Town of Holly Springs
Planning Board
7:00 PM **Tuesday, July 23, 2024**

Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Invocation

5. Agenda Adjustment

6. Minutes

a. June 25, 2024 Regular Meeting Minutes

7. Town Council Meeting Representative

8. Public Comment **Notes on the Comment Period** -Each speaker may speak up to 3 minutes, and the total comment period will be 15 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Although the Council is interested in hearing your concerns, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

-Each speaker may speak up to 3 minutes, and the total comment period will be 15 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Although the Council is interested in hearing your concerns, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

9. Zone Map Change Petitions

a. Tassel Ridge Rezoning 24-REZ-01 Plan Consistency Statement

10. Other Business

a. **Town Council Official Action Overview**

b. **Committee Reports**

c. **Development Services Report**

d. **Other Business**

11. Adjournment

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:
linda.mckinney@hollyspringsnc.us 919-557-3900

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 6.a.

New Business
Title: June 25, 2024 Regular Meeting Minutes
Strategic Priority Area:
Staff Resource:

Action(s):

- Approve June 25, 2024 minutes.

Explanation:

Background:

Funding Source(s):

Attachment(s):
1. June_25_2024_DRAFT_PB_Min

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday June 25, 2024 - 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 25, 2024.** At 7:00 p.m. after determining a quorum was present, **Rick Madoni** called the meeting to order.

Staff Members Present:
Elizabeth Goodson, Division Manager
Cheryl Caines, Senior Planner
Grayson Taylor, Planner III
Catherine Jacobs, Engineering Manager
Elliot Blonshine, Development Review Engineer
Brett Gosney, Planner I
Mackenzie Fretz, Board Clerk

The Board completed roll call.

Members Present:
Rick Madoni, *Chair*
Thomas Urquhart, *Vice-Chair*
Ernie Carpico
Van Crandall
Sara Kempin
Roger Bess, *ETJ*
Josh Prizer
Joanna Holder
Joseph Cuccurullo

Members Absent: None

The Board recited the pledge of Allegiance and the meeting opened with an invocation by Mr. Carpico.

Agenda Item #5: Agenda Adjustment

There were no agenda adjustments.

Agenda Item #6: Minutes

a. *May 28, 2024 Regular Meeting Minutes*

Motion:
Motion to approve the May 28, 2024 Minutes.

Motion by: *Mr. Carpico*
Second by: *Mr. Urquhart*
Action: The Planning Board vote in favor of the motion (9-0)

Agenda Item #7: Town Council Representative

Planning Board Representation for Town Council
a) July 16, 2024 – Sara Kempin
b) August 20, 2024 – Ernie Carpico
c) September 17, 2024 – Van Crandall

Agenda Item #8:

Public Comment Period:

Public did not sign up.

Mr. Gosney provided the Board with a letter submitted by Paul L. Ayers referencing Tassel Ridge rezoning appearing before the Board.

Paul L. Ayers
7212 Duncans Ridge Way
Fuquay – Varina, NC 27526

Agenda Item #9: Zone Map Change

a. Tassel Ridge Rezoning (24-REZ-01)

Mr. Gosney presents the Staff report to the Board
Ms. Jacobs presents the Staff report to the Board

Applicant / Speaker(s):

Katie Hamilton
Gander Development
Durham NC

Lisa Lundeen
Exult Engineering
P.O. Box 99277
Raleigh, NC 27624

Ms. Hamilton presented the applicant presentation to the Board and asked if the Board has any questions for the applicants.

Mr. Prizer stated concerns of the surrounding neighbors and the differences in lot sizes.

Ms. Hamilton stated that the lots have been drafted in but lot lines are not shown at this point within the project. The square footage of homes on the lots will start at 28,000 sq. ft. and up.

Ms. Holder was concerned of the northern sections of the lots egressing out on the neighboring neighborhoods.

Ms. Hamilton stated the intent was that they would flow through our neighborhood but the traffic engineer can elucidate on more specific numbers.

Ms. Lundeen with Exult Engineering approached the Board and stated that for the northern access 51 AM peak hour trips and 67 PM peak hour trips.

Ms. Holder followed up by asking how many lots are planned for the northern section of Tassel Ridge.

Ms. Hamilton stated they plan for sixty-six homes.

The Board questioned the number of homes compare to the numbers provided for the morning peak hour trips.

Ms. Lundeen stated the numbers given are based on the ITE national standards and that some trips will be outside the AM hours of 7 AM to 9 AM.

