

Town of Holly Springs  
PLANNING BOARD MEETING MINUTES  
Tuesday, April 26, 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 April 26, 2022. At 7:00 after determining a quorum was present, Chair Deshazor called the meeting to order.

Staff Members Present: Elizabeth Goodson, Land Development Division Manager  
Sean Ryan, Planning Manager  
Cheryl Caines, Senior Planner  
Rachel Jones, Development Review Engineer  
Steidrick Baker, Development Reviewer  
Caitlyn Newton, Board Clerk

The Board completed roll call.

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

Members Absent: Josh Prizer

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. *March 22, 2022 Minutes*

Motion: Rick Madoni  
Motion to approve the March 22, 2022 Minutes.

*Motion by:* Rick Madoni  
*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
  - a. Joint Public Hearing: None
  - b. May 3<sup>rd</sup> – Ernie Carpico
  - c. May 17<sup>th</sup> – Van Crandall

Agenda Item #7: Public Comment Period

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No speakers signed up to approach the Board.

Agenda Item #8: Zone Map Change Petitions

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a. *7511 Woods Creek Rd (21-REZ-04/PLRZ202200134)*

Ms. Caines reviewed the staff report with the Board.

The Town has received a request to rezone three properties totaling approximately 81.07 acres from RR Rural Residential to BRT Business & Research Technology CU Conditional Use. The three parcels are located south of US Hwy 1 along Woods Creek Road. One of the parcels is developed with a single-family dwelling, but the other two parcels are vacant. No particular development is proposed at this time. The applicant has proposed voluntary conditions to address compatibility with Future Land Use Plan goals.

Mr. Madoni asked how the new UDO would affect a conditional zoning change request.

Ms. Caines stated that the new UDO allows for more creativity with certain standards for a new development while others are not flexible such as tree preservation.

Mrs. Jones provided an update on utilities and transportation.

Mr. Deshazor asked what would happen if the pump station would not be approved.

Mrs. Jones stated that she is not aware of any reason that the pump station would not be approved.

Mr. Crandall asked if there were any plans for Copperhead Rd.

Mrs. Jones stated that it is a private road and interconnectivity would be evaluated.

Mr. Madoni commented on the road being a 4-lane road with all of the developments around the location and asked about tie-ins with current developments.

Mrs. Jones stated that the new roadway projects will be tied in to the existing project. She also mentioned that there will be some challenges for roadway construction due to power lines. Challenges with construction design due to power lines.

Rachel Jones invited the applicant to speak.

Mr. Chase Curly – Crescent Communities  
601 S Tryon St, Charlotte, NC 27202

Mr. Curly presented to the board and stated that Crescent Communities would like to request a zoning map change the zoning from RR Rural Residential to BRT CU Business & Research Technology Conditional Use.

Mr. Hansen asked about conditions from neighboring properties including the Andreas'.

Mr. Curly stated that there would be no runoff to their property and that there is a buffer between the property.

Mr. Hansen asked if there was a direct statement from them.

Mr. Curly stated that there was no direct statement.

Mr. Deshazor asked staff if a statement is commonplace and if there are other times for them to be involved in the process.

Ms. Goodson stated that this is not a requirement and that there are multiple ways for the current land owners to share their concerns regarding the project.

Mr. Urquhart asked what the fifty-foot buffer would look like between properties.

Mr. Curly stated that the landscaping would meet the requirements of the ordinance.

Mr. Hansen asked about additional buffers for height in regard to the farmland in close proximity to the project including additional fencing.

Mr. Curly stated that the buffers are based off of visibility and not height. He stated that the tree height will not be raised and that additional fencing is not proposed.

Mr. Urquhart asked a question regarding the Zone Map Change Analysis stating that “the applicant has proposed conditions to limit uses that would not promote the vision for the Innovation Village”.

Ms. Caines stated it was a typo.

Mr. Deshazor asked that the board be concise and clear with their findings moving forward.

Mr. Hansen asked if there was a way to follow-up with the nearby residents in regard to this project.

The Board and Staff discussed additional measures consistent with the typical notification process.

