

Town of Holly Springs  
PLANNING BOARD MEETING MINUTES  
Tuesday June 23, 2026 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on June 23, 2026. At 7:00 p.m. after determining a quorum was present, Vice Chair Urquhart called the meeting to order.

Staff Members Present: Cheryl Caines, Planning Division Manager  
Brett Gosney, Planner II  
Catherine Jacobs, Division Manager  
Jay Osbourne, Asst. Town Attorney  
Chris Hills, Director Development Services  
Nikki St. Pierre, Board Clerk

The Board completed roll call.

Members Present: Thomas Urquhart, *Vice-Chair*  
Craig Kessler  
Joanna Holder  
Josh Prizer  
Kathy Stamper  
Sara Kempin  
Tanner Davis, *ETJ*  
Van Crandall

Members Absent: Rick Madoni, Chair

The Board recited the pledge of allegiance and the meeting opened with an invocation by Vice Chair Urquhart

Agenda Item #5: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #6: Minutes

a. *May 26, 2026 Minutes*

Motion:

Motion to approve May 26, 2026 Minutes.

*Motion by: Craig*

*Second by: Joanna*

*Action: The Planning Board vote in favor of the motion (8-0)*

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
- July 21: Van Crandall
  - August 18: Tanner Davis

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Agenda Item #8: Public Comment Period

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No speakers signed up to approach the Board

Agenda Item #9:

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**a. Meridian at Sunset Crossing (22-REZ-02) – Zone Map Change**

Ms. Caines presents the Staff report providing a detailed project overview including the current land use and character plan designations. The site is zoned as neighborhood mixed-use (NMX) and proposed to be rezoned to mixed-use residential conditional zoning district. The project includes a greenway extension and transition to lower density areas. Community feedback from the Land Use Advisory Committee included concerns about density, community space, and transitioning to lower density housing.

Ms. Jacobs continues to present the Staff report, discussing the existing public water infrastructure and the need for sewer improvements. The project includes a development agreement to provide a utility easement and a new regional pump station. Road widening is required for Sunset Lake Road, Holly Springs Road, and Optimus Farm Road, with the applicant requesting a waiver for future projects. A traffic impact analysis was completed, recommending restrictions on site drive access and intersection improvements.

**Applicant / Speaker:**

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

**Traffic Engineer**

Ronald Stephenson DRMP

Mr. Barron from Morning Star Law Group presents the applicant's perspective, emphasizing the project's public benefits. The project includes a significant road extension and greenway extension, providing housing choices and improving transportation connectivity. The applicant has worked closely with the town to ensure the project aligns with the Northeast Gateway Plan and the comprehensive plan. The applicant has worked closely with the town to ensure the project aligns with the Northeast Gateway Plan and the comprehensive plan.

Board members ask questions about the project's impact on existing mobile home parks, the timing of the application, and the traffic impact analysis.

The applicant clarifies that the project includes all necessary infrastructure and that the sewer capacity issue is being addressed through a development agreement.

The board discusses the potential for additional commercial development and the need for cross access to adjacent properties.

The applicant confirms that the project meets all traffic requirements and that the town's connectivity requirements will be met.

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Motion:

**Staff Recommended Plan Consistency Statement**

The requested Zoning Map Amendment from NMX Neighborhood Mixed-Use to MXR-CD Mixed-Use Residential is consistent with the Vision Holly Springs Comprehensive Plan and is reasonable and in the public interest because it begins the implementation of the NE Gateway Master Plan. It introduces a different housing choice into the NE Gateway within walking distance of existing retail and services and proposes standards to create a transition between apartments and existing single-family to the east. The extension of the greenway and Lassiter Road through the site builds upon the existing transportation networks to provide multiple ways of getting around the area and nearby commercial uses. A potential public amenity (or Parks fee-in-lieu) will create outdoor gathering space for those in the community or traveling on the greenway. The proposed design standards related to building/parking placement, architectural interest, and potential Lassiter on-street parking will create a pedestrian friendly environment along the streetscape.

