note that this is not a restaurant, and he felt that was important to point out, especially for Planning Board.

Ms. Caines said that next steps are that the amendments will be forwarded to the Planning Board for review and recommendation at their May meeting.

14. Fiscal Year 2026-27 Recommended Budget Public Hearing

Corey Petersohn, Director of the Office of Budget, Innovation, and Strategy, said this item was the public hearing for the Fiscal Year 2026-27 recommended budget. He said that key takeaways are a total budget of \$139,226,267 with the same low property tax rate of 34.35 cents per \$100 of valuation. He said this is currently the lowest recommended tax rate in Wake County. Strategic investments include managing traffic & improving mobility; enhancing parks, facilities, and events; and managing growth and protecting the environment. Nineteen new positions are recommended to support strategic goals. He outlined the fee increases to garbage and recycling pickup, which are due to GFL increasing their charges to the Town. He said there is no increase to the yard waste pickup. Water, Wastewater and Stormwater fees are increasing by about 46 cents per day, for the average residential user. He explained that utility fees go to pay for the utilities, not to make a profit. These fees are increasing as we invest in projects to provide safe drinking water in compliance with all federal regulations with advanced wastewater treatment to protect our natural environment and to meet capacity needs for approved development and provide infrastructure for the future. He outlined five projects for water and wastewater, including the expansion of the Utley Creek Water Reclamation Facility, the TriRiver Water Filtration Facility expansion and Holly Springs & Fuquay-Varina conveyance line partnership to bring the water from the Cape Fear River, and two additional elevated water tanks and connections. These investments provide safe drinking water, advanced wastewater treatment to protect the environment, and increased capacity. The budget also includes funds for a rate study to be sure our rates are fair.

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

Mayor Kondratick closed the public hearing

Mr. Petersohn said that next steps are the workshop on Thursday at the Law Enforcement Center with adoption scheduled for June 2nd.

15. Voluntary Annexation A25-08 Twin Springs

Sarah Sularz, Development Services, said that this annexation was advertised and the Resolution of Sufficiency was adopted on January 20, 2026. The public hearing was advertised and has been tabled to try to coordinate with the timing of the Fuquay-Varina case, as the project straddles the two jurisdictions. Due to Fuquay-Varina's process, this is being delayed and staff wishes to table it until further notice, at which time it will be readvertised.

Action: Motion to table Annexation Ordinance A25-08 until further notice.

Motion: Hewetson

Second: Drees

Vote: unanimous

NEW BUSINESS

16. Powell Place Rezoning 25-REZ-02 and Development Agreement

Conor Ryan, Development Services, said this item was a rezoning for the property at 7051 and 7121 Rouse Road, and the Development Agreement for the project. He said the public hearing was held on January 20, 2026 and, following adjustments to address the public's concerns, it went to Planning Board on April 28th and was now before Council for a decision. He showed where the property is, next

to Honeycutt Farm and said this was a Type 2 development, so the rezoning would be considered prior to Major Subdivision, which would be a quasi-judicial decision. He said they are seeking a Conditional Zoning District and explained the goals for such a zoning. He said the property is designated Mixed Residential Neighborhood and Natural Area on the Land Use and Character Plan, and zoned Rural Residential. He outlined the project history, from the initial neighborhood meeting in August of 2024 to the Planning Board meeting last month.

Mr. Ryan said that at the Public Hearing the key topics were road improvements needed on Rouse Road and Piney Grove Wilbon Road. He said that changes made since the public hearing were additional roadway widening along Rouse Road for approximately 450 feet east of the site drive; installation of right- and left-turn lanes into the site; developer request to NCDOT that the speed on Rouse Road be reduced to 35 miles per hour; and a commitment of \$100,000 for the future installation of traffic signal at the intersection of Piney Grove Wilbon and Rouse Road. Staff considers this a success of the Public Hearing process where the applicant made adjustments according to the feedback received at the public hearing.