Mr. Carpico had concerns of the intersections proposed being full access or right in right out only full access.

Ms. Lundeen stated that that both intersections are full access.

Ms. Holder requested additional information on the proposed traffic improvements.

Ms. Hamilton addressed the Board stating they have included signs; within those improvements are two radar signs, signs leaving Tassel Ridge to Duncans Ridge, as well as adding reduce speed ahead.

Mr. Prizer asked about the location of the signs.

Ms. Hamilton stated that the radar signs will be placed within Duncans Ridge to assist with traffic flow.

Mr. Urquhart asked about future traffic flow to Adcock Rd.

Ms. Hamilton stated there could potentially be access to that road.

The Board asked about the storm water control.

The applicant pointed out four proposed wetlands and illustrated that there would be one going within each pod.

Ms. Holder pointed out that Wake County Schools has stated they do not have the infrastructure in terms of elementary schools within this area and how the applicant plans to respond.

Ms. Hamilton stated that Wake County is currently in the prosses of building Rex Road Elementary that plans to open in 2025/2026. The development plans to not CO any homes until the school is built.

The Board then had concerns for capacity within the new elementary school once built as currently the area will already shuffle current students already living within the area.

Ms. Hamilton stated that the core capacity of the school will be 800 students.

Mr. Cuccurullo stated that in observing the discussion, it sounds as if the entire issue within the request is based off of density. He asked for more clarification of the plans for the rezoning if granted.

Ms. Hamilton stated that they plan for 237 units within the development with 18,000 square feet being the largest lot and just over 8,000 square feet being the smallest.

The Board pointed out the dense transitioning from the existing neighborhoods to the proposed neighborhood within the requested rezoning.

The applicants stated that they are coming in below the 3 dwelling units per acre that is acceptable within the Town's policy in the land use plan. They also pointed out the environmental areas within the property that will be preserved.

Mr. Cuccurullo asked staff what the current zoning of the property allows within units.

Mr. Gosney stated that currently it is zoned for one until per two acres.

Mr. Crandall asked for clarification on the lot sizes.

Ms. Hamilton clarified that they meet the sixty foot minimum they do not go below sixty feet.

Mr. Crandall had questions on the entrances and spacing displayed on their map.

The applicant stated that one entrance is slightly larger in width.

Mr. Crandall then expressed concerns of the surrounding roads and the direction in where traffic would flow in to surrounding areas.

Mr. Crandall asked about the projects plans for waste pumping as far as just serving the specific project or additional surrounding areas as well.

Ms. Hamilton clarified that any project uphill will be served by the pump station that the project will install.

The Board then continued to question density within the surrounding areas of the proposed rezoning and throughout the Town.

Mr. Crandall asked if the increase in the pump station address any current or upcoming projects.

Staff confirmed that the pump station will serve this proposed development and some projects that were approved before that pump station was approved.

The Board asked what the build out plan is for the development.

Ms. Hamilton stated that construction would begin within 2025 starting with 75 units per year with the assumption of a 6 year build out leading to finalizing around 2031.

The Board then discussed capacity concerns within the surrounding schools currently and then with the proposed project during build out.

Mr. Madoni asked staff about the Town's policy on septic and well verses hooking up to the Town water and sewer.

Ms. Goodson stated that our policy is to typically require hook up.

Mr. Cuccurullo asked the applicant if they were aware they would require this rezoning when purchasing the property.

Ms. Hamilton stated that yes, they knew of the rezoning requirement and that they spoke with staff before purchase of property to understand what would be required.

The Board addressed concerns of rezoning the property and changes being made within development preceding the rezoning approval.

The applicant followed up by stating they are staying within the Town's policies that were adopted by the Town Council.

Mr. Cuccurullo expressed concerns for making a mistake by rezoning and the impact the future plans will have.

The applicant addressed to the Board that other issues are to be considered other than the zoning when purchasing property.

Mr. Carpico addressed the Board by reminding that the topic of discussion is for the rezoning and not the development plan for the property.

The Board discussed concerns of not being able to make changes to the proposed numbers after the rezoning is approved.

Ms. Holder addressed the Board by asking what density they would be comfortable with.

The Board discussed the surrounding neighborhood lots

Mr. Petty approached the Board, as the project engineer, and stated that he has done work around the surrounding areas and is familiar with the lots. The misconception is that the lots are bigger due to zoning but the truth is that the lots are bigger due to configuration of servicing septic and well within the lots.

