



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, June 2, 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); Kameron Womack, *IT*; Corey Petersohn and MaryBeth Spoehr, *Budget and Sustainability*; Cassie Hack, *Director, Communications and Marketing*; 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*; Cheryl Caines, *Development Services*; Jeff Wilson, *Director of IT*; Irena Krstanovic, *Director, Economic Development*; LeRoy Smith, *Fire Chief*; Paul Liquorie, *Police Chief*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Pastor Jahmar Cobb of Oakgrove Missionary Baptist Church.

4. Agenda Adjustment: The June 2, 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:

Melisa Kelsey, 508 Arbor Creek Dr., said she was concerned about proclamations. She asked if there was a clear, written, publicly available policy for proclamations. She asked for transparent criteria and a log. She said residents should know what topics are acceptable, who approves them, and what the process is. She asked for a neutral policy to be addressed within 60 days.

Fran Hudson, 5524 Rex Road, quoted a stanza of a Robert Burns poem and talked about development in the ETJ. She mentioned the Piney Grove Wilbon Corridor meeting and said the people do not want development there.

Dawn Cozzolino, 3632 Bosco Rd, mentioned the Piney Grove Wilbon Corridor meeting last night. She said 1.156 B for improvements that benefit commuters that go through the community. It was a one-sided meeting. It did not allow for the voices of the people speaking to represent how their

lived experiences were being impacted. She complained about development. She told the Council that she didn't think that they take their oath seriously and that they aren't taking people seriously. She said statutes exist to prevent development from negatively impacting communities.

Rosemary Daws, 5128 Beckwith Dr. in Fuquay-Varina. She said she was here to talk about water which is a finite resource. She said there was not enough water for all the development, and we are going to run out of clean water. She said reclamation facilities are not the answer. She asked Council to consider the water demands of the NC Children's Hospital in Apex and the possibility of a data center. She also asked them to consider the wildlife.

The following public comments were received in writing: none.

Recognitions

5. Flag Day Proclamation

Mayor Kondratick proclaimed June 14, 2026 as Flag Day in Holly Springs and presented the proclamation to Ret. Col. Timothy Forrest.

REQUESTS AND COMMUNICATIONS

6. Transportation Investments Update

Carrie Mitchell, Utilities and Infrastructure, said she was here to provide an update on transportation investments, both bond and non-bond projects. She said the Community Survey showed that top community priorities include Management of Traffic; Adequacy of Street Lighting; Walking and Biking Trails; and Maintenance of Town Streets. The traffic investments work to forward those priorities. She said that four projects are wrapping up. The Holly Springs Road (East) road widening, including the bridge over Middle Creek, and sidewalks on both sides. The Avent Ferry pedestrian improvements closed the gap between downtown and the hospital. The right turn lane at Main St. and Holly Springs road has reduced traffic congestion and increased the capacity of the road, and closed a small sidewalk gap. She said the permanent traffic signal installation has been delayed due to supply chain constraints. The NC 55 right turn lane has improved traffic flow for that roadway. These were all 2018 Transportation Bond projects.

Ms. Mitchell said that upcoming projects include Holly Springs Rd. Widening (Central) which is anticipated to go to bid this fall, with construction beginning in the spring of 2027. Construction of this section, from Flint Point Lane to Main Street, is anticipated to take three years. The Main Street Sidewalk Connector from Arbor Creek Dr. to Trellis Pointe Dr. is anticipated to take 6 – 9 months. It will create connections to downtown and to parks and greenways. Projects that are ramping up include pedestrian safety improvements, planned to be completed before the next school year, as well as an NCDOT project to widen Sunset Lake Road between Holly Springs Road and Lockley Rd. Construction is anticipated to start this fall. Town maintained roads will be resurfaced next year, when the temperatures are better for this.

Ms. Mitchell said that the Avent Ferry Road Widening Phase II is at 25% plan stage. A public meeting will be held on June 25th at Holly Grove Middle School regarding this road widening from Ralph Stephens to Cass Holt Road. It will improve congestion and pedestrian safety. Right of way acquisition is slated to begin in 2027, with construction in 2029. Holly Springs Road (West) widening is in the initial design stage. The next public meeting on this project will be in October. The Avent Ferry Festival Street project is in the design phase and will come back to Council at a later meeting. Survey work is currently underway for this project.

Ms. Mitchell said that as far as greenway projects, the NMAC Oak Hall Greenway is currently in the permitting phase and anticipates rebidding it in the fall. Plans are being finalized for Phase II of the Utley Creek Greenway from Holly Glen to Phase I, and bidding is anticipated for the summer of 2027. And the Camp Branch Greenway is in the early stages and will come to a future Council meeting for approval of an engineering contract.