Mr. Ryan showed how the project had evolved since the first submittal, including the road improvements and changes in product type. He said the project will have 42 front-loaded detached dwellings, 13 rear-loaded detached dwellings, and 42 attached dwellings. There would be a centralized active recreation area incorporating the existing pond, enhanced Type A buffering around the perimeter, and additional offsite road improvements. He outlined the proposed standards that differ from the UDO including increased buffers, increased setbacks, lower density, and building façade design standards.

Elliot Blonshine, Development Services, said the site would be served by water and sewer with connections in Rouse Road and to the stubs at Honeycutt Farm, and extending along Rouse Road. He said the Utility allocation elements were constructed wetlands and LEED Certification. He showed the streets layout and the road widening along Rouse Road. He showed the sidepath that would connect to Honeycutt Farm and the three access points / stubs. He said there were eight study intersections in the traffic study, and the required improvements were three turn lanes. After the public hearing the developer offered an additional 450 feet of road widening, two additional turn lanes on Rouse Road and \$100,000 fee-in-lieu toward a traffic signal.

Sara Kempin, Planning Board representative, said that the Planning Board voted to recommend approval with a vote of 6 – 1 with two absent. The one dissenting vote had concerns about the curvature of the road leading to the entrance on Rouse Road.

Mr. Ryan said that staff analysis found that the housing products and site design are consistent with the UDO and the Comprehensive Plan, the Conditional Zoning District standards create small design enhancements and increased buffering, and the additional commitments to road improvements per the Public Hearing comments are consistent with the requirements of the UDO, CTP, and Traffic Study Policy. Staff recommends approval.

Jason Barron, Morningstar Law, introduced his team: Jimmy Gaskins, KB Homes, and Lisa Lundeen, Traffic Engineer. Speaking for the applicant, Mr. Barron said this case is a good example of the benefits of the change of process. He said this project is the right scale for the community. It aligns with growth patterns, provides housing diversity, complements Honeycutt, improves connectivity, and provides a measurable public benefit. He gave details on the three housing types and the open space and amenities. He said the homes would be priced to be more attainable. He said they heard the public concerns and responded to them with their commitments to additional road widening, traffic signal fee-in-lieu, and requesting that NCDOT reduce the speed limit. He outlined the road widening, turn lane construction, repaving, and other traffic improvements committed to by the developer.

Mr. Baron summed up by repeating that this project is the right scale in the right place, is aligned with the Comprehensive Plan, provides housing diversity, and public benefits.

Council member Deshazor said there is only one entrance and it is close to the S curve on Rouse. He asked if there were discussions for a second entrance. Mr. Baron said there were limited options due to the limited road frontage. That is why they added the turn lanes. MPT Drees asked if the

small pond being filled in was a natural pond. Mr. Baron said both ponds on the property are man-made ponds. Mayor Kondratick asked what the distance was between the end of the road widening and the intersection of Rouse and Piney Grove Wilbon Rd. Mr. Baron said it was probably 800 feet. Mayor Kondratick asked how many additional trips would be added by this development. Lisa Lundeen, Traffic Engineer, said AM Peak is 40 trips and about 52 PM peak. Council member Larson asked if there was any traffic calming as you proceed north. Mr. Baron said there was no traffic calming toward Honeycutt, but the way the site is designed provides natural traffic calming by the curves in the neighborhood. Council member Hewetson said she appreciates that they were heard on the road improvements on Rouse Road. MPT Drees asked how many cars would exit through Honeycutt. Ms. Lundeen said about 7% would go that way and there is adequate capacity to handle that amount of traffic. Council member Foster asked at what point the traffic signal would be triggered. Ms. Lundeen said she doesn't know when, but she thinks it will be triggered in the future.

Randy Harrington, Town Manager, said that on DOT roads, you have to meet certain warrants. At this point it would not trigger a signal, but sometime down the road it would. But only NCDOT can make that decision. Council member Foster asked if there was a chance that NCDOT would deny the 35 mph speed limit request. Ms. Lundeen there is a chance, but they are actively coordinating with them. John Schifnao, Town Attorney, said that within town limits, the default is 35 miles per hour. Council and DOT have to agree to set a speed limit higher than 35.

Council member Deshazor asked about the calculation of density and whether it included the undevelopable land. Mr. Baron said it did not.

