

Town of Holly Springs  
PLANNING BOARD/TOWN COUNCIL JOINT PUBLIC MEETING MINUTES  
Tuesday, January 19, 2021 - 7:00 p.m.

*Agenda Item #1, 2 & 3:*

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The Planning Board and Town Council for the Town of Holly Springs held a joint public meeting on January 19, 2021 in the Council Chambers, 128 South Main Street. At 7:00 after determining a quorum was present, the meeting to order.

Staff Members Present:           Melissa Sigmund, Principal Planner  
  Rachel Jones, Development Review Engineer

Members Present:           Van Crandall  
  Chris Deshazor  
  Rick Madoni  
  Dana Rybak  
  Mark Stuckey  
  Thomas Urquhart

Members Virtual:           Mark Brady  
  Ernie Carpico  
  Courtney Patterson

*Agenda Item #6: Joint Public Hearing*

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Joint Public Hearing: Rhamkatte Village PUD Major Amendment 00-PUD-05-A11

Cheryl Caines, Development Services, said the purpose of this joint public hearing was to allow Council and the Planning Board to hear public concern and/or support for the proposed modification of the approved landscape buffer along Holly Springs Road, and for Council to consider sending the matter back to Planning Board for review and recommendations.

She reviewed the location of the next development in the PUD, and the current zoning of the site. At the time of the development plan approval, all properties along Holly Springs Road had a specific 20-foot streetscape buffer that included street trees, an evergreen hedge, and brick columns. The petitioner is requesting to modify the buffer to allow the planting of single stem crepe myrtle “Biloxi” due to the overhead power lines and Duke Energy’s planting restrictions, and to have the trees in line with, instead of behind, the hedge. If approved, the modified streetscape buffer would be constructed with the proposed commercial development on the north side of Holly Springs Road. That development (Rhamkatte Plaza) will be reviewed by Town Council under a separate application.

Tom Spaulding from The Spaulding Group, 1611 Jones Franklin Rd., Raleigh, said that the existing streetscape planting on the south side of Holly Springs Road shields the parking that is against the street. The development on the north side of the street does not have parking next to the street, so they do not want to block the view of the building. The trees in the original plan do not meet the requirements that Duke Progress Energy has for plantings under their powerlines.

He showed which area of the PUD this request would affect and where the Duke Progress Energy utility easement is. He showed the plantings that are in the current plan, and discussed how they were too tall to meet Duke’s requirements.

He showed how the Biloxi Crepe Myrtle is an approved species on the Holly Springs Thoroughfare Planting Plan, and how this planting would continue the line of crepe myrtles that are currently planted along Holly Springs Road beyond their development.

There was discussion regarding the oak tree that was knocked down and what knowledge Mr. Spaulding had about it beforehand. Mr. Spaulding said that he found out when Scott Chase, Assistant Town Manager, called him the morning after it happened. The land owner, Mr. Jones, told him that the tree was going to be cut up and used for the Warmth for Wake program. He said that his company held a virtual meeting, to which they sent out over 350 invitations, and many aspects of the project were discussed, including the tree, and they made it clear that at that point they had no plans to retain the tree. Council members asked if the tree could be removed, as a first step toward healing the hurt caused by its being knocked down. Scott Chase, Assistant Town Manager said that he would call the land owner and make that request. Council members asked if the developer had plans to plant more trees to mend relationships with the community. Mr. Spaulding said there have been discussions about adding trees along the residential side of the property to “beef that up a bit.”

Council members discussed how the Town’s tree ordinance (which was not applicable to this development because the ordinance was passed after this PUD was approved) was not meant to dictate what land owners could do with any individual tree, but to prevent clear cutting by developers. It was suggested that Council could work to make the public aware that this was private property and the land owner had the right to take the tree down.

Mayor Sears opened the public hearing and the following input was received: none.

There being no input, Mayor Sears closed the public hearing. He then invited the Planning Board members to ask questions or express concerns. None of them chose to speak.

Action:

Motion to forward Planned Unit Development Amendment 00-PUD-05-A11 for Rhamkatte Village to the Holly Springs Planning Board for review and recommendation at their regularly scheduled meeting on January 26, 2021.

Moved by: Mr. Berry  
Second by: Ms. Kelly  
Vote: Unanimous

*Kathy Carlisle*

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Kathy Carlisle  
Planning Board Clerk