

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, July 27, 2021 - 6:00 p.m.

Agenda Item #1, 2 & 3:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on July 27, 2021 in the Law Enforcement Center located at 750 Holly Springs Rd. At 6:00 pm after determining a quorum was present, Chair Rybak called the meeting to order.

Staff Members Present: Chris Hills, Development Services Director
Melissa Sigmund, Current Planning Manager
Cheryl Caines, Planner II
Bronwyn Bishop, Planner I
Rachel Jones, Development Review Engineer
Kathy White, Deputy Town Clerk

The Board completed roll call.

Members Present: Dana Rybak, Chair
Chris Deshazor, Vice-Chair
Ernie Carpico
Van Crandall
Joanna Holder
Rick Madoni
Courtney Patterson
Mark Stuckey
Thomas Urquhart

Town Council Members Present: Dan Berry
Aaron Wolf
Christine Kelly

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

Agenda Item #4: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #5: Minutes

a. June 22, 2021 Minutes

Motion:
Motion to approve the June 22, 2021 Minutes.

Motion by: Rick Madoni
Second by: Courtney Patterson
Action: *The Planning Board voted in favor of the Motion. (9-0)*

Agenda Item #6: Town Council Representative

1. Planning Board Representation for Town Council
 - a. Joint Public Hearing: August 17th – All to attend
 - Green Oaks Tech Center
 - b. August 3rd – No meeting
 - c. August 17th – All members (JPH)

Agenda Item #7: Public Comment Period

No speakers signed up to approach the Board.

Agenda Item #8: Special Presentation

- a. UDO Re-write discussion

Ms. Sigmund explained that tonight's meeting was going to be a joint discussion with the Planning Board and Town Council on the progress of the UDO re-write, and to get feedback from the Board on proposed changes. She showed the various chapters that have been drafted, those which have been partially drafted, and those that are still to be drafted. The next item up for draft is the Landscaping section. Tonight's topics for discussion will include Open Space and Tree Preservation Priorities, Residential Development Standards, and Appropriate Approval Bodies/Decision Thresholds.

Open Space & Tree Preservation Priorities

Ms. Sigmund explained how the consultant's recommendations are in keeping the current Preservation/Active Recreation priorities, although the order of Priorities would change. The Preservation quantities would remain at 20% for Single Family Residential, 10% in Commercial and Multi-Family, and 0% in Industrial. She continued to explain how the Open Space Priorities work within the various districts.

Van Crandall asked about how the proposed Legislation (House Bill 496) might affect the Town and the UDO if it passes. Ms. Sigmund explained that John Schifano, Town attorney recommends proceeding with determining and enforcing our requirements in Tree Preservation until legislation prohibits us from doing so.

Questions were raised as to the significance of the ranking of Tree Preservation Priorities, the definition of Significant Tree Stands, and what the consequences are if a developer fails to follow the Town's requirements.

Christine Kelly asked if the Town has any authority over a developer's tree preservation plan prior to construction. Ms. Sigmund explained that this is why the priority ranking is critical in giving the Council the authority. They went on to discuss the difference between regulations in the Village District vs other areas in the Town. They also discussed the differences between local, state and federal regulations regarding tree preservation.

Utility easements/buffers were also discussed. At this time, there is no requirement for a tree buffer outside of the easement before you get to developed areas, but it's something that could be considered.

Residential Development Standards

Ms. Sigmund explained that outside of Development Options, we can't regulate architecture for single family developments (garages), but we can regulate driveways, so therefore we can manage garage dominance on narrow lots/homes. Discussion was held about lot widths, driveway permits, and current driveway

requirements. Cul-de-sacs were then discussed, and it was explained why they are being limited, due to the intent to create inner-connectivity between neighborhoods. Ms. Sigmund explained the reasoning behind wanting to minimize the number of cul-de-sacs, as they result in heavier traffic on the interconnected streets. It becomes a balancing point between safety and traffic relief. The residents who live on the cul-de-sac benefit from the safety aspect, but the residents who don't live on the cul-de-sac suffer major inconvenience without the connectivity. Speedhumps were also discussed and their alternatives. Ms. Jones explained that traffic calming methods are discussed during the development planning process. Narrowing streets, increasing the buffers and other traffic calming methods will change people's behavior if they feel that they have to slow down.

Lot size was discussed. Ms. Sigmund explained that we're trying to avoid spot zoning. Current market conditions (homebuyer affordability) are the driving factor behind developers building on smaller lots, but larger lots are allowed. The Town's requirements of amenities and open spaces will make the lot sizes smaller. Board members indicated the down side of these smaller lots are congested streets, schools, etc.

Development density was discussed. Ms. Sigmund explained how the development density doesn't always affect how a development looks. Board members expressed how important it is to avoid the overabundance/creation of multi-family development. The need for affordable housing was discussed. It was pointed out how multi-family unit buildings are actually a lower burden on schools, streets, easier to run utilities than building 30 single family homes. Density is a complex issue. And the important point is creating/maintaining a healthy Town. Mr. Crandall pointed out that US World and News Report ranked the Raleigh Area as #2 in the Country as the Best Place to Live, so more and more people are going to be coming to the area.

Ms. Sigmund asked if there were other questions within the topics that were discussed. The need for community services (police, fire, transportation, recreation, etc.) in new developments was discussed. Ms. Sigmund explained that those services are addressed in the Comprehensive Plan and the Town's Public Safety Department looks at response times as well.

Appropriate Approval Bodies/Decision Thresholds

The different decision types and the authority of each (Administrative, quasi-judicial and legislative) was discussed, as well as who should be making those decisions.

Ms. Patterson asked if setback requirements were going to be addressed/changed in the new UDO. Ms. Sigmund said at this point, they look very similar to existing requirements, but they could be modified. Ms. Patterson suggested reducing front setbacks or creating a less burdensome process than a variance to request a reduced setback, especially as lots get smaller.

Rick Madoni left the meeting at 8:00 p.m.

The notification process was brought up, and the need to inform residents of upcoming proposed developments.

Mr. Crandall discussed parking and the need for EV charging station. Ms. Sigmund explained that EV charging stations are now proposed as a requirement for most new Commercial development and residential developments and staff will inform the UDO consultant of the latest International Building Code information.

Agenda Item #9: Other Business

None

Agenda Item #10: Adjournment

Motion:

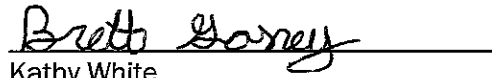
Motion to adjourn.

Motion by: Chris Deshazor

Second by: Joanna Holder

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

Time: 8:15 p.m.

A handwritten signature in cursive script, appearing to read "Brett Gorney", is written over a solid horizontal line.

Kathy White

Deputy Town Clerk