

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday, January 25, 2022 - 7:00 p.m.

Agenda Item #1, 2 & 3:

The Planning Board of the Town of Holly Springs met virtually for their regularly scheduled meeting on January 25, 2022. At 7:00 after determining a quorum was present, Chair Rybak called the meeting to order.

Staff Members Present: Chris Hills, Development Services Director
Elizabeth Goodson, Land Development Division Manager
Sean Ryan, Planning Manager
Cheryl Caines, Senior Planner
Bronwyn Bishop, Planner I
Rachel Jones, Development Review Engineer
Steidrick Baker, Development Reviewer
Brett Gosney, Planning Board Clerk
Connie Zurek, Development Technician

The Board completed roll call.

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

Members Absent: None

The board recited the pledge of allegiance.

Agenda Item #4: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #5: Minutes

a. November 23, 2021 Minutes

Motion:

Motion to approve the November 23, 2021 Minutes.

Motion by: Chris Deshazor

Second by: Ernie Carpico

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

Agenda Item #6: Town Council Representative

- a. Planning Board Representation for Town Council
 - Joint Public Hearing: None
 - February 1st – Ernie Carpico
 - February 15th – Van Crandall

Agenda Item #7: Public Comment Period

No speakers signed up to approach the Board.

Agenda Item #8: Special Exception Uses

- a. D-1 Training Facility (21-SEU-07)

Ms. Caines reviewed the staff report with the Board.

The Town has received a request to allow for an Athletic Training Facility as specified in Unified Development Ordinance Section 4.02 RT Research & Technology to allow an at the property located at 250 Premier Dr. The applicant is requesting Special Exception Use approval for an Athletic Training Facility located at 250 Premier Drive. Since the property is zoned RT Research & Technology, a Special Exception Use is required to evaluate the appropriateness of an Athletic Training Facility at this location.

Mrs. Holder asked a question regarding the hours of operation.

Mrs. Caines stated there is not anything in the code restricting the hours of operation.

Mr. Urquhart stated he drove by the site and stated the building behind looks vacant and if there is anything scheduled to go in the site.

Mrs. Caines stated there are not any permits or applications for the site.

Chair Rybak invited the applicant to speak.

Missy Adams
145 Iron creek place, Apex, NC 27539

Mrs. Adams described what D1 training is and the notable people who have been involved with the training. D1 training is a membership-based gym and boutique fitness franchise that provides individual and group training classes. Classes in the morning for adults before work and classes in the afternoon for students after they get out of school. The business would be a positive, healthy business for the community. All of the coaches and staff would be required to follow rigorous training protocols. No modifications to the exterior of the building but a sign would need to be added to the building.

Mr. Deshazor asked about how many people would be in the facility during peak times.

Mrs. Adams stated the student classes in the evening would have 15-20 people and morning classes would have 10-20. Would be more attendance in the evening classes.

Mr. Deshazor stated there is a concern about parking and what the parking is for this facility.

Mrs. Adams stated there are 40 parking space allocated.

Mr. Deshazor asked about the sound coming from the facility and if it would disturb the surrounding areas.

Mrs. Adams stated when the interior renovations are done they will be adding materials to absorb the sounds.

Mr. Deshazor asked if they will be partnering with schools around the area and if there is a way for buses to load and unload safely.

Mrs. Adams stated they currently do not have a partnership with schools but they do have the ability to load and unload buses safely.

Mr. Urquhart asked about the ability to utilize on street parking.

Mrs. Adams stated they do not believe they would be able to utilize this parking.

Motion:

Motion that the Planning Board recommend the Town Council approve Special Exception Use #21-SEU-07 as specified in Unified Development Ordinance Section 4.02 RT Research & Technology to allow an Athletic Training Facility use at the property located at 250 Premier Drive, Wake County PIN 0649128266, as submitted by Richard Adams with the following conditions:

1. All previous conditions of approval for Green Oaks Business Center shall apply to this amendment except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the town's current annual budget or any unexpired development agreement.
2. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 21-SEU-07.

Motion by: Ernie Carpico

Second by: Chris Deshazor

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

b. *Gallagher Brewery (21-SEU-06)*

Ms. Bishop reviewed the staff report with the Board.