Mr. Deshazor reviewed the proposed Planning Consistency Statement and the Planning Board agreed with the following as being true:

The requested zone map change from RR Rural Residential to BRT CU Business & Research Technology Conditional Use is consistent with the Vision Holly Springs Comprehensive Plan and Future Land Use Map designation of Innovation Village which allows for the development of employment centers and large-scale and small-scale industrial uses.

Motion:

Motion that the Planning Board recommend the Town Council approve Zone Map Change Petition #21-REZ-04 to change the zoning of approximately 81 acres from RR Rural Residential to BRT CU Business & Research Technology Conditional Use with the conditions offered by the applicant and as further described below, of Wake County PINs 0730131203, 0730145033, 0730124768.

From RR Rural Residential to BRT CU Business & Research Technology Conditional Use:

TRACT 1  
7.14 ACRES  
PROPERTY OF ALFRED KENT GOODWIN & SANDRA GAIL GOODWIN  
(DB 17529 PG 2614)

*Beginning on a 3/4" capped iron pipe found with tac, being the northeastern most property corner of Alfred Kent Goodwin & Sandra Gail Goodwin (DB 17529, PG 2614), having North Carolina State Plane Coordinates of N: 703,613.52' E: 2,031,367.84'; thence North 88°58'00" West, 340.65 feet to a 1/2" capped iron pipe found with tac, thence South 1°04'17" West, 329.74 feet to a 1/2" bent iron pipe found; thence North 89°00'27" West, 259.37 feet to a 1/2" iron pipe found on the eastern 60' right-of-way line Copperhead Road; thence continuing along the eastern 60' right-of-way line Copperhead Road South 0°59'13" West, 330.62 feet to a 3/4" iron pipe found; thence leaving the eastern 60' right-of-way line Copperhead Road South 89°01'02" East, 600.33 feet to a 1" capped iron pipe found with tac; thence North 1°00'11" East, 660.01 feet to the Point Of Beginning containing 7.14 acres, more or less.*

TRACT 2

6.01 ACRES

PROPERTY OF ALFRED KENT GOODWIN & SANDRA GAIL GOODWIN

(DB 17529 PG 2614)

*Beginning on a 1/2" iron pipe found, being the southeastern most property corner of Alfred Kent Goodwin & Sandra Gail Goodwin (Tract 2) (DB 17529, PG 2614), having North Carolina State Plane Coordinates of N: 703,685.83' E: 2,031,846.08'; thence North 87°25'21" West, 443.98 feet to a 1/2" iron pipe found; thence North 26°39'28" West, 441.22 feet to a 1/2" iron pipe found in the southern 60' public right-of-way line of Woods Creek Road (SR 1154); thence continuing along the southern 60' public right-of-way line of Woods Creek Road (SR 1154) North 58°53'09" East, 514.22 feet to a 1/2" iron pipe found; thence leaving the southern 60' public right-of-way line of Woods Creek Road (SR 1154) South 16°29'09" East, 709.16 feet to the Point Of Beginning containing 6.01 acres, more or less.*

TRACT 3

70.32 ACRES

PROPERTY OF D.C. GOODWIN FARM

(DB 14057 PG 1499)