Mr. Bess stated concerns of remaining consistent with growth within the Town and that the proposed neighborhood looks very different than that of the surrounding neighborhoods.

Ms. Holder raised concerns of school capacity and the Town's involvement.

Ms. Goodson stated that the Town does not have say within school capacity and that it is not a part of the staff analysis.

The Board continued discussion on the surrounding schools and the capacity within them.

There were no additional questions or concerns for the applicant.

The Board discussed amongst themselves.

The Board inquired with staff what the current zoning of the property allows for.

Mr. Gosney stated the current zoning is one house per two acres totaling in sixty-six homes.

The Board moved to Motion.

Motion:
Motion to adopt the Plan Consistency Statement
While the requested Zoning Map Amendment from RR: Rural Residential to SR-CD: Suburban 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 proposed Conditional Zoning District allows for the development of detached residential dwellings on a variety of lot sizes. The requested rezoning is reasonable and in the public interest since the proposed density is less than what would normally be permitted in the SR Suburban Residential District in order to better respond to the context of adjacent development and the subdivision design provides a layout that ensures a transition from the existing Wake County Subdivision with larger lots adjacent to these areas and by providing larger buffers than what would normally be required in these locations.

Motion by: Mr. Urquhart
Second by: Mr. Prizer

Action: The Planning Board voted against the motion (5-4).

Those opposed: *Ms. Holder*
Mr. Cuccurulo
Mr. Crandall
Mr. Bess
Ms. Kempin

Motion:
Motion to recommend that the Town Council deny Zoning Map Amendment Petition 24-REZ-01 to change the zoning of 122.29 acres of Wake County PIN #0646398124 from RR: Rural Residential to SR-CD: Suburban Residential Conditional Zoning District as submitted by Gander Development.

Motion by: Mr. Bess
Second by: Mr. Prizer

Those opposed: *Mr. Prizer – Stated appreciation for the infrastructures and changes made to accommodate general improvement in the area.*
Mr. Urquhart – Stated it was consistent with the comprehensive plan.
Mr. Carpico – Stated it was an overall well thought out plan.

Action: The Planning Board voted in favor of the motion (6-3).

Agenda Item #10: Major Subdivision Plans

a. ***Elliott Farm Major Subdivision (23-MAS-02)***

Mr. Taylor presents Staff report to the Planning Board
Mr. Blonshine presents Staff report to the Planning Board

Applicant / Speaker(s):

Mark Fredrick with Parker & Poe representing Toll Brothers

Mr. Fredrick presented applicant report to the Board

Mr. Crandall asked if the age restriction aspect could be changed in the future.

The applicant stated that it can but only if they come back for a rezoning to change the text of the commitment.

Mr. Crandall asked for clarification on the age limit.

The applicant stated a minimum of eighty percent are required to be fifty-five or older.

Mr. Crandall then asked if all homes were slab on grade homes and why not crawl space.

Mr. Fredrick stated that the design feature is based off the age range for the ease of livability.

Mr. Crandall expressed concerns for the plumbing under the house if an issue were to occur.

The applicants stated that the slab on grade is a common practice and that extensive inspections are required to prevent future issues.

Mr. Madoni asked about the house on the property from the rezoning of this project back in September and if it was acquired

Mr. Fredrick stated the house was acquired and is incorporated into the project.

The Board had no additional questions.

Motion:
Motion to adopt the Plan Consistency Statement
Motion to recommend that the Town Council approve Major Subdivision Plan 23-MAS-03 for Elliott Farm Major Subdivision as submitted by Katie Witt with Kimley-Horn, dated Revised 6/7/2024 with staff recommended conditions.

