

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Wednesday November 20, 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 **November 20, 2024**. At 7:00 p.m. after determining quorum was present, Chair Madoni called the meeting to order.

Staff Members Present: Elizabeth Goodson, Land Development Division Manager
Cheryl Caines, Senior Planner
Grayson Taylor, Planner III
Conor Ryan, Planner I
Catherine Jacobs, Engineering Manager
Elliot Blonshine, Development Review Engineer
Jay Osbourne, Asst. Town Attorney
Nikki St. Pierre, Board Clerk

The Board completed roll call.

Members Present: Rick Madoni, *Chair*
Roger Bess, *ETJ*
Ernie Carpico
Van Crandall
Joseph Cuccurullo
Sara Kempin
Josh Prizer

Members Absent: Thomas Urquhart, *Vice-Chair*
Joanna Holder

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. *September 24, 2024, Minutes*

Motion:

Motion to approve September 24, 2024, Minutes.

Motion by: Mr. Prizer

Second by: Mr. Carpico

Action: The Planning Board vote in favor of the motion (7-0)

Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
- December 17th - Joe Cuccurullo

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Wednesday November 20, 2024 - 7:00 p.m.

- January 21st – Josh Prizer

Public Comment Period

Supporters of Pine Springs Academy –

Shea “Shay” Maliszewski 117 Steep Bank Dr, Cary

Craig Lechene 480 Green Oaks Pkwy, Holly Springs
(President of RoviSys Building Technologies in the Business Park)

Agenda Item #9a: PUD Amendment

**Pine Springs Upper School -
Holly Springs Business Park PUD (01-PUD-03-A04) - Major Amendment**

Motion for Mr. Prizer to recuse himself, due to Conflict of Interest with the project being presented.

Motion by: Mr. Prizer

Second by: All in Favor

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

Mr. Taylor presents the Staff report to the Board.

Ms. Jacobs continues to present the Staff report to the Board, focusing on Public Utilities and Roadways.

Owner/Developer:

Bruce Friend
Head of School
Pine Springs Preparatory Academy

Applicant/Speaker:

Andy Petty
Curry Engineering
205 S Fuquay Ave
Fuquay Varina, NC 27526

Applicant Legal Counsel

Paul Stamm
Stamm Law Firm
P.O. Box 1600
Apex, NC 27502

Mr. Friend presents to the Board and provides a history of the Pine Springs Preparatory Academy (PSPA) to the Board as well as the need for a PSPA Upper School in Holly Springs.

Mr. Petty presents the plan to the Board and discusses how the Upper School will fit with the Holly Springs Business Park vision, the Towns Land Use plan and the Traffic, particularly carpool.

Mr. Carpico asks about the 4600' of stacking que carpool loop, particularly asking how many cars will fit into the carpool loop design?

Mr. Petty explains he is allotting about 20 to 25' per car.

Mr. Carpico questions security for the students

Mr. Friend explains the security procedures at the current schools, the doors locked during school hours and a school resource officer will be on site. No fencing is expected to surround the school.

Mr. Bess asks about Traffic. Particularly if there will be an officer, a crossing guard etc to help with directing traffic? Or perhaps a traffic light, at a later time.

Mr. Petty confirms these precautions are not required at this time.

Mr. Bess asks what the estimated number of parking spaces for the expected 1000 students

Mr. Petty about 200

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Wednesday November 20, 2024 - 7:00 p.m.

Mr. Bess asks if there has been any concern about hazardous materials within the Business Park.
Mr. Petty confirmed there is no concern about hazardous materials in the Business Park.

Ms. Kempin asks about the schools' hours of operations

Mr. Friend does not have the hours of operations in place at this time, but they have agreed to stagger the hours of operation to help limit the traffic in the area to the business' as well as the students arrival and dismissal.

Mr. Madoni asks if there any concerns from Business Development (aka Economic Development), using a business parcel for a School?

Mr. Taylor confirmed the Towns recommendation includes that of the entire town as well as Economic Development. All information has been compiled and added to the content of the Staff Report.

Mr. Crandall quotes Staff Analysis, stating that Schools should be developed in a residential zoning district, not a business zoning.

Mr Taylor confirms the Town Comprehensive Plan recommends schools be developed in residential zoning, this is a true analysis and the reason is for Student Safety, Mainly allowing for Students to walk and/or bike to school. However, PSPA students will likely not live nearby and walking and biking to school will likely not occur.

Mr Cuccurullo asked Ms. Jacobs to expand on the traffic mitigation efforts that may have caused any Staff concern.

Ms. Jacobs explains at Development Plan the applicant will be required to meet with Fire, Police, Trash etc. Should the Traffic pattern need to be adjusted, they will need to do so at Development Plan.