*Motion by: Ms. Holder*

*Second by: Mr. Kessler*

*Action: The Planning Board voted in favor of the motion (8-0).*

Motion:

Motion to recommend that the Town Council **approve** Zoning Map Amendment Petition 22-REZ-02 to change the zoning of 30.57 acres of Wake County PIN 0669170766 from NMX: Neighborhood Mixed Use to MXR-CD: Mixed-Use Residential Conditional Zoning District, as submitted by Morningstar Law Group, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

*Motion by: Ms. Holder*

*Second by: Mr. Kessler*

*Action: The Planning Board voted in favor of the motion (8-0).*

**b. New School Montessori (25-REZ-09) – Zone Map Change**

Mr. Gosney presents the Staff report providing a project overview and the proposed rezoning. The project includes a childcare center and a school, with proposed changes to setbacks and building facade design standards. The public hearing in March 2023 raised concerns about traffic queuing and stacking during drop-off and pickup times. The applicant has agreed to provide two egress lanes and maximum allowable right turn lane storage length within the site.

The project includes a master plan and a request to rezone the site from rural residential to rural residential conditional district. The existing use on the site is a legal nonconforming use that needs to be brought into conformance with the 2022 UDO. The project includes a 10-foot side path along Sunset Lake Road and a potential future connection to the Camp Branch Greenway.

Ms. Jacobs discusses the existing water and sewer infrastructure and the proposed road widening requirements. The project includes a traffic study that analyzed the internal stacking required for the proposed school expansion. The applicant has agreed to save space for a potential future pedestrian connection to the Camp Branch Greenway.

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**Applicant / Speaker:**

Laura Holloman  
McAdams  
621 Hillsborough St., Suite 500  
Raleigh, NC 27603

**Traffic Engineer: DRMP**

Ronald Stepheson

Ms. Holloman introduces herself and presents the project's public benefits, including the expansion of the childcare center and the school. The project includes significant tree preservation and a 10-foot side path along Sunset Lake Road. The applicant has worked closely with the town to ensure the project aligns with the comprehensive plan and the community's needs.

The board discusses the potential impact on adjacent properties and the need for cross access to adjacent properties.

Motion:

**Staff Recommended Plan Consistency Statement**

The requested Zoning Map Amendment from RR Rural Residential to RR-CD Rural Residential Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Residential Neighborhood and the Rural Residential Conditional Zoning District provides low intensity, limited public and institutional uses, such as schools and daycares, that are at a scale and design compatible with nearby residential development. The requested rezoning is reasonable and in public interest because it fulfills the goals and objectives of the Comprehensive Plan, including development being sensitive to existing natural resources, providing appropriate civic use, and preserving specimen trees.

*Motion by: Mr. Prizer*

*Second by: Ms. Kempin*

*Action: The Planning Board voted in favor of the motion (8-0).*

Motion:

Motion to recommend that the Town Council **approve** Zoning Map Amendment Petition #25-REZ-09 to change the zoning of 11.22 acres of Wake County PIN #0669330330 from RR: Rural Residential to RR-CD: Rural Residential Conditional Zoning District as submitted by Laura Holloman, McAdams on behalf of The New School Montessori, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

*Motion by: Mr. Prizer*

*Second by: Mr. Kessler*

*Action: The Planning Board voted in favor of the motion (8-0).*

**Agenda Item #10: Committee Reports**

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**Committee Reports**

LUAC (Van Crandall / Sara Kempin)

- i. July 7 - 1601 Avent Ferry MUMIRA Ridge Rezoning/Subdivision; Data Center Moratorium

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*Tree Advisory Committee (Joanna Holder / Craig Kessler)*

ii. Next meeting: July 13

**b. Town Council Official Action Overviews**

- i. UDO Amendments – Approved
- ii. Data Center Moratorium – Approved
- iii. Festival Street Kick-off

**c. Development Services Report**

- Data Center Moratorium
  - Mr. Hills provides further information to the Board of the Town Council adopted Data Center Moratorium
- Quasi-Judicial Process Amendments
  - Mr. Hills presents to the Board
  - After zoning is in place - move to administrative decision: to include Major and Minor Subdivision Residential & NonRes and Development Plan – any size.
  - This new QJ process would cut the approval time by half

**d. Other Business**

none

Agenda Item #11: Adjournment

Motion:

Motion to adjourn.

Motion by: Ms. Stamper

Second by: Ms. Holder

Action: The Planning Board voted in favor of the Motion (8-0)

Time: 9:00pm



Nikki St. Pierre  
Planning Board Clerk