1. *All previous conditions of approval for Elliott Farm Rezoning 22-REZ-07 apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.*
2. *The following must be submitted with the first Construction Drawing submittal:*
    a. *A point-by-point photometric plan for all lighting as specified in the Town's Engineering, Design, and Construction Standards.*
    b. *A Cluster Mailbox detail displaying how all UDO requirements will be met.*
    c. *An Alternate Landscape Plan detailing street tree locations that are compliant with the Town's Engineering Design and Construction Standards.*
3. *Prior to Construction Drawing Approval, the following items must be addressed:*
    a. *Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.*
4. *At time of petitioning for the first Final Plat for this subdivision:*
    a. *Homeowner's Association covenants shall be submitted for review prior to recording.*
    b. *A Street Tree Maintenance Easement shall be shown on the final plat on lots fronting the force main.*
5. *A Table or Plan Sheet will be provided by the builder at building permit submittal to ensure architectural elevation compliance with the approved Design Manual.*
6. *Prior to being scheduled for Town Council, the Development Agreement associated with this major subdivision must be finalized.*
7. *Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.*
8. *ALL recommendations from the TIA and as a result of Town and NCDOT review associated with this project, must be incorporated into the plans no later than with your next submittal to avoid delays in your development review. This must be finalized prior to this project being scheduled for Planning Board and Town Council.*
9. *The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development, included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.*
10. *This project is responsible for paying a fee-in-lieu of intersection improvements proportionate to project impact at the intersection of Piney Grove Wilbon and Burt Road.*
11. *If build out exceeds the anticipated time frame in the approved TIA, an update of the TIA will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.*
12. *The proposed fee-in-lieu for the required roadway and water stub to the northern property line must meet the Town's Unit Cost Policy and be approved by Staff prior to the first Construction Drawing submittal. If a FIL cannot be agreed upon, the applicant must design, permit, and construct the required roadway and sewer connections. If this is the case, the northern stub must be shown on the first construction drawing submittal.*
13. *Thoroughfares, collectors and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.*
14. *Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.*
15. *A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.*
16. *In accordance with Engineering Design & Construction standards (ED&CS) Section 7.07, the pump station site lot shall be platted and deeded to the Town of Holly Springs through fee simple conveyance prior to pump station final acceptance. A deed of easement is not sufficient and is not allowed. Show lot lines on the associated subdivision plan and preliminary pump station site plan.*

17. *The following note must be clearly reflected on the plats and construction drawings for the adjacent lots Pump station site owned by the Town of Holly Springs may be expanded in the future and there will be routine operation inspections and maintenance on the premises once the pump station is in operation."*
18. *All Special Studies must be finalized prior to being scheduled for Planning Board.*
19. *Preliminary Pump Station Site Plan is required to be on the same Town Council Meeting agenda as this plan.*
20. *Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal.*
21. *Offsite Sewer Infrastructure Incomplete: If any off site sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site sewer facilities, and will not guarantee completion of such facilities by any other party. This will become a condition of plan approval.*
22. *If any off site water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site water facilities, and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. This will become a condition of approval.*
23. *Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.*
24. *Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.*
25. *All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.*
26. *Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information*
27. *Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.*
28. *Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.*
29. *Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater SCM prior to plat recordation and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.*
30. *All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.*
31. *Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal.*
32. *In accordance with Engineering Design & Construction standards (ED&CS) Section 7.07, the pump station site lot shall be platted and deeded to the Town of Holly Springs through fee simple conveyance prior to pump station final acceptance. A deed of easement is not sufficient and is not allowed. Show lot lines on the associated subdivision plan and preliminary pump station site plan.*
33. *A verification letter that confirms no changes occurred to the gravity sewer network; including final sizing for lines that are stubbed upstream, will be required with first construction drawing submittal. If changes have been made to the gravity sewer network between Town Council Approval and first Construction Drawing Submittal, a Final Gravity Sewer Line Sizing Report will be required with first construction drawing submittal for all lines that are stubbed to adjacent upstream properties. Include calculations to document line sizes, adequacy of proposed sanitary sewer lines to serve all future upstream development.*

Motion by: Ms. Holder
Second by: Mr. Prizer
Action: The Planning Board voted in favor of the motion (9-0)

Agenda Item #11: Development Plans

a. Explora Discovery School Development Plan (23-DP-15)

Mr. Gosney presents the Staff report to the Board
Mr. Blonshine presents the Staff report to the Board

Applicant / Speaker(s):

Sara Jandora and Seth Hackathorn – Owners of 109 E. Center Street

The applicants present their report to the Board.

Mr. Prizer asked if the staggered arrival and dismissal is contingent on being granted the extra parking or will the staggering remain regardless, and why the applicant prefers a half-day program as opposed to a full day.

The applicant explained that the staggering will remain regardless of extra parking and that half-day preschool is not required to be licensed in North Carolina so it removes a lot of state requirements and that they could potentially move to a full day in the future but wish to remain half-day currently.

Mr. Prizer followed-up by asking when the applicant went through the Town's process on this what were the main the concerns?

The applicant stated that the Town had concerns on parking as well as the community and frontage/sidewalks. They also wanted to keep the historic look of the home.