The Board discusses the positives PSPA will make to Economic Development of the Town

Motion:

Motion to adopt the following Plan Consistency Statement

The requested Planned Unit Development Major Amendment is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Business & Industrial, and the proposed amendment continues to support the character area through its proposed uses and standards. The requested amendment is reasonable and in the public interest because it meets the intent of the Business Park, Town objectives, and the Vision Holly Springs Comprehensive Plan.

Motion by: Mr. Crandall

Second by: Mr. Carpico

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

Motion:

Motion that the Planning Board recommend the Town Council approve the Planned Unit Development Major Amendment 01-PUD-03-A04 for Holly Springs Business Park PUD.

Motion by: Mr. Carpico

Second by: Mr. Bess

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

Motion to allow Mr. Prizer to re-join the Board

Motion by: Mr. Carpico

Second by: Mr. Bess

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

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Wednesday November 20, 2024 - 7:00 p.m.

Agenda Item #9b: Major Subdivision

**Oakview Innovation Master Plan
Major Amendment (20-MAS-02-A02)**

Mr. Ryan presents the Staff report to the Board

Mr. Blonshine continues to present the Staff report to the Board, focusing on Public Utilities and Roadways.

Applicant / Speaker:

Will Altman
Timmons Group
5410 Trinity Rd
Raleigh, NC

The applicant presents to the Board, focusing on adding a 12.43-acre parcel into the original Master Plan area.

Ms. Kempin asks about the fees in-lieu of transportation and Greenway improvements. Why was it decided to and when will these improvements be put into place?

Mr. Ryan confirms the applicant chose to provide FIL for the Greenway Improvements rather than make the improvements now because the current Greenway starts and ends nowhere; the Town agreed to collect monies for a future Greenway extension after the development of the area.

Mr. Blonshine discusses the Traffic fees in-lieu. Ms. Jacobs explains how FIL is collected from previous parcels in the area

Mr. Carpico asks about the original site and the way the property lines are so unusual.

Mr. Altman confirms the land is oddly shaped. The original land did not include some of the lots of land, but as Development has occurred in the area, from neighboring Fujifilm, the 12+ acres became available and creating this oddly shaped parcel of land.

Motion:

Motion that the Planning Board recommend the Town Council **approve** the Major Amendment to the Oakview Innovation Master Plan 20-MAS-02-A02, with the conditions listed in the staff report.

Motion by: Mr. Carpico

Second by: Mr. Bess

Action: The Planning Board voted in favor of the motion (7-0).

Agenda Item #9c: Development Plan

**GeneSuites Oakview Innovation Park POD C
Development Plan (23-DP-13)**

Mr. Ryan presents the Staff report to the Board

Mr. Blonshine continues to present the Staff report to the Board, focusing on Public Utilities and Roadways.

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Wednesday November 20, 2024 - 7:00 p.m.

Agenda Item #11: Adjournment

Motion:

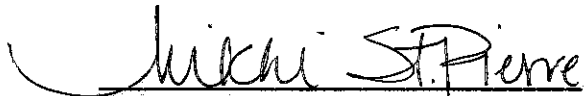
Motion to adjourn.

Motion by: Mr. Carpico

Second by: Mr. Prizer

Action: The Planning Board voted in favor of the Motion (7-0)

Time: 8:20pm



Nikki St. Pierre
Planning Board Clerk

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Wednesday November 20, 2024 - 7:00 p.m.

Applicant / Speaker:

Will Altman
Timmons Group
5410 Trinity Rd
Raleigh, NC

The applicant presents to the Board.

Mr. Bess asks if there will be a footway connection to the existing Greenway from the Public Space displayed in the Development plan.

Mr Altman confirms due to the topography in this area, access to the Greenway path will have to be on Montesale Rd.

Motion:

Motion that the Planning Board recommend the Town Council **approve** Development Plan 23-DP-13 for GeneSuites

POD C, with the conditions listed in the staff report.

Motion by: Ms. Kempin

Second by: Mr. Prizer

Action: The Planning Board voted in favor of the motion (7-0).

Agenda Item #10: Committee Reports

a. Committee Reports

LUAC (Roger Bess / Josh Prizer)

- Last meeting - October 1

Sunset Lake Commons (Multi-Family)

Mr. Bess confirms it is an interesting plan, Staff is working with them to help mitigate unusual proposal.

Tree Advisory Committee Representative Report (Joanna Holder / Joseph Cuccurullo)

- Last meeting October 9 – Cancelled

Next Meeting January 8

Per email from Mr. Sean Ryan to discuss upcoming 2025 planning (ie Street Tree USA applications, Street Tree Grant Program and Holly Fest planning)

b. Town Council Official Action Overviews

- *Symphonia – Applicant has withdrawn*

c. Development Services Report

none

d. Other Business