*Beginning on a 3/4" capped iron pipe found with tac, a common corner between Alfred Kent Goodwin & Sandra Gail Goodwin (DB 17529, PG 2614) and D.C. Goodwin Farm (DB 14057 PG 1499), having North Carolina State Plane Coordinates of N: 703,613.52' E: 2,031,367.84'; thence North 88°58'00" West, 414.79 feet to a 1/2" capped iron pipe found with tac, passing through a 1/2" capped iron pipe found on line with tac at 340.65 feet; thence North 6°49'34" West, 305.02 feet to a 1/2" iron pipe found in the southern 60' public right-of-way line of Woods Creek Road (SR 1154); thence along and with the southern 60' public right-of-way line of Woods Creek Road (SR 1154) South 58°28'41" West, 241.74 feet to a 1/2" iron pipe found; thence leaving the southern 60' public right-of-way line of Woods Creek Road (SR 1154) North 0°24'19" East, 232.89 feet to a 1/2" capped iron pipe found with tac in the southern variable width public right-of-way line of U.S. Highway 1, passing through a 3/8" iron rod found at 70.72 feet; thence continuing along the southern variable width public right-of-way line of U.S. Highway 1 the following four (4) courses and distances:  
North 58°34'11" East, 125.27 feet to a concrete monument found;  
North 58°35'21" East, 806.84 feet to a concrete monument found;  
North 58°36'41" East, 581.69 feet to a concrete monument found;  
North 58°33'34" East, 227.50 feet to a 1/2" iron pipe found;  
thence, leaving the southern variable width public right-of-way line of U.S. Highway 1, South 0°36'31" West, 131.83 feet to a 1" capped iron pipe found; thence South 0°31'43" West, crossing Woods Creek Road (SR 1154), 2,161.37 feet to a 1" iron pipe found, passing through a 1/2" iron pipe found on line at 52.68 feet, marking the northern 60' public right-of-way line of Woods Creek Road (SR 1154) and passing through a 1/2" capped iron pipe found on line at 116.30 feet, marking the southern 60' public right-of-way line of Woods Creek Road (SR 1154); thence South 0°27'16" West, 808.40 feet to a concrete monument found; thence North 87°31'27" West, 1,434.50 feet to a 1/2" capped iron pipe found in the eastern 60' right-of-way line Copperhead Road, passing through a 1/2" iron pipe found on line at 747.30 feet; thence, continuing along the*

eastern 60' right-of-way line Copperhead Road North 0° 59' 13" East, 1,065.75 feet to a 3/4" iron pipe found; thence leaving the eastern 60' right-of-way line Copperhead Road South 89° 01' 02" East, 600.33 feet to a 1" capped iron pipe found with tac; thence North 1° 00' 11" East, 660.01 feet to the Point Of Beginning containing 70.32 acres, more or less.

*Motion by:* Courtney Patterson

*Second by:* Thomas Urquhart

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

#### Agenda Item #9: Comprehensive Plan Amendment

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*a. Vision Holly Springs Section 2 – Comprehensive Transportation Plan (22-CPA-01/  
PLCPA202200103)*

Mr. Ryan reviewed the staff report with the Board.

The Town of Holly Springs adopted Vision Holly Springs: Town of Holly Springs Comprehensive Plan in November 2007. Updates were most recently adopted in 2019 (Section 1: Land Use & Character Plan) and in 2021 (Section 3: Parks, Recreation and Greenways Master Plan).

Section 2: Comprehensive Transportation Plan (CTP), was originally adopted in June 2011 with an amendment in July 2013. A Comprehensive Transportation Plan helps coordinate transportation improvements with future development, establishes transportation policies and programs, and identifies opportunities to secure funding for important transportation projects. The plan covers all modes of transportation, including roadways, bicycle facilities, sidewalks and transit services.

In September 2019, the town contracted with a consultant team led by Kimley-Horn to undertake a complete update to this section of the Comprehensive Plan. Over the course of the past 19-months, the consultant team conducted background data gathering and led community visioning workshops to understand the existing conditions and underlying factors that are impacting the transportation network within Holly Springs' planning area and the region, conducted a multimodal assessment of the Town's transportation network, performed targeted hot spot and safety analyses at key locations, and created an implementation plan that identifies investment priorities.

The project has involved considerable community participation, including the following:

- Stakeholder interviews
- Steering Committee Meetings
- Public Workshops
- Community Surveys
- Pop-up events
- Targeted mailers
- Town Council workshop discussions

Sean Ryan invited the applicant to speak.

Ms. Kristina Whitfield – Kimley-Horn  
421 Fayetteville Street, Suite 600, Raleigh, NC 27601

Ms. Whitfield reviewed the report with the board.

Mr. Hansen and Mr. Carpico and Ms. Holder expressed their gratitude for the plan.

Mr. Crandall had prepared a statement. He expressed his concerns related to the New Hill Rd and Old Holly Springs Apex Rd intersection in relation to pdf page 76 of the planning board packet and page 72 of the transportation plan document. The proposed intersection is in close proximity to the Target parking lot in Grand Hill Place. Additional safety issues including Thales academy and a new high school, Oakview innovation, Holly Springs Place Apartments, and additional commercial development. FujiFilm and Crescent Communities as well as neighborhoods are nearby. Mr. Crandall asked why a roundabout is not being considered at this intersection considering the amount of commercial and residential projects that are there and will be there in the future.