The Board inquired of the ages of students as well as the numbers that will be eligible to attend.

The applicant explained that the ages would run from three years to six years of age all potty trained. There will be a forty-five-student max with fifteen students per room with a total of three rooms.

Ms. Kempin inquired about the large area in the back of the property.

The applicant stated that they will be fencing the back area with a six-foot privacy fence.

Mr. Madoni asked about open house and if they plan to have everybody on site?

The applicant stated that they will hold staggered open house options as well as staggering other events.

Ms. Kempin asked about the mention of summer camps and if they will remain half days.

The applicant confirmed that it would remain half day.

Mr. Madoni asked staff if new developments require road frontage and differences.

Mr. Blonshine stated that any new development plan is required to make roadway improvements to meet current CTP.

The Planning Board discuss the proposed project.

Motion:

Motion to adopt the Plan Consistency Statement

Motion to recommend that the Town Council approve 23-DP-15 for Explora Discovery School as submitted by Randy Miller / Thompson & Associates, dated Revised 6/7/2024 with the following staff recommended conditions:

1. *Prior to Construction Drawing Approval, the following items must be addressed:*
    a. *Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.*
2. *Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.*
3. *Thoroughfares, collectors and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.*
4. *Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.*
5. *A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.*
6. *All Special Studies must be finalized prior to being scheduled for Planning Board.*
7. *Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.*
8. *Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.*
9. *All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.*
10. *Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information*
11. *Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.*
12. *Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project. (NR)*
13. *Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater SCM prior to plat recordation and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project. (Residential)*
14. *All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.*
15. *A FIL for overhead power relocation will be required prior to construction drawing approval. A cost estimate from a third-party consultant must be provided with the first construction drawing submittal.*

Motion by: Mr. Carpico
Second by: Mr. Urquhart
Action: The Planning Board voted in favor of the motion (9-0).

Agenda Item #12: Other Business

a. ***Committee Reports***
August 6: 4500 Old Holly Springs Apex Rd (tentative)
TAC – Joanna Holder / Joseph Cuccurullo
- *Next meeting: July 8*

b. ***Town Council Official Action Overview***

c. ***Development Services Report***

d. ***Other Business***
– Training Opportunities/Workshops

Agenda Item #13: Adjournment

Motion:
Motion to adjourn

Motion by: Ms. Holder
Second by: Mr. Carpico
Action: The Planning Board voted in favor of the Motion (9-0)

Time: 9:36pm

Mackenzie Fretz
Planning Board Clerk

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.a.

New Business
Title: Tassel Ridge Rezoning 24-REZ-01 Plan Consistency Statement
Strategic Priority Area:
Staff Resource:

Action(s):

- Adopt Consistency Statement.

Explanation:

- At the June meeting, the Planning Board considered a rezoning case for Tassel Ridge at 5900 Duncan Cook Rd.
- As part of the recommendation, the Planning Board is required to adopt a statement of Comprehensive Plan consistency (NCGS 160D-604).
- Town staff presented a possible Plan Consistency Statement in favor of the application for Planning Board consideration which was not adopted by a vote of 5-4.
- By not adopting the staff recommended Plan Consistency Statement, the majority of the Planning Board intended to signify that the application was inconsistent with the Comprehensive Plan. However, no formal statement to reflect why the board determined the application was inconsistent was adopted, as required by state statute.
- Following discussions with the Town Attorney, the Planning Board will need to adopt a Plan Consistency Statement that reflects the opinion of the previous 5-4 majority.
- Staff has prepared a draft statement based on Planning Board discussion. The Planning Board may adopt the statement as written or modify the statement as desired.

Background:

- The Planning Board considered the application on June 25, 2024 and recommended the Town Council deny the rezoning by a vote of 6-3. The recommendation will not be revisited during the discussion of this agenda item.
- The Town has received a Rezoning request to allow for the development of a detached dwelling subdivision on 122.29 acres at 5900 Duncan Cook Rd.
- Future development of the site will include 237 detached dwelling units and associated subdivision amenities.
- The parcel was zoned R:30 Residential (reassigned to RR Rural Residential) on June 7, 2016 with the Town's ETJ extension.

