

# Holly Springs Town Council Minutes

Regular Meeting  
April 7, 2009

## MINUTES

The Holly Springs Town Council met in regular session on Tuesday, April 7, 2009, in the Council Chambers of Holly Springs Town Hall, 128 S. Main Street. Mayor Dick Sears presided, calling the meeting to order at 7:00 p.m. A quorum was established as the mayor and five council members were present as the meeting opened.

**Council Members Present:** Councilmen Vinnie DeBenedetto, Parrish Womble, Chet VanFossen, Tim Sack and Hank Dickson and Mayor Sears.

**Council Members Absent:** None.

**Staff Members Present:** Carl Dean, town manager; Chuck Simmons, assistant town manager; John Schifano, town attorney; Joni Powell, town clerk (recording the minutes); Linda R. Harper, deputy town clerk; Drew Holland, finance director; Len Bradley, director of parks and recreation; Laura Powell, planner I; Gina Clapp, director of planning and zoning; Mark Zawadski, planner I; Kristen Denton, recreation programs manager; Stephanie Sudano, director of engineering; Elizabeth Goodson, development review engineer; Michelle D'Antoni, publications specialist; and Mark Andrews, public information officer.

**2 and 3.** The Pledge of Allegiance was recited, and the meeting opened with an invocation by Tiffany Pinson of The Family Worship Center of Holly Springs.

**4. Agenda Adjustment:** The April 7, 2009 meeting agenda was adopted with changes, if any, as listed below.

**Motion By:** Sack

**Second By:** Dickson

**Vote:** Unanimous

**Items Added to the Agenda:** None.

**Items Removed from the Agenda:** Item 7b. was tabled until April 21, 2009.

**Consent Agenda Items Removed for Discussion:** None.

**Other Changes:** None.

**5. Public Comment:** At this time, an opportunity was provided for members of the audience who had registered to speak to address the Council on any variety of topics not listed on the night's agenda. The following input was recorded:

Kirk Rice, 613 St. Vincent Drive – Mr. Rice addressed the Council expressing frustration over a speeding problem in Windward Pointe Subdivision on Sandy Point Way. He said as Windcrest Farms developed, Sandy Pointe Way began to funnel increased traffic that is not observant of the speed limits. He said it is not a volume issue, but a speeding problem.

Residents, he said, request the Town's help and are desperate for a solution.

**6. All-Star Boys Basketball Team** – Ms. Denton recognized the town's 9- to 10-year-old boys basketball all-star team for its accomplishments during the SWAC (Statewide Athletic Committee) basketball tournaments in March. She said the team competed against other teams in the state to become the SWAC Southeast Regional champions and the SWAC State champions. Holly Springs was well represented by the boys who exhibited hard work and sportsmanship during their participation, she added.

Councilman Dickson assisted Ms. Denton in presenting certificates of recognition to the players.

**Action:** None.

**7a. Western Wake Regional Project** - Ms. Sudano said that the Western Wake Regional Project and its associated "ancillary projects" are moving forward, with both the Environmental Impact Statement (EIS) and Preliminary Engineering Report (PER) being completed to cover them all. The PER was prepared to meet requirements of funding for the project(s) by NCDEHNR CG&L (state revolving loan funding.)

Ms. Sudano said an informational meeting is required, and this agenda topic will serve as that public meeting, which was advertised. Two additional meetings for this purpose will be held in Apex and Cary as well. Any comments received will be forwarded to CG&L along with others received at the other two public meetings, she added.

Ms. Sudano then introduced Mr. Ken Bruce of Brown and Caldwell, who addressed the Council with an overview of the project and its funding.

Holly Springs is a partner in the project. but on a limited basis since the town is in a better position to expand its own wastewater treatment



Holly Springs is a partner in the project, but on a limited basis since the town is in a better position to expand its own wastewater treatment plant with discharge into Utle Creek. The Town of Holly Springs' participation is at about 8.7% at a cost of \$28,576,000.

Mr. Bruce said the project is expected to bid this fall. In summary, the project will be a regional-sized wastewater treatment plant serving Apex and Cary. If no future changes are approved by the state for the Town of Holly Springs' use of Utle Creek, Holly Springs would use the plant as a conduit to send its already treated effluent away from Utle Creek.