Mr. Deshazor asked if a copy could be provided to staff for the packet to be sent to Council.

Ms. Whitfield invited Kevin Dean to speak.

Kevin Dean  
421 Fayetteville Street, Suite 600, Raleigh, NC 27601

Mr. Dean expressed that the volume of traffic would not allow for a roundabout.

Mr. Hansen asked how they would make the existing proposed traffic pattern at that location safe for pedestrians and bicyclists.

Ms. Whitfield explained that the concept plan focuses more on traffic plans, however, a pedestrian crossing toolkit has been provided so that staff can pull those resources in.

Mr. Dean explained that the packet is a concept and depicts the lanes and is based off of GIS data not a survey. He states that the concept does not reflect multimodal concepts but that doesn't mean they will not happen.

Mr. Crandall asked if the number of lanes is necessary and why a roundabout could not accommodate that.

Mr. Dean confirmed and expresses that the roundabout was studied but was not a viable option for this location.

Mr. Crandall expressed his concerns once more.

Mr. Dean and Ms. Whitfield repeated the findings in that a roundabout was not deemed suitable for this location due to the amount of traffic within the proposed area.

Mr. Deshazor asked about accommodations for emergency vehicles while the access is restricted due to construction.

Mr. Dean brought up several ideas including mountable curbs and depressed medians if the need arises.

Ms. Holder stated that Pedestrian Safety Toolkit that was referenced is in the Planning Board Packet on page 65 and on page 50 of their handout.

Mr. Madoni and Mr. Deshazor expressed their gratitude towards the project.

Mr. Urquhart brought up the traffic study policy and who the responsibility falls onto.

Ms. Goodson stated that the consultant will be reviewing it.

Mr. Deshazor asked for comments.

Mr. Madoni brought up to Sean that it would be nice to see everything being implemented when the road plans come in.

Mr. Ryan stated that staff is working to include these items on newly staff report templates.

Mr. Hansen asked about the proposed project completion times.

Ms. Whitefield re-iterated the timeframes.

Motion:

Motion that the Planning Board recommend the Town Council approve Comprehensive Plan Amendment 22-CPA-01 to replace the existing Section 2: Comprehensive Transportation Plan (2011/2013) of Vision Holly Springs with Section 2: Comprehensive Transportation Plan (2022) and to recommend approval of the Traffic Study Policy.

*Motion by:* Ernie Carpico

*Second by:* Courtney Patterson

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

#### Agenda Item #10: Special Presentation

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a. Northeast Gateway Master Plan (S. Ryan/C. Caines)

Mr. Ryan provided the Board with overview of the Northeast Gateway Master Plan and discussed the draft plan for the workshop.

Mr. Ryan invited the consultant team to present.

Jackie Wells - Houseal Lavigne Associates  
188 West Randolph Street, Suite 200 | Chicago, IL 60601

Trisha Parks - Houseal Lavigne Associates  
188 West Randolph Street, Suite 200 | Chicago, IL 60601

Ms. Wells asked for feedback to determine if the functional subarea distinctions seemed accurate in the Board's reflection of the Town.

Ms. Patterson stated her concern about maintaining connection within subareas divided with 540 in the middle and asked the reasoning for that.

Ms. Wells stated that this was because of the interchange and that it was also based on density.

Mr. Hansen asked about additional shops on either side of 540 within functional subarea 3.

Ms. Wells stated that the recommendation for commercial projects within this subarea is mixed-use.

Mr. Hansen asked about a pedestrian tunnel for crossing underneath 540.

Ms. Wells stated that was not apart of this plan.

Mr. Carpico asked if the boundaries were set in stone.

Ms. Wells disagreed.

Mr. Madoni stated that these will change with the developments.

Ms. Wells stated that these are subject to change.

Mrs. Holder asked about clarification regarding the impact of commercial developments on residents within functional subarea 4.

Ms. Wells stated that these subareas are not meant to reflect land-use type. There are recommendations for commercial being introduced into the residential areas.

Mr. Hansen asked about sound walls along 540.

Ms. Wells stated that noise walls are recommended to be installed as well as vegetative buffers.

Mr. Deshazor asked about electrical Vehicle (EV) chargers.