Funding Source(s):
N/A

Attachment(s):

1. 24REZ01_TasselRidge_PBConsistencyStatement

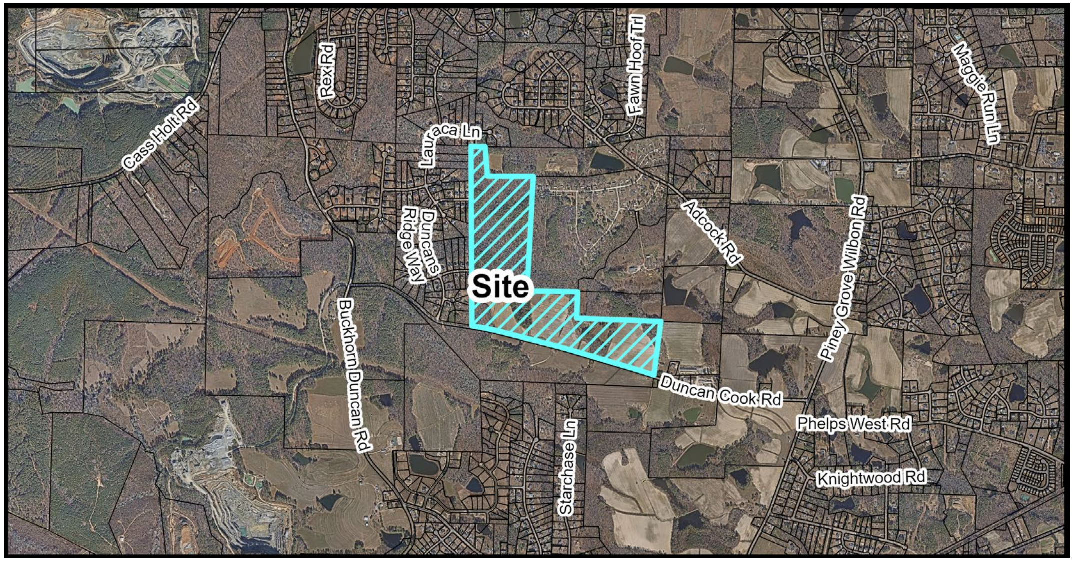
Project Type: Zoning Map Amendment (Rezoning)

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Katie Hamilton / Gander Development
(See Petition)

Property Address: 5900 Duncan Cook Rd.

Property Area: 122.294 ac.



Located in: ☐Holly Springs Corporate Limits ☒Holly Springs ETJ ☐Annexation Pending

Project Summary:

A rezoning of 122.294 acres from RR Rural Residential to SR-CD Suburban Residential Conditional Zoning District located at 5900 Duncan Cook Rd. The applicant proposes 237 detached dwelling units.

Requested Action:

Adopt the Plan Consistency Statement

Table of Contents:

Decision-Making Information

Per NCGS §160D-604(b), all proposed amendments to the Unified Development Ordinance (UDO) or Zoning Map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

Potential Zoning Map Amendment Plan Consistency Statement

The requested Zoning Map Amendment from RR: Rural Residential to SR-CD: Suburban Residential Conditional Zoning District is inconsistent with Vision Holly Springs Comprehensive Plan. The proposed Zoning Map Amendment proposes a density that is inconsistent with the existing development of adjacent properties, will have a negative impact on area schools, and will increase the amount of traffic in the area without sufficient mitigation.

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 10.a.

New Business
Title: Town Council Official Action Overview
Strategic Priority Area:
Staff Resource:

Action(s):

- Receive project updates.
  - Rezoning 23-REZ-03 Ragan Mixed Use
  - Rezoning 24-REZ-01 Tassel Ridge
  - Development Plan 23-DP-15 Explora Discovery School
  - Subdivision Plan 23-MAS-02 Elliott Farm

Explanation:

Background:

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

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Agenda Item#: 10.b.

New Business
Title: Committee Reports
Strategic Priority Area:
Staff Resource:

Action(s):

- Receive updates from Planning Board representatives for:
    - Land Use Advisory Committee (LUAC)
    - Tree Advisory Committee (TAC)
    - Wake Transit Plan Stakeholders

Explanation:

- The Planning Board appoints members to represent the Board on various committees.

Background:

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

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Agenda Item#: 10.c.

New Business
Title: Development Services Report
Strategic Priority Area:
Staff Resource:

Action(s):

- Receive Development Services Department updates.

Explanation:

Background:

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

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Agenda Item#: 10.d.

New Business
Title: Other Business
Strategic Priority Area:
Staff Resource:

Action(s):

Explanation:
Staff will provide training.

Background:

Funding Source(s):

Attachment(s):
None