Mayor Kondratick asked if Wake County Public Schools took Evanston into account when saying there was adequate capacity. Mr. Ryan said they take into account projects that are approved, but not ones that are under review. He is not sure whether Evanston was considered. Council member Deshazor said we need to discuss with the schools about considering projects that are under review so that we get an accurate count. Council member Hewetson said many schools in our area are going from 4 tracts to 1 because enrollment is down. But it is worth a conversation.

Mayor Kondratick asked about per unit pricing. Mr. Baron said they project townhomes in the \$300,000s to low \$400,000s and the singles from mid \$400,000s to low \$500,000s. Council member Larson said she appreciates bringing in the ranch style and first floor masters as people age in place.

Council member Deshazor said he appreciates the work that was done, especially the road improvements. But he has a major concern in that area. We're doing a small portion of Rouse and adding traffic concerns him. Piney Grove Wilbon is horrid right now and we need to be thoughtful about that. He is a no on this because of roads. MPT Drees said she agrees with Council member Deshazor, because the DOT safety rating is red right at that curve. They won't be able to see well She thinks a lot of drivers will cut through Honeycutt Farm and make that neighborhood less safe. Mayor Kondratick said they have not had a chance to dive into what a more comprehensive solution is going to look like in this corridor, including down to the Rouse Rd. intersection. Council member Foster said she agrees with what everyone has said. Without that signal and this being the only exit point, adding all that extra traffic concerns her. She appreciates all the housing types, but in that area, without connections for other modes of transportation, traffic will be a challenge. Council member Hewetson said that given that we have all mentioned the response to our feedback in January, which was well received and they did what we asked for, she would recommend deferring until after the Piney Grove Wilbon meeting, when we have discussed the matter. Rather than vote no, she recommends a deferral. MPT Drees said she doesn't see issue going away after meeting and she would still be a no. Council member Larson said she agrees with Council member Hewetson. The applicant has gone over and beyond to take our feedback into consideration. She thinks for the size of the development, this is more than paying their fair share. There is a lot coming into that area and we should look at it holistically and take a macro view. This will push us towards getting the light and other improvements that are needed in this area.

Action 1: Motion to adopt Rezoning Ordinance RZ26-03 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve 25-REZ-02 Powell Place.

Motion: Larson
Second: Hewetson
Vote:
Aye: Larson, Hewetson
Nay: Deshazor, Foster, Drees
The motion failed.

Council member Deshazor said he would be ok with a deferral. He understands Council member Larson's comment about seeing the macro level – he's been saying that for a long time. But Rouse Rd. is two lanes with tight shoulders. We need to understand how the rest of that is going to happen. The S-curve is very dangerous. Also, he thinks about fire and rescue vehicles getting through those roads. He is concerned about people cutting through Honeycutt Farm. He said that for him, if we can look at that and get more detail and answer those questions it could become a yes. Council member Foster said she thinks this project will be good for housing affordability, but there is not a good option to reduce traffic. She would like to see something that shows how that would work. Council member Hewetson said if you put this in Fuquay Varina, they can live more affordably and will still drive up Piney Grove Wilbon through Holly Springs. She said half a signal and the road widening is worth it for her. Council member Foster said so many people are concerned about growth and traffic and they will ask us how this benefits them. Council member Larson said looking at our Future Land Use Plan and Strategic Plan, this fits the need for affordable housing. She appreciates staff and developer's work and pushing it down the line will add expenses. There are other developments coming that will benefit the area with further improvements.

Action 1: Motion defer consideration of 25-REZ-02 Powell Place to July 21, 2026.

Motion: Larson
Second: Hewetson
Vote:
Aye: Larson, Hewetson, Deshazor, Foster
Nay: Drees
The motion passes.

17. Committee and Board Appointments

Linda McKinney, Town Clerk, said that applications for Parks and Recreation Advisory Committee (PRAC) and Tree Advisory Committee (TAC) went live on the website at the beginning of February and closed the first Monday in April. PRAC has three openings and sixteen applications were received. Council discussed their nominations for PRAC.