With a presentation completed, Mayor Sears opened the floor to accept input. The following comments were recorded:

Councilman Tim Sack said he felt it was important for people to know that the Town has proposed a discharge into Harris Lake, which would save millions of dollars over building a pipeline to the Cape Fear River; however, the state has virtually forced Holly Springs into this partnership, demanding that Utle Creek be relieved of the town's discharge.

Councilman DeBenedetto asked if the consultant had any word of any federal stimulus money that would be available for the project.

He said the federal stimulus money would be allocated through existing state programs for projects that are farther along than this one. He added that limited funds may not make it feasible or worthwhile to pursue.

Councilman DeBenedetto asked since the preferred site was not yet determined, would this impact the project's timeline. Mr. Bruce said there would be implications to the schedule.

Councilman Womble asked if utility rates would increase. Mr. Holland said yes, the Town had planned about a 16-percent rate increase.

Mr. Dean said it was important to point out that the increase would have been substantially more if the council had not agreed five years ago to expand the town's existing plant and to participate in the partnership with effluent line only. The decision to not participate as a full user saved the Town millions of dollars.

Mike Shlusher, the town's consultant on the Utle Creek WWTP who is coordinating the Town's project with the regional project, updated the Council on the plant expansion project. Overall, the Town's project should be completed by March 2010 although Phase I should go online in the summer of 2009. The plant expansion increases the Town's capacity for growth through 2030.

There being no comments, the public meeting was closed.

**Action:** None.

**7b. Soil Erosion and Sedimentation Control Ordinance Violation Appeal** - This item was tabled until April 21, 2009 during agenda adjustment.

**7c. Prescription Discount Program** - Mr. Simmons said the National League of Cities, of which the Town of Holly Springs is a member, is offering a discount prescription drug program to all citizens of participating cities, through its collaboration with CVS Caremark. Councilman Womble first brought this to the attention of staff while attending the NLC Spring Conference in Washington, DC.

Some of the highlights of this program include: Average savings for citizens of 20%; free enrollment; coverage for all family members; no limit on card usage; no age restrictions; no income requirements; and easy access, nine out of 10 pharmacies participate nationwide in the program. Mr. Simmons said that about the only people the program would not benefit are those who have regular insurance coverage for prescriptions.

The Town, he said, would be charged with distribution of the cards and marketing the program. There would be no other cost to the town, he added.

Mr. Simmons said CVS Caremark has been a prescription discount card provider since 1992. He said that this line item is presented as a report only. If the Town Council is supportive of this program, a resolution initiating the Town's inclusion in it would be added to the April 21, 2009 meeting agenda.

**Action:** The Council Members were all in consensus to endorse CVS Caremark discount prescription drug program in collaboration through the National League of Cities and submit a resolution initiating the town's participation on the April 21 Town Council Consent Agenda.

**Motion By:** Dickson

**Second By:** Womble

**Vote:** Unanimous

**8a. Public Hearing: Reclaimed Water Project Installment Financing** - Mr. Holland explained that staff originally had prepared to borrow funds for the construction of the Town's Reclaimed Water project. Since preparations were made, staff now intends to seek Council authorization to use existing Sewer Reserve Funds instead of borrowing the money.

Mr. Holland said usage fees would be applied to replenish the Reserve Fund until the \$2.2 million is replenished.

With that explanation completed, Mayor Sears opened the public hearing to accept input. The following comments were recorded: None.

There being no comments, the public hearing was closed.

**Action:** The Council approved a motion to direct staff to use the Sewer Reserve Fund to cover costs of the Town's Reclaimed Water project, authorizing an amendment to the budget to transfer \$2.2 million from the Sewer Reserve Fund and apply it to the Reclaimed Water Project budget.

**Motion By:** Womble

**Second By:** VanFossen

**Vote:** Unanimous

**8b. Public Hearing: Special Exception Use Petition 08-SEU-06, AAA Car Care** - Mr. Zawadski said the Town has received a request for a Special Exception Use for a minor auto repair use to be located on outparcel #5B within the Southpark Village integrated center. The property is



Special Exception Use for a minor auto repair use to be located on outparcel #3B within the Southpark Village Integrated Center. The property is 1.02 acres and is located adjacent to GB Alford Highway. The proposed plan is for the construction of a 7,706 square foot AAA Car Care building with 10 service bays. The plan proposes a total of 40 parking spaces located throughout the site. A pedestrian connection is provided along the western property line that will connect with the adjacent properties. The site is proposed to be accessed by four shared access drives that would provide connections with adjacent properties.