Ms. Mitchell gave a brief outline of the steps required to build a transportation project from vision to completion, and said that, depending on the project, the timeframe can take 1 – 3 years before construction begins.

Ms. Mitchell said that PAYGO allows ongoing response to address inquiries from citizens including neighborhood traffic calming, sidewalk, pedestrian, and bicycle safety, and street lighting enhancements. She said that each inquiry is evaluated through a uniform process that is data driven and adheres to standard practices. Utilities and Infrastructure receives an average of 200 cases per year. She said that transportation investments continue to address community priorities. Several projects funded through the 2018 Transportation Bond are nearing closeout, marking completion of long-planned voter supported mobility improvements. Completed and advancing projects are improving roadway operations, connectivity, and multi-modal safety for drivers, pedestrians, and cyclists. And ongoing investments position the Town to continue to improve transportation network performance for the community.

Mayor Kondratick asked if the roads that will be resurfaced have been identified yet. Ms. Mitchell said staff is in the process of assessing the conditions of the roads and prioritizing resurfacing. MPT Drees said we made decisions recently to change the way we evaluate which streets need surfacing. Ms. Mitchell said yes, we use a wholistic approach. MPT Drees asked what lessons were learned from last year's resurfacing. Ms. Mitchell said we have learned to have higher expectations from our contractors and better communication to make this go more smoothly. MPT Drees asked how many PAYGO projects get funded per year. Ms. Mitchell said it depends on the types of requests that come in, because projects take different amounts of money. She said she would share trends with Council at a later date.

Council member Larson asked if we have signage for the right turn lane on 55, to let people know about the change or if that was a DOT process. Ms. Mitchell said we can check on ways to improve human behavior. Council member Larson asked if the grass easement at the Main St. right turn lane, between the road and the sidewalk, is the landowner's responsibility or the Town's. Tim Athy, Utilities and Infrastructure, said the Town will cut it one more time and then it will be turned over to the property owner.

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:

7. Monthly Budget Amendments and Grants – Council received the Manager's monthly budget amendment report, accepted a \$5,000 Arts for Towns grant from the United Arts Council of Wake County, and accepted two Federal Grant appropriations included in the FY27 Budget: \$1,092,000 for the Harnett Regional Water Improvement Project and \$1,074,000 for Police Department Replacement Radios and Communications Equipment.

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

8. Condemnation Resolution Related to Holly Springs Road Central Widening Project - The Council adopted Resolution 26-19 authorizing the Town Attorney to proceed with condemnation proceedings for the unobtained easements and rights-of-way for the Holly Springs Road Central widening project, and authorized the Town Attorney to file condemnation proceedings necessary and in the public interest to acquire certain property listed in the agenda packet.

A copy of Resolution 26-19 is attached to these minutes.

9. Ordinance Amendment Solicitation Permit – The Council adopted Ordinance 26-08 amending the Town's solicitation permit ordinance.

A copy of Ordinance 26-08 is attached to these minutes.

NEW BUSINESS

10. Adoption of the Fiscal Year 2026-2027 Operating Budget and Community Investment Plan

Corey Petersohn, Office of Budget, Innovation, and Strategy, said this was the final step in adopting a budget for FY2026-27. He said the Town Manager presented the recommended budget on May 12th with the lowest recommended property tax in Wake County, at 34.35 cents per \$100 property valuation. It invests in key strategic priorities including managing traffic and improving mobility; enhancing parks, facilities, and events; and managing growth and protecting the environment. The budget will fund critical water, wastewater, and stormwater infrastructure with an anticipated monthly increase of \$11.89 for water & wastewater, and a \$1.30 increase for stormwater, for the typical residential user.

Mr. Petersohn said that at the Budget Workshop on May 21st the Mayor and Council made some updates to the recommended budget including: adding Saturday service (9 am – 10 pm) to the Holly Springs Hopper microtransit program; establishing a Round Up utility assistance program; planning for a future potential Transportation Bond vote in 2027; and allocating an additional \$5,000 for nonprofit grants.

Council member Deshazor said he appreciates the work staff has done. To address the public comment about water, he said Council often hears that we need to pause development and invest in infrastructure, and that is what we are doing with water. This will set us up for years to come.

