

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday January 28, 2025 - 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 28, 2025**. At 7:00 p.m. after determining a quorum was present, Chair Rick Madoni called the meeting to order.

Staff Members Present: Sean Ryan, Planning Manager
 Cheryl Caines, Senior Planner
 Brett Gosney, Planner II
 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*
 Thomas Urquhart, *Vice-Chair*
 Roger Bess, *ETJ*
 Ernie Carpico
 Van Crandall
 Joseph Cuccurullo
 Joanna Holder
 Sara Kempin

Members Absent: 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. November 20, 2024 Minutes

Motion:
Motion to approve November 20, 2024 Minutes.

Motion by: Joseph Cuccurullo
Second by: Ernie Carpico

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

**Mr. Urquhart was absent from the November 20, 2024 Planning Board meeting and has abstained from the Motion*

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Agenda Item #7: Town Council Representative

- a. Planning Board Representation for Town Council
 - February 18: Thomas Urquhart
 - March 4: Sara Kempin(Quarterly Meeting)

Agenda Item #8: Public Comment Period

No speakers signed up to approach the Board

Agenda Item #9:

a. Carolina Springs Town Center (22-DP-12) – Development Plan

Mr. Gosney 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:

Andrew Gaittens
Shenandoah Homes
4112 Blue Ridge Rd., Suite 210
Raleigh, NC 27612

David Stallings Owner Shenandoah

The applicant presents to the Planning Board.

Ms. Holder asks if a left Traffic signal will be added to the intersection of Carolina Springs Blvd Old Holly Springs Apex Rd.

Mr. Gaittens confirms a left Traffic signal will be added to this intersection. Confirming it is part of the completion schedule later this year.

Mr. Crandall asks if there will be areas where families can gather, perhaps sit and enjoy.

Mr. Gaittens confirms there are shaded areas with picnic tables, is a dog park on the South side, and other grassy areas throughout the site. Mr Stallings confirms by pointing out on the presentation the open grassy areas on the site.

Mr. Crandall asks about indoor gathering spaces. Perhaps nonprofit organizations, or small groups to meet. Mr Stallings agrees there is a shortage of spaces like this in Holly Springs, but points to the Innovation area and retail spaces. Confirming they will have the small meeting spaces, once the Ice Plex gets going, hotels will be brought in allowing for these locations.

Mr. Bess asks about the connectors to other parts of Carolina Springs. Will pedestrians be required to walk along the road or will there be internal connectors?

Mr. Jeska (Shenandoah Homes), Village Square section will have connectivity. The idea is to have 10' wide walkways throughout the Town Center section.

Mr. Madoni inquires about the Ice Plex timeline

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Mr. David Stallings confirms there is still interest in the Ice Plex and money is being raised.

Motion:

Motion that the Planning Board recommend the Town Council **approve** Development Plan 22-DP-12 for Carolina Springs Town Center, with conditions listed in the staff report.

Motion by: Mr. Urquhart

Second by: Mr. Carpico

Action: The Planning Board voted in favor of the motion (8-0).

Agenda Item #10: Committee Reports

Committee Reports

LUAC (Roger Bess / Josh Prizer)

- i. Last meeting: January 7 - Canceled
Next meeting: February 4 – MIRA Ridge Rezoning/Subdivision

Tree Advisory Committee (Joanna Holder / Joseph Cuccurullo)

- ii. Last meeting: January 8 – Canceled
*Tree Pruning Workshop confirmed -
*Tree City USA confirmed
Next meeting: April 14

Transit Advisory Committee (Ernie Carpico)

- iii. Last meeting: September 17, 2024
Next meeting: TBD (Spring 2025)

b. Town Council Official Action Overviews

- i. Pine Springs Academy / Holly Springs Business Park PUD Amendment – APPROVED

c. Development Services Report

*Mr Urquhart asks about the Historical Marker program and the status of those applications submitted last year.

Mr. Ryan confirms the Historical markers from 2024 are moving forward. There will be two applications this year and both will be brought forward to the March Planning Board.

d. Other Business

February 25, 2025, Planning Board will be Earnie Carpico's last.

Agenda Item #11: Adjournment

Motion:

Motion to adjourn.

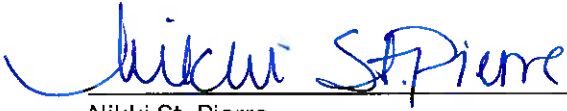
Motion by: Ms. Holder

Second by: Mr. Cuccurullo

Action: The Planning Board voted in favor of the Motion (8-0)

Time: 7:35pm

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Nikki St. Pierre
Planning Board Clerk