He said the building design is subject to the colors and materials approved with the Southpark Village Design Guidelines as well as the UDO commercial architectural requirements. The building is proposed to be constructed primarily with two shades of brown brick with EIFS accents. The proposed architecture includes a variety of Building Massing and Façade Treatments as required by the UDO. Specific features include: building base, body, and cap, roofline variation, façade modulation, windows, awnings, decorative brick patterns, decorative building lighting.

He said one alternate architectural compliance request was submitted with the project. The request is to utilize additional awnings and human scale elements to replace traditional glass windows. In addition to providing additional decorative EIFS banding, decorative brick patterns, and awnings, glass windows are provided on a total of 36%, 32%, and 23% of the lower 15 feet of the front and side facades.

Mr. Zawadski reported that the original site plan for the facility concerned some Planning Board members because of access difficulties. He explained that staff met with the applicant, and the site plan was revised to address those concerns.

With that explanation completed, Mayor Sears opened the public hearing to accept sworn testimony. The following testimony was recorded under oath administered by the Town Clerk:

Chris Seamster, McKim & Creed – Mr. Seamster testified that the applicant met with staff the day after the Planning Board meeting, shifting the parking and the building to get it further away from the corner and believed they addressed the concerns.

James Freeman, AAA – Mr. Freeman said if there were any questions, he would be glad to answer them.

Councilman VanFossen asked what kind of work would be done at the facility.

Mr. Freeman said the facility is tied to AAA Motorist Assistance and primarily does diagnostics and tire changing, but not tire storage.

There being no further testimony, the public hearing was closed.

**Action #1:** The Council approved a motion to make and accept the findings of fact to be recorded in the minutes for Special Exception Use Petition #08-SEU-06 for AAA Car Care to allow for a minor automobile repair use in the Community Business district as submitted by McKim and Creed, project number 5580-0001, dated revised 2/16/2009.

A special exception use may only be granted upon the presentation of sufficient evidence to enable a written determination that:

- a. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
- b. The proposed use will not injure or adversely affect the adjacent area;
- c. The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;
- d. The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
- e. Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;
- f. Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood;
- g. The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use;
- h. Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the needs of the proposed use;
- i. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts; and,
- j. The type, size, and intensity of the proposed use (including but not limited to such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use) will not have significant adverse impacts on adjoining properties or the neighborhood.

**Motion By:** Sack

**Second By:** Womble

**Vote:** Unanimous

*A copy of the Special Exception Use Petition 08-SEU-06 addressing the findings of fact is incorporated into these minutes as addendum pages.*

**Action #2:** The Council approved a motion to make and accept the findings of fact to be recorded in the minutes for an alternate compliance with the regulations of UDO Section 3.08, A, 1. c (2)(c)(ii) Architectural and Site Design Requirements to allow for additional awnings and human scale elements to be used in place of traditional glass windows in association with Project #08-SEU-06 AAA Car Care, as submitted by McKim and Creed, project number 5580-0001, dated revised 2/16/2009.

1. The proposed development represents the use of (*building materials, colors, textures, building architecture, roof features, façade*



modulation, *building* orientation, *signs*, landscaping, lighting or *open space*) which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;

2. The proposed development will be compatible with and will enhance the *use* or value of area properties;
3. The proposed development is consistent with the intent of the *Comprehensive Plan*; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

**Motion By:** Dickson

**Second By:** Womble

**Vote:** Unanimous

**Action #3:** The Council, having made findings of fact, approved a motion to grant permission for the applicant to provide an alternate compliance with the regulations of UDO Section 3.08, A, 1. c (2)(c)(ii) Architectural and Site Design Requirements to allow for additional awnings and human scale elements to be used in place of traditional glass windows in association with Project #08-SEU-06 AAA Car Care, as submitted by McKim and Creed, project number 5580-0001, dated revised 2/16/2009.

