

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday May 28, 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 **May 28, 2024**. At 7:00 p.m. after determining a quorum was present, **Rick Madoni** called the meeting to order.

Staff Members Present: Sean Ryan, Planning Manager
 Grayson Taylor, Planner III
 Catherine Jacobs, Engineering Manager
 Elliot Blonshine, Development Review Engineer
 Matt Beard, Parks & Recreation
 Nikki St. Pierre, Board Clerk

The Board completed roll call.

Members Present: Rick Madoni, *Chair*
 Thomas Urquhart, *Vice-Chair*
 Ernie Carpico
 Van Crandall
 Sara Kempin

Members Absent: Roger Bess, *ETJ*
 Josh Prizer
 Joanna Holder
 Joseph Cuccurullo

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

Agenda Item #5: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #6: Minutes

a. April 23, 2024 Minutes

Motion:

Motion to approve the April 23, 2024 Minutes.

Motion by: Mr. Carpico

Second by: Mr. Urquhart

Action: The Planning Board vote in favor of the motion (5-0)

Agenda Item #7: Town Council Representative

Planning Board Representation for Town Council

- a) June 4, 2024 – Josh Prizer
- b) June 18, 2024 – Thomas Urquhart
- c) July 16, 2024 – Sara Kempin

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Agenda Item #8:

Public Comment Period:

Mr. Dennis Sullivan*
705 Wildwood Farm Way
Holly Springs, NC

Ms. Stephanie Embry*
304 Mystwood Hollow Circle
Holly Springs, NC

** advocates for the Aura Wildwood development. In favor of the commercial aspect. However, concerned about the traffic that may accumulate on Wildwood Farm Way.*

Presents to the Planning Board regarding Aura Wildwood in the Town of Holly Springs.

Agenda Item #9:

a. Ragan Mixed Use (23-REZ-03) - Zone Map Change

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

Mr. Madoni asks if a FIL is in place to offset the regional pump station costs.
Mr. Blonshine confirms a FIL is not in place and asked the Developer to provide a pump station to serve their development and will be upgrade in the future.

Ms. Kempin asks about the traffic study and the improvements the applicant has agreed to.
Mr. Blonshine confirms a full signal will be included as well as a dedicated turn lane.

Applicant / Speaker(s):

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

Jason Barron, on behalf of Greenhawk Development (developer)
Morning Star Law Group
421 Fayetteville St, Suite 530
Raleigh, NC 27606

Kevin Dean, Traffic Engineer
Kimley Horn
300 S Main
Holly Springs NC 27540

Mr. Barron and Ms. Holloman present to the Board with the Help of Mr. Dean for traffic related questions.

Mr. Crandall asks about Avent Ferry and the widening; will the Rd widening extend? Rex Rd to Avent Ferry what are the potential cut-thru' s in the future?

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Mr. Barron confirms they will be widening in front of the development, as well as going down Rex Rd.

Mr. Carpico asks about parking spaces, and how many are proposed for the commercial site?

Mr. Barron confirms this is a conceptual design and the amount of parking has yet to be decided but will coordinate with the Town ordinance. Townhomes will include garages.

Mr. Urquhart is there a plan to widen Avent Ferry to the South and Rex Rd to the East – is there a plan to widen New Holloman Rd to the West?

Mr. Dean confirms there will be left turn lane from New Holloman on to Avent Ferry, widening to the West, not shown on the conceptual plans, but it's the only way to stay away from the historical house and cemetery.

Mr. Crandall asks the applicant they are proposing approximately 279 units, all are rental properties? What is the target market?

Mr. Barron confirms they are not proposing homes for purchase. Taylor Morrison build will target young working professionals, pet friendly etc.

The Planning Board discuss the proposed project.

Motion:

Motion to adopt the Plan Consistency Statement

While the requested Zoning Map Amendment from RR – Rural Residential to NMX-CD Neighborhood Mixed-Use Conditional Zoning District has inconsistencies with the Vision Holly Springs Comprehensive Plan since the current Future Land Use Map destination for a majority of the site is conservation neighborhood, the proposed district meets the characteristics of the Neighborhood Center Future Land Use designation, Conditional District Design Goals, and specific Community Character recommendations as outlined in the Comprehensive Plan. The requested rezoning is reasonable and in the public interest because it provides additional housing choices, appropriate commercial space, and increased public park space to the Town.

Motion by: Mr. Urquhart

Second by: Mr. Carpico

Action: The Planning Board voted in favor of the motion (5-0).

Motion:

Motion to recommend that the Town Council **approve** Zoning Map Amendment Petition **#23-REZ-03** to change the zoning of 56.9 acres of Wake County PIN #0627890439 from RR – Rural Residential to NMX-CD – Neighborhood Mixed-Use Conditional Zoning District, thereby amending the Future Land Use Map for the portion designated as Conservation Neighborhood to Mixed Residential Neighborhood, as submitted by Laura Holloman of McAdams.

Motion by: Mr. Carpico

Second by: Mr. Urquhart

Action: The Planning Board voted in favor of the motion (5-0).

b. Aura Wildwood (23-REZ-04) – Zone Map Change

Mr. Taylor presents the Staff report to the Board

Ms. Jacobs presents the Staff report to the Board

Mr. Beard presents to the Board

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Applicant / Speaker:

Collier Marsh, LLC - Parker Poe on behalf of Trinsic Residential Group
PNC Plaza 301 Fayetteville St., Suite 1400
Raleigh, NC 27601

Justin Brown, Trinsic Residential Group
242 S Main St. Suite 206
Holly Springs, NC 27540

Mr. Carpico asks what's the maximum capacity of the project:
Mr. Marsh confirms 565 residential units. 165 Townhomes will be up for purchase.

