

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday March 26, 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 **March 26, 2024**. At 7:00 p.m. after determining a quorum was present, **Rick Madoni** called the meeting to order.

Staff Members Present: Chris Hills, Development Services Director
 Cheryl Caines, Senior Planner
 Aaron Prichard, Senior Planner – Long Range
 Brett Gosney, Planner
 Catherine Jacobs, Engineering Manager
 Nikki St. Pierre, Board Clerk

The Board completed roll call.

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

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 was no agenda adjustment.

Agenda Item #6: Minutes

a. February 27, 2024 Minutes

Motion:

Motion to approve the February 27, 2024 Minutes.

Motion by: Mr. Prizer

Second by: Mr. Carpico

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

Agenda Item #7: Organizational Meeting

Chair and Vice Chairperson

Motion:

Motion to elect Rick Madoni as Chair and Thomas Urquhart as Vice Chair.

Motion by: Mr. Carpico

Second by: Mr. Bess

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

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday March 26, 2024 - 7:00 p.m.

Land Use Advisory Committee (LUAC) Representatives

Motion:

Motion to elect Roger Bess as Primary and Josh Prizer as alternate.

Motion by: Mr. Carpico

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

Tree Advisory Committee (TAC) Representatives

Motion:

Motion to elect Joanna Holder as Primary and Joseph Cuccurullo as alternate.

Motion by: Mr. Prizer

Second by: Mr. Urquhart

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

Agenda Item #8: Town Council Representative

- a. Planning Board Representation for Town Council
 - April 16, 2024 – Rick Madoni

Public Comment Period

Robert Rousseau
6428 Cross Ridge Dr.
Holly Springs, NC

Short presentation on the Cape Fear Railroad and its application for a Historical Marker.

Agenda Item #9:

- a. **Eagle's Landing Park (23-REZ-06) - Zone Map Change**
- b. **Eagle's Landing Park (23-DP-11) – Development Plan**

Mr. Gosney presents the Staff report to the Board

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

Planning Board members ask Staff about Traffic as well as parking for Eagle's Landing Park.

Applicant / Speaker:

Zak Pierce
CLH Design
400 Regency Forest Dr., suite 120
Cary, NC 27158

For the Town:

Matt Beard, Parks & Rec
Carrie Kennedy, Utilities & Infrastructure
Aaron Levitt, Utilities & Infrastructure

Owner/Developer:

Town of Holly Springs

Mr. Beard answers Planning Board questions pertaining to pedestrian safety. Mentioning adding food trucks to the Park.

Mr. Carpico encourages the park to remain secure during after-hours.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday March 26, 2024 - 7:00 p.m.

The Planning Board asks how will the Town curb “Free Parking” mainly for the students?

Mr. Bess asks what is the reason to reduce the amount of electronic parking spots?

Mr. Beard confirms Advanced Energy was brought in to provide guidance in EV parking. From the study, the consultant suggested less EV parking spaces with the option to add more if the future proves the need for more EV spaces are needed.

Mr. Crandall asks if Solar panels were discussed with the 3rd party during the cost benefit analysis? Including Solar panel EV charging shelters.

Mr. Beard confirms this was not suggested nor recommended by Advanced Energy, the Towns 3rd Party consultant. Solar panels are included in the plans for the buildings only, to assist with heavy HVAC usage.

The Planning Board ask Staff about timelines of Construction as well sidewalks and parking.

Motion:

Motion to adopt the Plan Consistency Statement

The Town designates Parks as Natural Areas on the Future Land Use Map and, while the requested zoning district is technically inconsistent with the current Future Land Use designations of Mixed Residential Neighborhood and Neighborhood Center, the proposed rezoning would allow for the implementation of several goals outlined in Section 3 of the Comprehensive Plan, Parks, Recreation and Greenways Master Plan and fulfills the goals of the Town Council to provide park and recreation space west of NC 55. The proposed Conditional Zoning District offers a use that is complementary to the goals of Mixed Residential Neighborhoods and Neighborhood Centers and is providing enhanced buffers, including the utilization of existing tree stands, to help reduce the potential impacts to adjacent properties. The proposed rezoning is reasonable and in the public interest as it will provide a community facility to the entire Town of Holly Springs.

Motion by: Mr. Urquhart

Second by: Mr. Carpico

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

Motion:

Motion that the Planning Board recommend the Town Council **approve Zone Map Change Petition 23-REZ-06** to change the zoning of 55.9 acres of Wake County PINs 0648333740 & 0648239301 from RR Rural Residential to RR-CD Rural Residential Conditional District.

Motion by: Ms. Kempin

Second by: Mr. Carpico

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

Motion:

Motion that the Planning Board recommend the Town Council **approve Development Plan 23-DP-11** for Eagles Landing Park as submitted by CLH Design, dated 03/08/24, with the conditions in the staff report.

Motion by: Mr. Carpico

Second by: Mr. Bess

Action: The Planning Board voted in favor of the motion (9-1).

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday March 26, 2024 - 7:00 p.m.

*Mr. Crandall, suggest Town Council request a Cost Benefit Analysis to add Solar panels to the EV parking structures using Solar power to provide no cost to the Town.
Suggest Town Council review the Cost Benefit Analysis in reduction in EV parking spaces*

Agenda Item #10: Other Business

a. 2035 Wake Transit Plan Update & Stakeholder Appointment

Mr. Prichard presents Staff report to the Planning Board

Motion:

Appoint Ernie Carpico to serve on the 2035 Wake Transit Plan Update Stakeholder Advisory Committee.

Motion by: Mr. Urquhart

Second by: Ms. Holder

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

b. Historical Markers Application Review

Ms. Caines presents to the Planning Board

The Planning Board discuss' and asks for clarity to who reviews the applications?

How is this program relayed to the community?

Ms. Caines confirms the applications are reviewed by Town Management and a representative with Development Services, Communications, Parks and Rec, and Town Clerk. The program is relayed to the community via the Town website.

Motion:

Motion to approve the **First Baptist Church** Historic Marker application.

Motion by: Mr. Bess

Second by: Ms. Holder

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

Motion:

Motion to approve the **Cape Fear and Norther Railroad** Historic Marker application (*should additional funding be available*).

Motion by: Mr. Urquhart

Second by: Mr. Carpico

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

c: Town Council Official Action Overviews

- Green Oaks Tech Center PUD | Major Amendment – Approved

d. Committee Reports

LUAC – Thomas Urquhart / Rick Madoni

- Last meeting – March 5
1432 Avent Ferry - Rezoning
- Next meeting April 2 – CANCELLED

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday March 26, 2024 - 7:00 p.m.

TAC – Joanna Holder

- Last meeting – January 8
- Next meeting – April 8
- Arbor Day Tree Planting – April 27

e. Development Services Report

- Orientation & Appreciation Dinner

f. Other Business

Mr. Crandall reminds the Planning Board and Staff that March 31 is 'National Backup Your Computer Day'

Agenda Item #11: Adjournment

Motion:

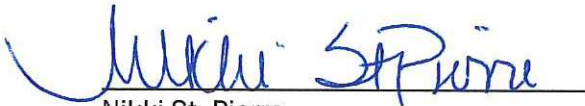
Motion to adjourn.

Motion by: Mr. Carpico

Second by: Mr. Prizer

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

Time: 900pm



Nikki St. Pierre

Planning Board Clerk