**Motion By:** Dickson

**Second By:** Womble

**Vote:** Unanimous

**Action #4:** The Council, having made findings of fact that the project meets the requirements to be granted a Special Exception Use, approved a motion to approve Special Exception Use Petition #08-SEU-06 AAA Car Care, as submitted by McKim and Creed, project number 5580-0001, dated revised 2/16/2009 with the following conditions:

1. All conditions of approval for the Southpark Village Master Plan will apply to this plan.
2. Prior to signage installation, sign permits are required to be obtained.
3. Fee-in-lieu of pump station upgrades will be required with this project.
4. Prior to issuance of Building Permit, the following must be completed:
  - a. Subdivision plat must be recorded.
  - b. Lighting plan must be reviewed and approved by the Department of Planning & Zoning.
5. The following information will need to be included on the 1<sup>st</sup> construction drawing submittal for this project: Due to the type of this project, a NPDES general stormwater permit for an industrial use may be required. If this permit is applicable, the Notice of Intent must be provided.
6. Prior to construction drawing approval or issuance of the land disturbance permit, the stormwater management plan must be approved.
7. Within 10 business days of Town Council action of this plan, the following items must be addressed on revised plans:
  - a. Revise site plan and building location along the rear access drive to ensure drivers have an adequate site distance when exiting the parking lot.
  - b. Revise rear building elevation to ensure the building awnings do not interfere with vehicular traffic.

**Motion By:** Dickson

**Second By:** Womble

**Vote:** Unanimous

**8c. Public Hearing: FY 2009-10 Budget -** Mr. Dean said the public has been invited via the Town's Web site and local media to provide comments on the Town's FY 2009-10 budget. Citizens have been invited to provide input as to what they feel are important programs, facilities or services.

He said the purpose of this pre-budget preparation hearing is to give folks a chance to have input before the budget process actually begins instead of having to wait until the end of the process when it may not be feasible to make adjustments.

This hearing is being held in addition to – and not instead of – the public hearing that is required by law later in the budget process. That hearing is tentatively scheduled for May 19 or June 2, 2009.

Mr. Dean then provided the Council with an overview of projected revenues and financial challenges the town may face this year.

With that explanation completed, Mayor Sears opened the public hearing to accept input. The following comments were recorded: None.

There being no comments, the public hearing was closed.

**Action:** None.

**9. Consent Agenda:** The Council approved a motion to approve all items on the Consent Agenda. The motion carried following a motion by Councilman Sack, a second by Councilman Womble and a unanimous vote. The following actions were affected:

9a. Minutes – The Council approved minutes of the Council's regular meeting held on January 6, 2009.

9b. Budget Amendment Report – The Council received a report of amendments to the FY 2008-09 budget approved by the town manager. *A copy of the budget amendment report is incorporated into these minutes as addendum pages.*

9c. Resolution 09-10 – The Council adopted Resolution 09-10 declaring certain town vehicles to be surplus. *A copy of Resolution 09-10 is incorporated into these minutes as an addendum page.*

9d. Cultural Center Beer and Wine Policy Amendment – The Council adopted a Cultural Center beer and wine policy amendment. *A copy of the beer and wine policy amendment is incorporated into these minutes as addendum pages.*

9e. Budget Amendment, \$250,000 – The Council adopted a amendment to the FY 2008-09 budget in the amount of \$250,000 to cover costs



associated with the Holly Springs Business Park pump station. *A copy of budget amendment is incorporated into these minutes as an addendum page.*

9f. Budget Amendment, \$500,000 – The Council adopted amendments to the FY 2008-09 budget in the amount of \$500,000 to allocate funds from Sewer Reserves to cover costs associated with the Regional WRF project. *Copies of the budget amendments are incorporated into these minutes as addendum pages.*

9g. Budget Amendment, \$16,500 - The Council adopted an amendment to the FY 2008-09 budget in the credit amount of \$16,500 to account for financing of the water reclamation project. *A copy of budget amendment is incorporated into these minutes as an addendum page.*

9h. Budget Amendment, \$10,350 – The Council adopted an amendment to the FY 2008-09 budget in the amount of \$10,350 to cover costs associated with the Bass Lake sidewalk project. *A copy of budget amendment is incorporated into these minutes as an addendum page.*

9i. Hunt Center Design Contract Amendment – The Council approved an amendment to the Kling-Stubbins Hunt Center design contract at a cost of \$60,000 to pursue the two-level design option chosen by Council. *A copy of the Kling-Stubbins contract amendment is incorporated into these minutes as addendum pages.*