The Board discuss the proposed project.
Mr. Carpico believes this project requires an exception rezoning, considering the residents that came to Planning Board in support of the project.

Motion:

Motion to adopt a **modified** Plan Consistency Statement

The requested Zoning Map Amendment from CB Community Business to RMX-CD Regional Mixed-Use Conditional Zoning District is inconsistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed Use Center, as the proposed Conditional Zoning District fails to meet the intent of the Mixed-Use Center character area, and it does not meet specific Community Character recommendations.

The requested rezoning IS reasonable and IN the public interest as it meets the Town's overall goals and objectives as outlined in the Comprehensive Plan.

Motion by: Mr. Urquhart

Second by: Ms. Kempin

Action: The Planning Board voted in favor of the motion (4-1).

Motion:

Motion to recommend that the Town Council **approve** Zoning Map Amendment Petition **#23-REZ-04** to change the zoning of 61.19 acres of Wake County PIN #0658138067 from CB Community Business to RMX-CD Regional Mixed-Use Conditional Zoning District as submitted by Trinsic Acquisition Group LLC.

Motion by: Mr. Urquhart

Second by: Mr. Carpico

Action: The Planning Board voted in favor of the motion (4-1).

Mr. Crandall: Confirms the Plan Consistency Statement is inconsistent; but does not agree with an exceptional rezoning.

Agenda Item #10: UDO Text Amendments

a. Semiannual UDO Text Amendment

Mr. Ryan presents Staff report to the Planning Board

The Planning Board hold discussion

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Motion:

Motion to adopt the following Plan Consistency Statement

The proposed Unified Development Ordinance (UDO) amendments provide the Town of Holly Springs the necessary policies and development standards to implement Vision Holly Springs. Specifically, the proposed UDO amendments implement the character-based land use approaches outlined in Section 1: Land Use & Character Plan and provides opportunities for more mixed-use activity centers thought Holly Springs, provides context sensitive infill opportunities, and provides increased opportunities to diversify home & neighborhood choices in the community. The proposed UDO amendments also implement the goals and policies of Section 2: Comprehensive Transportation Plan, by providing the standards needed to implement the Town's transportation infrastructure needs and Section 3: Parks, Recreation and Greenways Master Plan by providing the standards to implements the Town's Parks and Recreation needs. Finally, the proposed UDO text amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan.

Motion by: Mr. Carpico

Second by: Mr. Urquhart

Action: The Planning Board voted in favor of the motion (5-0)

Motion:

Motion to recommend that the Town Council **approve** Unified Development Ordinance (UDO) **Text Amendment 24-UDO-01** to modify the Unified Development Ordinance as submitted by the Town of Holly Springs.

Motion by: Mr. Carpico

Second by: Ms. Kempin

Action: The Planning Board voted in favor of the motion (5-0)

b. Conditional Zoning Districts UDO Text Amendments

Mr. Ryan presents Staff report to the Planning Board

The Planning Board hold discussion

Motion:

Motion to adopt the following Plan Consistency Statement

The proposed UDO amendments are consistent with the Vision Holly Springs: Town of Holly Springs Comprehensive Plan as follows: The proposed Unified Development Ordinance (UDO) amendments provide the Town of Holly Springs the necessary policies and development standards to implement Vision Holly Springs. Specifically, the proposed UDO amendment provides additional opportunities, through Conditional Zoning Districts, to implement the character-based land use approaches outlined in Section 1: Land Use & Character Plan, the goals and policies of Section 2: Comprehensive Transportation Plan, and the goals and policies of Section 3: Parks, Recreation and Greenways Master Plan. The proposed UDO text amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan and provide a more streamlined approach for development approvals.

Motion by: Mr. Urquhart

Second by: Mr. Carpico

Action: The Planning Board voted in favor of the motion (5-0)

Motion to recommend that the Town Council **approve** Unified Development Ordinance (UDO) **Text Amendment 24-UDO-02** to modify the Unified Development Ordinance as submitted by the Town of Holly Springs.

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Motion by: Mr. Urquhart

Second by: Mr. Carpico

Action: The Planning Board voted in favor of the motion (5-0)

Agenda Item #11: Other Business

a. Committee Reports

LUAC – Roger Bess / Josh Prizer

- June 4: Overlook at Main | 1220 N Main St
- July 2: No cases
- August 6: 4500 Old Holly Springs Apex Rd (tentative)

TAC – Joanna Holder / Joseph Cuccurullo

- Arbor Day Tree Planting – April 27
- New Members
- Next meeting: July 8

b. Town Council Official Action Overview

- Holly Springs Operations Campus REZ & DP – Approved
- Outdoor Advertising UDO Amendments – Approved

c. Development Services Report

d. Other Business

Agenda Item #12: Adjournment

Motion:

Motion to adjourn

Motion by: Mr. Urquhart

Second by: Ms. Kempin

Action: The Planning Board voted in favor of the Motion (5-0)

Time: 9:40pm



Nikki St. Pierre

Planning Board Clerk