

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, February 27, 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 **February 27, 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
 Mackenzie Fretz, 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
 Courtney Patterson
 Josh Prizer
 Joseph Cuccurullo

Members Absent: None

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. January 23, 2024 Regular Meeting Minutes

Motion:

Motion to approve the January 23, 2024 Minutes.

Motion by: Ernie Carpico

Second by: Joanna Holder

Action: The Planning Board vote in favor of the motion (9-0)

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
 - March 5 – Ms. Holder

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, February 27, 2024 - 7:00 p.m.

Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board

Agenda Item #9: Zone Map Change

a. Green Oaks Tech Center PUD Major Amendment 21-PUD-01-A01

Ms. Caines presented the Staff report to the Board.

Questions for staff:

Vice Chair Urquhart brought up concerns for how long paint on concrete building is good for?
Ms. Caines stated that she would refer to the applicant to answer.

Mr. Crandall asked that the Board and staff go back to review the image displaying the site plan within the staff report. He then asked for clarification on what Pods within the properties would be affected by the existing standards.

Ms. Caines stated that Pod 4 would be held to existing standards while Pod 3 would not. She then stated that Pod 5 could potentially be affected based off of circumstances.

Mr. Crandall then asked about the maximum height of the elevation within the PUD request.
Staff determined that the max height elevation is 40 feet.

Mr. Bess asked staff if this proposal is to change all remaining buildings within the color displayed on the map?

Ms. Caines stated that it would apply to the purple or pink area; anything north of Pod 4 and 5 would not apply

Mr. Crandall then inquired on the height of all the buildings.

The Board raised concerns for ongoing zoning standards and future maintenance.
Staff stated that standards would remain and be monitored by compliance.

Mr. Prizer brought up concerns of aesthetics of the building from the road.
Staff confirmed that they could use any approved materials.

The Board asked staff what the reasoning behind the requested change.
Staff stated that Ms. McMillan may be able to attest.

The Board requested staff clarify why the applicant chose painting the concrete verses mixing the color within the concrete.

Staff gave a brief overview of why the preferred method is to paint the concrete explaining that paint would give more variety to the outer façade.

Ms. McMillan with crescent communities approached the Board and presented a brief description of the requested PUD with the Board.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, February 27, 2024 - 7:00 p.m.

Questions:

Ms. Patterson asked what maintenance would be for the painted concrete.
Ms. McMillan stated that occasional touch-ups to the paint would be needed.

Ms. Holder asked if a difference would be noticed between paint verses pre-colored concrete and concerns of environmental impact as the paint is applied to concrete.
Ms. McMillan stated that there may be little environmental impact.

The Board discussed that it appears the maintenance for a pre-cast concrete building would be less of a burden to future tenants than that of a painted concrete building.
Ms. McMillan stated that there will still be maintenance on a pre-cast building but the same as a painted building.

Ms. Patterson stated that painting the building will add a variety to the building.

Mr. Bess asked for clarification on the accent materials.
Ms. McMillan stated that the accents would be mainly around the entrances of the buildings.

Mr. Crandall stated that it would be helpful to be shown an existing painted concrete building as an example.

The Board was concerned of the cost ratio for the future tenant on painting the concrete verses pre-cast concrete.

There were no further questions to the applicant.

Additional questions for staff:

Ms. Patterson asked staff if there are any examples within town of painted concrete.
Staff stated there are limited examples as in the past, the brighter colors tend to fade quickly and the more natural gray colors have a lesser risk of fading.

Staff addressed that the options for the applicant would be limited with limited color and that the applicant wants to maintain a class A classification that staff recommends approval.

Mr. Bess brought up concerns of future precedent being set for future construction within the town.
Staff stated that this particular property has special zoning districts and the possibility of this approval creeping out of planned unit development is small due to set conditions within the Town. Most properties are not zoned for planned unit development.

Mr. Bess asked for clarification on Planned Unit Developments Verses Conditional Districts.
Staff explained that both have different standards.

There were no further questions from the Board.

Motion:

Motion that the Planning Board recommend the Town Council **approve/recommend** Planned Unit Development Plan 21-PUD-01-A01 for Friendship Road Industrial.

Motion by: Courtney Patterson

Second by: Josh Prizer

Action: The Planning Board voted in favor of the motion (8-1).

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, February 27, 2024 - 7:00 p.m.

Mr. Crandall opposed due to un-necessary burden maintenance cost to the renter.

Agenda Item #10: Other Business

New Business:

- a. Committee Reports
 - LUAC (Rick Madoni)
Feb 6
Wake County Landfill Natural Gas Facility Rezoning
 - TAC (Joanna Holder)
January 8 – Street Tree Replacement Program Overview
 - March 5th LUAC
 - TAC – Holder – Arbor Day Tree Planting (Cultural Center)
- b. Development Services Report
 - Engineering Week
 - March 5th swearing
 - March 14th Appreciation Dinner
 - Farewell Courtney Patterson
- d. Other Business
 - Planning Board Historical Landmarks

Agenda Item #11: Adjournment

Motion:

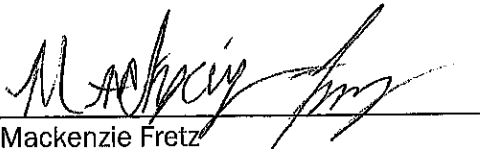
Motion to adjourn.

Motion by: Josh Prizer

Second by: Joanna Holder

Action: The Planning Board voted in favor of the Motion (9-0)

Time: 7:56 pm


Mackenzie Fretz
Planning Board Clerk