9j. Hunt Center Flood Study Contract - The Council approved to enter a contract with Withers and Ravenel in the amount of \$5,200, plus \$550 in contingency, for a total of \$5,750 for an updated flood study around the Hunt Center. *A copy of the Withers and Ravenel contract is incorporated into these minutes as addendum pages.*

9k. Budget Amendment, \$54,000 - The Council adopted a budget amendment for \$54,000 and awarded the 2008-09 Street Improvement Project to Ellington Contractors, Inc., which was the lowest responsive bidder with a bid in the amount of \$241,849.50, plus a 5% contingency, for a total project cost of \$253,941.50. *A copy of the budget amendment and the Ellington Contractors contract are incorporated into these minutes as addendum pages.*

9l. Baptist Church Change Order #4 – The Council approved Baptist Church parking lot construction contract Change Order #4 to add Main Street crosswalk to the Center Street portion of the project. *A copy of contract change order #4 is incorporated into these minutes as addendum pages.*

9m. Parks and Recreation Facility Rental Policy Amendment – The Council approved an amendment to the facility rental policy allowing refunds for cancellations. *A copy of the facility rental policy amendment is incorporated into these minutes as addendum pages.*

9n. Soil and Erosion Control Ordinance Amendment – The Council adopted an amendment to Ordinance 09-07 revising Section 8-50 of the Town Code, the Soil and Erosion Control Ordinance. *A copy of Ordinance 09-07 is incorporated into these minutes as addendum pages.*

**10a. 09-DP-01, ABC Store** – Mr. Zawadski said the Town has received a request for a Development Plan for out parcel #8B located within the Southpark Village integrated center. The property is 0.79 acres and located at the intersection of Village Walk Drive and Avent Ferry Road. The proposed Development Plan is for the construction of a 5,051 square foot ABC liquor store.

The plan proposes a total of 25 parking spaces located throughout the site. A pedestrian connection is provided through the parking lot to connect the front entrance of the building with the sidewalk along Village Walk Drive and Avent Ferry Road. The site is proposed to be accessed by a single driveway off of Village Walk Drive and cross-access drives are also provided to connect with adjacent properties.

He said the building design is subject to the colors and materials approved with the Southpark Village Design Guidelines as well as the UDO commercial architectural requirements. The building is proposed to be constructed primarily with two shades of brown brick with EIFS and cast-stone accents. The proposed architecture includes a variety of building massing and façade treatments as required by the UDO. Specific features include: building base, body, and cap, roofline variation, façade modulation, windows, awnings, decorative brick patterns, decorative building lighting.

Mr. Zawadski said one alternate architectural compliance request and one parking waiver request was submitted with the project. The first request is to utilize decorative brick windows to replace traditional glass windows. In addition to providing faux brick windows on all four sides of the building, glass windows are provided for a total of 14% and 7% of the lower 15 feet of the front facades.

The parking waiver requests to provide more than 110% of the minimum parking requirement. The UDO does not specify a liquor store parking requirement, so the use is subject to the general retail requirement of 3.5 spaces per 1,000 square feet. Staff agrees that this requirement does not provide enough parking for a liquor store and is therefore in support of the parking increase.

**Action #1:** The Council approved a motion to make and accept the findings of fact to be recorded in the minutes for an alternate compliance of regulations of UDO Section 3.08, A, 1. c (2)(c)(ii) Architectural and Site Design Requirements to allow for decorative brick windows to be used in place of traditional glass windows in association with Development Plan #09-DP-01 for ABC Store #24 as submitted by Chandler Engineering PA, project number 08-027, dated revised 2/23/2009.

1. The proposed development represents the use of (*building materials, colors, textures, building architecture, roof features, façade modulation, building orientation, signs, landscaping, lighting or open space*) which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;
2. The proposed development will be compatible with and will enhance the use or value of area properties;
3. The proposed development is consistent with the intent of the *Comprehensive Plan*; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

**Motion By:** VanFossen

**Second By:** Womble

**Vote:** Unanimous.

*A copy of the waiver 09-DP-01 addressing the findings of fact is incorporated into these minutes as addendum pages.*



**Action #2:** The Council, having made findings of fact that the petition meets the requirements to be granted an alternate compliance of regulations of UDO Section 3.08, A, 1. c (2)(c)(ii) Architectural and Site Design Requirements, approved a motion to allow decorative brick windows to be used in place of traditional glass windows in association with Development Plan #09-DP-01 for ABC Store #24 as submitted by Chandler Engineering PA, project number 08-027, dated revised 2/23/2009.