Mayor Kondratick said that as a candidate he experienced people asking us to make improvements in transportation. This budget is an important step to meeting those goals. The low tax rate is a sign of sound fiscal management, and a sign that we respect our citizens' tax dollars. He said we are being prudent in saving money that will address future transportation; delivering Eagles Landing; and providing for the safety and security of our residents. He knows that it is difficult to go through this, but by making the investment now we are securing these resources for current residents and those of the future. He thanked staff for their contributions

Action 1: Motion to adopt the Fiscal Year 2026-2027 Operating Budget and Community Investment Plan to include the associated ordinances and policy updates included in the agenda packet.

Motion: Deshazor

Second: Hewetson

Vote: unanimous

Action 2: Motion to adopt the Council Order 26-02 directing Wake County to levy and collect property taxes for the Town of Holly Springs.

Motion: Deshazor

Second: Drees

Vote: unanimous

11. Semiannual UDO Text Amendments

Cheryl Caines, Development Services, said this item is before Council to consider amendments to the Unified Development Ordinance (UDO). She said a public hearing on this item was held at the May 19th meeting, it then went to Planning Board on May 26th and is before Council now for a decision. She reminded the public that this is a living document and semiannual adjustments allow the Town to respond to policy updates, clarify interpretations, and meet changes in community needs and desires. The proposed amendments are mostly minor changes or clarifications, with a few more

impactful ones. Those include the conversion of Special Use Permits to Conditional Zoning Districts, permitting, with additional standards, bars and fueling stations in the NMX district, additional standards for drive through and car wash uses, and amendment to EV parking requirements for schools. She said that uses with community impacts include Group Homes, Childcare Centers, Drive Throughs, Community Support Facilities, Major Infrastructure/Utilities, Large Solar Energy Systems, Wireless Communications Towers, and Data Centers. She outlined the zoning districts where these could be and how the proposed standard would change the process. She outlined the differences between the review process for Special Use Permits as opposed to Conditional Zoning Districts, and said that the process change had the benefit of enhanced citizen participation, the ability to address community wide impacts, and allowed the applicant to propose changes responding to concerns.

Ms. Caines addressed the specific changes proposed for Bars and Fueling Stations in the Neighborhood Mixed-Use zone. She gave specifics on the drive through and car wash standards that increased pedestrian safety and provide a pedestrian streetscape, and the amended EV Parking standards for schools that calculate the number of required spaces based on staff parking, rather than on total parking spaces. She said that there was no public testimony at the public hearing in May, but Council members provided comments in support of the EV parking changes and expressed that the changes to Conditional Zoning District are positive, but may have cost impacts. She said that there were a few minor clarifications after the Planning Board meeting. She said that staff believes the proposed amendments allow for greater citizen engagement, mitigate potential adverse impacts, support the development of businesses in neighborhood centers, improve community character, and provide context sensitive development, and staff recommends approval.

Craig Kessler, Planning Board Representative, said that Planning Board voted to recommend approval 8-0 with one member absent.

MPT Drees said she wanted to talk about community support facilities and the change to Conditional District zoning because she thinks it adds more expense for nonprofits. But if someone were to open a shelter in a residential neighborhood there should be a chance for residents to express their concerns. She asked her colleagues for their thoughts. Council member Deshazor said in most neighborhoods there would be a lot of opposition. This UDO gives us structure, which is why he thinks it's the right thing to do. Not all nonprofits are without resources so he is OK with this. Council member Foster said she worries about small nonprofits and small businesses. She wondered if there was a way we could help out nonprofits under a certain budget level. MPT Drees said, or perhaps a "grandfather clause" for current nonprofits that have a Special Use Permit and want to expand. She said she was open to seeking out an opportunity for a future UDO change to address that aspect.

Action: Motion to adopt Ordinance 26-07 to adopt the Plan Consistency Statement, Statement of Reasonableness, and approve UDO Text Amendments.

Motion: Hewetson

Second: Deshazor

Vote: unanimous

OTHER BUSINESS

Council member Foster said she wanted to mention the vote for item 8. As a health care provider who sees long-term residents, she understands their heart for Holly Springs, and she is aware of the situation of being good stewards of taxpayer dollars, but she feels for those who are being displaced. But she knows that Holly Springs will take care of them.

Mayor Kondratick reiterated his thanks to those who attended the Piney Grove Wilbon meeting last night. This Council has promised to be out in the community more frequently and this was a beginning of what we hope to do more of in the future. Last weekend Holly Springs High School Women's Soccer won state championship. The Baseball team came very close, but lost their game. As part of the Consent Agenda we accepted grant money from the Federal Government. Senator Tillis got

us funds for police radios, and Rep. Foushee got us funds for water. He said he wanted to thank our partners.