Action 1: Motion to appoint Malinda Walker, Fred Stehle, and Thomas Rayle to three-year terms on the Parks and Recreation Advisory Committee from July 1, 2026 to June 30, 2029.

Motion: Hewetson
Second: Larson
Vote: unanimous

Tree Advisory Committee has four openings with staggered terms to shift them to the new schedule that aligns with Planning Board. Two openings are for terms ending February 29, 2028 and two for terms ending February 28, 2029. In addition, there is one opening for a Junior Member for one year. Council discussed their nominations for TAC.

Action 2: Motion to appoint Robin Haney and Autumn Dean to the Tree Advisory Committee for terms ending February 29, 2028.

Motion: Drees

Second: Deshazor

Vote: unanimous

Action 3: Motion to appoint Marissa Parker and Tom Joyce to the Tree Advisory Committee for terms ending February 28, 2029.

Motion: Drees

Second: Deshazor

Vote: unanimous

Action 4: Motion to appoint Delila Devitt as Junior Member of the Tree Advisory Committee with a term ending June 30, 2027.

Motion: Drees

Second: Deshazor

Vote: unanimous

OTHER BUSINESS

Council member Foster said she appreciates everyone who applied to the boards and the effort staff has put into the items tonight. She appreciates the work the developers put in on their projects.

Council member Hewetson said she is always appreciative of board applications. We get so many wonderful passionate applicants. It is difficult to choose. She said she wanted to talk about the naming of the bridge. Council directed staff to add it to the June 16th meeting for consideration. She said Memorial day is coming up and she thanked those who made the ultimate sacrifice. Mayor Kondratick echoed that. And he said event season is coming up and that creates a lot of work for staff and he thanked them for their efforts. The FFA club at Felton Grove had a market event that was great.

MPT Drees asked if Council could ask town staff to look into the senior trips and compare us to other communities and track attendance over time. She said that people can start renting boats at Bass Lake on Memorial Day so wear your life vests. She thanked Mayor Kondratick for the Pride Proclamation. On the applications for committees, she used her matrix to make her decision, and it's tough but she tries to be measured and logical about it. Thanks to everyone who applied. She said that Wake County has Library on the Go. She asked if we could reach out to them and see if they will come and do an event in Holly Springs this summer while our library is closed.

Council member Deshazor wished everyone Happy Memorial Day, and Happy Mother's Day to all the mothers. He said he appreciated the tour of the Ops Campus. Regarding the budget, he said he appreciated the presentation from Mr. Petersohn. He said water rates are something he hears about. But people also say they want us to stop growth and development until we build the infrastructure. That is what we are doing with the water infrastructure. The Legislative Action Committee went to DC and asked for \$2 million for this project. We also sat with state legislators and made that request. We are working for this. It is a hard pill to swallow, but it is needed for our future. Last, UNC Rex Hospital will be lit up purple for the week in honor of the Holly Springs High School teams in championships.

Council member Larson said that while rain is desperately needed, there are events this weekend: Summer at the Springs, the opening of Salamanders season. Watch the weather and bring an umbrella, but come out. Residents are encouraged to fill out the landfill survey from the County. And tomorrow we are touring the Sanford water plant.

Mayor Kondratick said in terms of events, there is a community conversation on June 1st at 6 pm at Oasis Church to discuss the Piney Grove Wilbon corridor. Anyone from that area or who is interested in this area is welcome. Council, staff, CAMPO and others will be there to walk residents through the challenges we have and options for moving forward in that area.

MANAGER'S REPORT

Randy Harrington, Town Manager, said on Memorial Day town offices will be closed. There is a one-day delay on garbage and recycling. The Hunt Center and Cultural Center will be closed as well as the Yard Waste Center. But the Hopper will be on its regular schedule.

CLOSED SESSION: Council entered into closed session pursuant to N.C.G.S. 143-318.11(a)(5) to instruct the negotiating agents on behalf of the town, 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 9:50 pm. It was seconded by Council member Hewetson and passed with a unanimous vote.

Respectfully submitted on Tuesday, June 16, 2026.



Linda C. McKinney, Town Clerk

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