Ms. Wells stated that standalone EV-charging stations are not in the plan however it is an item to consider.

Mr. Deshazor suggested supercharging stations in parks and other areas because of the increase in EV cars and making it a partial priority.

Ms. Wells acknowledged the suggestion and noted that they would look into recommendations for EV charging.

Ms. Wells returned to the presentation looking at the functional subareas and recommendations.

Ms. Wells asked if there were any thoughts on Functional Subarea 1: Northern Gateway.

The board shared no comments.

Ms. Wells asked if there were any thoughts on Functional Subarea 2: Live-Work Center.

Mr. Deshazor suggested a recreational swim area for residents.

Ms. Wells asked if there were any thoughts on Functional Subarea 3: Gateway Core.

Mrs. Patterson commented that this plan is still based on the Sunset Lake Rd where the road is not widened.

Ms. Wells recognized that improvements need to be made to the roadways before the plan is able to be implemented and asked about remaining funds possibly being an issue.

Ms. Goodson stated that improvements will be required with the higher traffic demand and that the bonds are being looked at in close detail.



Ms. Wells resumed the presentation.

Ms. Wells asked if there were any thoughts on Functional Subarea 4: Commercial Center.

The board shared no comments.

Ms. Wells asked if there were any thoughts on Functional Subarea 5: Neighborhood Core.

The board shared no comments.

Ms. Wells asked if there were any thoughts on Functional Subarea 6: Neighborhood Edge.

The board shared no comments.

Ms. Wells asked if there were any comments about Functional Subarea 7: Eastern Gateway.

Mr. Hansen asked about the visibility improvements for a dangerous intersection.

Ms. Wells noted that these will be included in the transportation plan.

Ms. Wells invited Ms. Parks up to discuss her discussion recap notes.

Ms. Parks reviewed her notes from the comments collected during this meeting so that they can make improvements and make sure they captured all comments/concerns.

Ms. Wells continued with the next steps per the presentation and concluded.

#### Agenda Item #11: Other Business

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a. Committee Reports

- Land Use Advisory Committee Meeting
  - Next meeting is May 3rd at 3 pm
  - Discussed new proposed community with three families needing to sell prior
- Tree Advisory Committee
  - April 11<sup>th</sup>: No quorum
  - Next meeting May 9<sup>th</sup> at 6pm
- Housing Affordability Study Advisory Committee
  - No updates
  - Next meeting May 11<sup>th</sup>
- Northeast Gateway Master Plan Advisory Committee

b. Town Council Official Action Overview

- a. 1000 S Main
- b. Optimist Commons
- c. Carolina Springs Phase 2
- d. Rhamkatte Plaza Major Amendment
- e. CS Tree Service

Mr. Madoni expressed that developers may be revising their plans before going to Council and that it is helpful for them to see these changes, but not as helpful for Planning Board Members.

Ms. Goodson stated that the Planning Board Members are very helpful in expressing their concerns to Council.

Mr. Crandall asked about the new updates for Optimist Commons.

Mr. Madoni responded that they brought in new plans for developments beside it including new roads but not seeing any other options to make it better.

c. Development Services Report

Ms. Goodson provided an update stating that CivicClerk would be implemented in the future and will work with the Board to train. May is Building Safety month and there will be a focus through Social Media, etc.

Other business

Mr. Deshazor asked that everyone reach out to Chris Hills to set up a time to meet with him.

Mr. Deshazor opened the floor for public comment with one member of the public present and requesting to speak.

Hezekiah K. Brown  
227 W Holly Springs Rd, Holly Springs, NC 27540

Mr. Brown is asking about a business project he is proposing. Fundraising event for an arcade zone/comic book shop in Holly Springs.

Mr. Crandall asked where it would be located.

Mr. Brown responded with a few locations that were available for purchase.

Ms. Goodson suggested that the information be brought to town staff for review and next steps.


Mr. Deshazor closed the public comment.

Agenda Item #12: Adjournment

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Motion:  
Motion to adjourn.

*Motion by:* Ernie Carpico  
*Second by:* Rick Madoni  
*Action:* The Planning Board voted in favor of the Motion. (8-0)  
*Time:* 9:07 PM

  
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Caitlyn Newton  
Planning Board Clerk