MPT Drees said she was on Middle Creek Greenway this weekend roller skating and she saw two young e-bikers who remembered to call out “on your left” when they passed, so the message is getting out. She congratulated parents for teaching their kids. There are events at NMAC and details are on the website.

Council member Deshazor said Happy Pride Month. Second, he congratulated Holly Springs Women’s Soccer and Baseball. He was at the game and they had done the national anthem early and the Holly Springs High School students were ready and just started singing it. Holly Springs High School Baseball parents – hats off for your kids!

Council member Larson said that proclamations might not hit everybody, but they mean a lot for those they do. If you want one, reach out. She said that lots of people came to Piney Grove Wilbon meeting last night and it shows how the residents are a key part in all this, but so are our state and county officials, and the developers. We are all part of the puzzle and working together is important. She said that Juneteenth celebration was coming up at Womble Park from 5-8 on June 13th.

MANAGER’S REPORT

Randy Harrington, Town Manager, said he had one item before the Land Use update. Around the great event last night regarding the Piney Grove Wilbon Corridor, we had a lot of community members come out. Staff is compiling the themes from the breakout and will be sending them to you on Friday and including a summary in the NewsFlash, giving ways for people to see the PowerPoint and to add comments. And we will be reaching out to the attendants also.

12. Preview of Upcoming Development Services Land Use Cases

Cheryl Caines, Development Services, said she was here to present the quarterly update to Council on upcoming Land Use Cases. She discussed the following new applications:

- Cass Holt North (6116 Cass Holt Rd., north side of the road)
- Cass Holt South (6116 Cass Holt Rd., south side of the road)

Council member Deshazor asked what kind of commercial they are thinking about in that area. Ms. Caines said we do not know. When it first came in it was a smaller area of commercial and the applicant expanded it after discussion with staff. Council member Hewetson asked if it was still smaller than what the Future Land Use Map shows. Ms. Caines said it might be. Council member Foster asked what the current zoning is. Ms. Caines said it was likely Rural Residential, which is what most of those larger acreages are. Council member Foster asked about the timing of the commercial versus the residential. Ms. Caines said there is not a required order, but if that is a concern they can agree to a certain percentage or square footage of commercial before more residential is constructed. MPT Drees said she shares the concern that there’s not enough commercial. Ms. Caines asked if there were preferred uses for that spot. MPT Drees said there are a lot of uses that would be helpful. Council member Deshazor said commercial can mitigate traffic, particularly if the type of use is something people would use. He would also like more commercial. He asked if there could be retail on one side and residential on the other.

- Overbrook Ridge (7208 Rouse Rd.)

Mayor Kondratick asked if the only Rouse Rd. frontage is the top right corner. Council member Hewetson asked if it is 800 feet to Cass Holt, so that would complete a long stretch of Rouse Rd, to get it to Cass Holt, if Powell is approved and widens their section. This would help make this a wider road. Council member Deshazor said he would like to see all of the proposed projects and their impact on Rouse on one map to see how much of it would be done.

- Myers Subdivision (6305 People Rd.)

Council member Deshazor said he would like to know how many acres these 42 detached dwellings would be on, for density. Ms. Caines said she could get them that information.

Ms. Caines said the following projects will come before Council in a Public Hearing:

- Sunset Lake Commons Apartments (Meridian at Sunset Lake) (following Old UDO process)
- Daventry
- 2420 Avent Ferry Road [check slide for Montessori]

Ms. Caines said the following projects are waiting for revisions.

- 1100 Piney Grove Wilbon Rd. (following legacy process)
- The Grove (809 Piney Grove Wilbon)
- The Nest (S. Main @ Elm)
- 4917 Friendship Rd.
- 303 Blalock

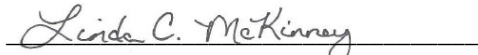
Ms. Caines gave an overview of the Piney Grove Wilbon Corridor meeting last night and said that at the June 9th workshop, staff would discuss quasi-judicial decisions for subdivision and development plans and potential changes to the process, and also a housing affordability follow-up.

CLOSED SESSION: Council entered into closed session pursuant to N.C.G.S. 143-318.11(a)(3) to consult with the Town Attorney on *Town of Holly Spring v. Lamar and NCDOT*, with a motion by Council member Hewetson and a second by Council member Deshazor 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 8:50 pm. It was seconded by Council member Hewetson and passed with a unanimous vote.

Respectfully submitted on Tuesday, July 21, 2026.



Linda C. McKinney, Town Clerk

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