

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, January 23, 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 **January 23, 2024**. At 7:00 p.m. after determining a quorum was present, Mr. Rick Madoni called the meeting to order.

Staff Members Present: Sean Ryan, Planning Manager
 Cheryl Caines, Senior Planner
 Catherine Jacobs, Engineering Manager
 Conor Ryan Planner I
 Nikki St. Pierre, Board Clerk

The Board completed roll call.

Members Present: Rick Madoni, *Chair*
 Thomas Urquhart, *Vice-Chair*
 Ernie Carpico
 Roger Bess, *ETJ*
 Van Crandall
 Joanna Holder

Members Absent: Courtney Patterson
 Josh Prizer

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. December 13, 2023 Minutes

Motion:

Motion to approve the December 13, 2023 Minutes.

Motion by: Mr. Carpico

Second by: Ms. Holder

Action: The Planning Board vote in favor of the motion (6-0)

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
 - February 20 - Mr. Crandall
 - March 5 - Ms. Holder

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Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board

Agenda Item #9: Zone Map Change

a. Village Gate 23-REZ-08

Mr. Conor Ryan presents the Staff report to the Board
Ms. Jacobs continues to present the Staff report to the Board

Questions for Staff:

Mr. Bess, asks if there would be required changes to the intermediate access points now, since there is not a direct access point to the property?

Ms. Jacobs confirms there are no changes required, there are two access points to the property.

Mr Bess, would like to confirm that the Staff report provided lists different attributes needed for the project. The reports states that it is an increase in affordable housing, however Mr. Bess state it is actually a decrease in affordable housing for this proposal?

Mr. Conor Ryan confirms that the proposal as a whole is incorporating more affordable housing into the Town than currently exist.

Mr. Bess asks if this proposal still fits the Holly Springs Strategic Plan (Sect 5.2), *Establishing criteria for the percentage of workforce housing units for developments*. Has this initiative been executed? and what is the criteria?

Mr. Sean Ryan confirms the standard has not been executed by Council, yet.

Applicant / Speaker:

Chris Rurkowski
TMTLA Associates
5011 Southpark Drive., Ste 200
Durham, NC 27713

Owner/Developer:

Eli Zeblud
907 Crabtree Crossing Pkwy
Morrisville, NC 27560

applicant and Owner/Developer present to the Board

Mr. Carpico asks what are the qualifications for workforce-income housing? Who are eligible to apply?
Mr. Zeblud confirms is designed for employees and residents of Holly Springs, that work in Holly Springs.

Mr. Crandall asked why the 50% reduction in units (from 50 to 25)
Mr. Zeblud explained the reduction in workforce-income housing is due to the economy, interest rates and Construction costs. Explaining workforce income units are built with the same quality as traditional units.

Town Council approved 160 units but after consideration only 128 units will fit.

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The Planning Board holds further discussion including cut-through traffic.

Mr. Crandall asks Staff to confirm if the UDO includes workforce-income housing policy.

Mr. Sean Ryan, confirms the UDO currently does not include a workforce-income policy.

Motion:

Motion that the Planning Board recommend the Town Council **approve** rezoning 23-REZ-08 for Village Gate.

Motion by: Mr. Urquhart

Second by: Mr. Carpico

Action: The Planning Board voted in favor of the motion (5-1)

- *Mr. Bess - the justification doesn't warrant the reduction; the area needs affordable housing.*

Agenda Item #10: Development Plan

a. Friendship Road Industrial 22-DP-10

Ms. Caines presents the Staff report to the Board

Ms. Jacobs continues to present the Staff report to the Board

Questions for Staff:

Mr. Crandall asks Staff if conduit for multi-fiber will be installed?

Ms. Jacobs refers the question to the applicant.

Applicant / Speaker:

Josh Lamb

ARCO Design Build

6211 Lance Street

Chapel Hill, NC 27514

The applicant presents to the Board

Mr. Carpico asks how many EV parking spots are expected?

Mr. Lamb confirms approx. 16 per building or per 300 spots.

Mr. Bess expresses his concern about light pollution and asks if there is any consideration for new techniques to reduce the light pollution?

Mr. Lamb confirms photometric studies will be done for safety requirements and placement to hopefully reduce the light pollution.

Ms. Holder asks about loading docks, will they be visible from Friendship Rd? How about coming off Rt. 1?

Mr. Lamb confirms the loading docks will not be visible from Friendship Rd or Rt 1

Mr. Lamb confirms the Intended use for these facilities are flex-shell use. GMP's (Good Manufacturing Process')

Mr. Madoni asks if the widening of Friendship Rd will sidewalks be added?

Mr. Lamb confirms sidewalks will be added on both sides.

Planning Board discuss the concept and agree with the concept that has been approved for that area.

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Motion:

Motion that the Planning Board recommend the Town Council **approve** Development Plan 22-DP-10 for Friendship Road Industrial.

Motion by: Mr. Carpico

Second by: Mr Urquhart

Action: The Planning Board voted in favor of the motion (6-0).

Agenda Item #10: Other Business

New Business:

- a. Committee Reports
 - LUAC (Rick Madoni, Thomas Urquhart)
Feb 6
Wake County Landfill Natural Gas Facility Rezoning
 - TAC (Joanna Holder)
January 8 – Street Tree Replacement Program Overview
- b. Town Council Official Action Overview
 - Honeycutt/Wade Nash Rd CPA – Denied
- c. Development Services Report
 - Staff Report Template has been updated
 - Historic Markers:
TC has established what qualifies a Historical Marker and where markers can be placed.
Planning Board has been designated the approval factor for received Historic Marker applications.
- d. Other Business
 - Update on Carolina Springs, as requested.

Agenda Item #11: Adjournment

Motion:

Motion to adjourn.

Motion by: Ms. Holder

Second by: Mr. Carpico

Action: The Planning Board voted in favor of the Motion (6-0)

Time: 8:05pm



Nikki St. Pierre
Planning Board Clerk