



Town of Holly Springs
Planning Board
7:00 PM **Tuesday, September 24, 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. July 23, 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. Training

- a. Planning Board Training

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: July 23, 2024 Regular Meeting Minutes

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Mackenzie Fretz, Development Services

Action(s):

- Approve July 23, 2024 minutes.

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. July_23_2024_DRAFT

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday July 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 **July 23, 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
Sean Ryan, Planning Division Manager
Cheryl Caines, Senior Planner
Brett Gosney, Planner I
Julie Nicewinter, Board Clerk

The Board completed roll call.

Members Present: Rick Madoni, *Chair*
Thomas Urquhart, *Vice-Chair*
Ernie Carpico
Sara Kempin
Roger Bess, *ETJ*
Joseph Cuccurullo

Members Absent: Van Crandall
Josh Prizer
Joanna Holder

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

Agenda Item #5: Agenda Adjustment

Ms. Kempin: On Page 2 of the June 25, 2024 minutes, an adjustment was made from 28,000 sq. ft. lot size to 2,800 sq. ft. lot size.

Agenda Item #6: Minutes

a. June 25, 2024 Regular Meeting Minutes

Motion: Motion to approve the adjusted June 25, 2024 Minutes.

Motion by: Mr. Carpico

Second by: Mr. Cuccurulo

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

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday July 23, 2024 - 7:00 p.m.

Agenda Item #7: Town Council Representative

Planning Board Representation for Town Council

- a) August 20, 2024 – Ernie Carpico
- b) September 17, 2024 – Van Crandall

Agenda Item #8:

Public Comment Period: none

Agenda Item #9: Zone Map Change

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

Ms. Goodson started the presentation and explained the need to adopt a statement of consistency or inconsistency which was not completed at the June 25, 2024 meeting.

Mr. Gosney presents a recap of the Staff report to the Board and the newly drafted consistency statement.

The board discussed the logistics of how to vote on the new consistency statement.

Ms. Goodson explained that staff has had direction from the Town Attorney to draft a new consistency or inconsistency statement.

Mr. Ryan gave the Board guidance that the statement of plan consistency is a separate action from the Board recommendation. The statement of plan consistency or inconsistency should address the goals and policies that are outlined in the Town's comprehensive plan. The board can have conflicting votes for each action.

The board discussed the consistency statement as drafted by staff and offered suggestions to modify.

Motion:

Motion to adopt the 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, will increase the amount of traffic in the area without sufficient mitigation, and the proposed modifications through the conditional zoning district are not consistent with the development patterns of the area.

Motion by: Mr. Bess

Second by: Mr. Carpico

Action: The Planning Board voted for the motion (4-2).

Those opposed: Mr. Urquhart and Mr. Madoni

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday July 23, 2024 - 7:00 p.m.

Agenda Item #10: Other Business

- a. Town Council Official Action Overview*
- b. Committee Reports*
- c. Development Services Report*
- d. Other Business*
 - Training*

Agenda Item #11: Adjournment

Motion: **Motion to adjourn**

Motion by: Mr. Carpico

Second by: Mr. Cuccurullo

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

Time: 8:20 PM

Julie A. Nicewinter
Planning Board Clerk



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.a.

Development Services

Title: Planning Board Training

Strategic Priority Area:

Staff Resource:

Action(s):

- Receive Training

Explanation:

Background:

Funding Source(s):

Attachment(s):

None



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.

Explanation:

- The Town Council approved the following projects on August 20, 2024:
 - Ragan Mixed-Use Rezoing
 - Tassel Ridge Rezoning
 - Elliott Farm Subdivision

Background:

Funding Source(s):

Attachment(s):

None



Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 10.b.

New Business

Title: Committee Reports

Strategic Priority Area:

Staff Resource:

Action(s):

- Receive updates from Planning Board representatives for:
 1. Land Use Advisory Committee (LUAC)
 2. Tree Advisory Committee (TAC)
 3. 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

Planning Board Meeting Agenda Cover Sheet

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

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 10.d.

New Business

Title: Other Business

Strategic Priority Area:

Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

None