The Town has received a request to allow for a Special Exception Use as specified in Unified Development Ordinance Section 3.03 TV Town Village District to allow for the Artisan Food & Beverage Producer use at the property located at 300 S. Main Street, Wake County PIN 0649902837. The applicant has requested a Special Exception Use for an Artisan Food and Beverage Producer within the Town Village District.

Mr. Urquhart asked what floor this business would be located on.

Mrs. Bishop stated it is first floor in the opening next to Mamma Mia.

Chair Rybak invited the applicant to speak.

Chris Gallagher
428 Oaks end drive, Holly Springs, NC 27540

Mr. Gallagher stated the brew pub would be a much-needed addition to the Village District area with the transformation that the area is currently undergoing. Local Time Brewing would offer an experience and brand that encourages the embracing and building of community at both the local and global level. There will be a brew house and a taproom attached to it. The building will need to be built out as it is currently an empty shell. It will be a family friendly establishment that embraces their place in the community and strives to be a good neighbor in all that they do. A craft brewery was approved in the same building although they did not follow through to completion.

Mr. Carpico asked about any gases or odors being released during the brewing of beer.

Mr. Gallagher stated that the mash grain can create an odor if left outside for a long time. All of the spent grain would be picked up within a day and delivered to a farm as feed.

Mrs. Holder asked if it would present a larger fire hazard than other type of business such as a restaurant.

Mr. Gallagher stated it does not create a greater fire hazard than any other restaurant would.

Mr. Madoni asked about the house close by and if anyone was living nearby with concern to the outdoor seating.

Mr. Gallagher stated that he has not seen anyone there but cannot say with certainty.

Mrs. Bishop stated if outdoor seating were to be pursued then it would have to go through the same review requirements and restrictions would be placed then.

Motion:

Motion that the Planning Board recommend the Town Council approve Special Exception Use #21-SEU-06 as specified in Unified Development Ordinance Section 3.03 TV Town Village District to allow for the Artisan Food & Beverage Producer use at the property located at 300 S. Main Street, Wake County PIN 0649902837 as submitted by Kurt West with the following conditions:

3. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 21-SEU-06.
4. All previous conditions for *The Block on Main Development Plan* and *Town Hall Commons Master Plan* will apply to this Special Exception Use.

Motion by: Rick Madoni

Second by: Thomas Urquhart

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

Motion:

Ask Town Council to research alternative ways of transportation instead of driving in Holly Springs.

Motion by: Chris Deshazor

Second by: Thomas Urquhart

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

Agenda Item #9: Special Presentations

- a. *Cass Holt Park Master Plan*

Mr. Beard provided the Board with an overview and update of the proposed Cass Holt Park master plan.

Mr. Crandall asked about the large part of the project being used for parking and if this much parking would be required.

Mr. Beard stated this is something being looked into further because they share the same concerns.

Mr. Crandall asked if the parking at the school could be utilized.

Mr. Beard stated the school is asking to use the parking at the new facility so it is an ongoing conversation.

Mrs. Holder shared her concerns about the crossing of the street here because of how much traffic is on this road.

Mr. Beard stated this is a concern as well but they are looking into the most effective ways to alert traffic of those crossing the street.

Agenda Item #10: Other Business

- a. Town Council Official Action Overview
Ms. Goodson provided an overview to the Planning Board regarding the Town Council's action on recent development petitions.
- b. Technical Review Committee Representative Report (*E. Carpico/C. Deshazor*)
 - January meeting Cancelled
 - February meeting Cancelled
- c. Development Services Department Report
Ms. Goodson provided an overview of current activities in Development Services.
- d. New Business
 - Mr. Crandall shared his concerns about the merging of the Board of Adjustments and Planning board. Mr. Crandall wants to know why the Town of Holly Springs is combining the Boards when surrounding areas are not doing the same.

Agenda Item #11: Adjournment

Motion:


Motion to adjourn.

Motion by: Rick Madoni

Second by: Chris Deshazor

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

Time: 8:26 p.m.


Brett Gosney
Planning Board Clerk