**Motion By:** VanFossen

**Second By:** Womble

**Vote:** Unanimous.

**Action #3:** The Council approved a motion to make and accept the findings of fact to be recorded in the minutes for a Waiver of Regulations of UDO Section 7.04 E.,3 Off-Street Parking Requirements to allow for more than 110% of the minimum off-street parking in association with Development Plan #09-DP-01 for ABC Store #24 as submitted by Chandler Engineering PA, project number 08-027, dated revised 2/23/2009.

Waiver Findings of Fact:

1. A parking demand study completed by a third party that provides evidence regarding:
  - a. Peak usage estimates based on reliable data collected from comparable uses located within the same or similar market areas as the Town of Holly Springs. Comparable uses will be determined based on density, scale, bulk, area, type of activity, and location; and,
  - b. Number of employees on the largest shift; and,
  - c. Minimum number of spaces needed to meet the parking demand for the specific use; and,
2. The inclusion of parking above 110% of the minimum parking requirements; and, or locating more than 75% of the total number of off-street parking spaces between the front building line and the property line will not cause negative impacts on the environment and adjacent properties (i.e. Will any additional screening, pervious pavement, shared parking, rain gardens, etc. be provided?); and,
3. The proposed development is consistent with the intent of the *Comprehensive Plan*; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

**Motion By:** VanFossen

**Second By:** Womble

**Vote:** Unanimous.

*A copy of Waiver 09-DP-01 addressing the findings of fact is incorporated into these minutes as addendum pages.*

**Action #4:** The Council, having made findings of fact that the petition meets the requirements to be granted a waiver of regulations of UDO Section 7.04 E.,3 Off-Street Parking Requirements, approved a motion to grant a waiver to allow for more than 110% of the minimum off-street parking requirement in association with Development Plan #09-DP-01 for ABC Store #24 as submitted by Chandler Engineering PA, project number 08-027, dated revised 2/23/2009.

**Motion By:** VanFossen

**Second By:** Womble

**Vote:** Unanimous.

**Action #5:** The Council approved a motion to approve Development Plan #09-DP-01 for ABC Store #24 as submitted by Chandler Engineering PA, project number 08-027, dated revised 2/23/2009 with the following conditions:

- 1) All conditions of approval for the Southpark Village Master Plan will apply to this plan.
- 2) Prior to signage installation, sign permits are required to be obtained.
- 3) A fee-in-lieu of upgrade will be required for this project for the Pump Station.
- 4) Prior to issuance of Building Permit, the following must be completed:
  - a) Subdivision plat must be recorded.

**Motion By:** VanFossen

**Second By:** Womble

**Vote:** Unanimous.

**11. Other Business:** Councilman Womble asked if the town could look into street lighting on Avent Ferry Road from Elm Street to Earp Street. Councilman Womble asked if crosswalk could be placed on G.B. Alford Highway from Main Street. Ms. Sudano said the North Carolina Department of Transportation that controls G.B. Alford Highway has said no crosswalks could be installed on this roadway because it is an expressway.

Councilman Womble suggested a pedestrian overpass.

Councilman VanFossen asked if staff could look into installation of a traffic light at Linksland and Holly Springs Road.

Councilman Womble said a traffic light may be needed on Main Street at Maple Ave.

Councilman Sack said there still is no "No Outlet" sign installed on Middle Creek Farm Road.

**12. Manager's Report:** Mr. Dean reported that Town Hall Day is May 6.

13. **Closed Session:** None.

14. **Adjournment:** There being no further business for the evening, the April 7, 2009 meeting of the Holly Springs Town Council was adjourned following a motion by Councilman VanFossen, a second by Councilman Sack and a unanimous vote.



Respectfully Submitted on Tuesday, Aug. 18, 2009.



Joni Powell, CMC, Town Clerk  
Addendum pages as referenced in these minutes follow and are a part of the official record.