



Dec. 20, 2016

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, Dec. 20, 2016 in the Council Chambers of Holly Springs Town Hall, 128 S. Main Street. Mayor Sears presided, calling the meeting to order at 7 p.m. A quorum was established as the mayor and all five council members were present as the meeting opened.

Council Members Present: Mayor Sears, Councilmen James Cobb, Tom O'Brien and Hank Dickson and Councilwomen Cheri Lee and Linda Hunt-Williams.

Council Members Absent: None.

Staff Members Present: Charles Simmons, town manager; John Schifano, town attorney; Daniel Weeks, assistant town manager; Joni Powell, town clerk, (recording the minutes); Linda Harper, deputy town clerk; Adam Huffman, assistant parks and recreation director; Gina Clapp, director of planning and zoning; Justin Steinmann, senior planner; Matt Beard, planner; Sean Ryan, planner; Kendra Parrish, director of engineering; Elizabeth Goodson, development review engineer; Leroy Smith, fire chief; Mike Patterson, police captain; Sean Cooper, information technology; Tamara Ward, communications specialist, and Mark Andrews, public information officer.

2 and 3. The Pledge of Allegiance was recited, and the meeting opened with an invocation by Rev. Jim Newcomb, pastor of Holly Springs United Methodist Church.

4. Agenda Adjustment: The Dec. 20, 2016 meeting agenda was adopted with changes, if any, as listed below.

Changes: Move 9a. Development plan 16-DP-09 for Downton Square Townhomes to Public Hearings. Move 9b. Buckhorn Creek Elementary School pump station site plan to Consent Agenda.

Motion by: Cobb

Second by: Dickson

Vote: Unanimous

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 comments were recorded:

None.

6a. Recognizing Firefighters - Chief Smith recognized nine Holly Springs firefighters who volunteered to assist departments in the western part of the state with multiple wildfires. He presented them with commendation medals to wear on their uniforms for their special service.

Action: None.

7a. Public Hearing: Annexation Ordinance A16-02 – Ms. Capp said the Town has received a petition for voluntary annexation of 22.048 +/- acres located at 5651 Honeycutt Road. The property owner is Wake County Public School System, and the property is non-contiguous with city limits.

The petition meets all the statutory requirements for annexation.

With that explanation completed, Mayor Sears opened the public hearing. The following input was recorded:

Kenneth Haywood, attorney for the Wake County Board of Education – Mr. Haywood spoke in favor of the petition.

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

Action: The Council approved a motion to adopt annexation Ordinance A16-02 annexing 22.048 -/+ acres owned by Wake County Public School System, and more particularly described as Wake County Pin: 0648.02-60-3001, into the corporate limits of the Town of Holly Springs.

Motion by: Lee

Second by: Williams

Vote: Unanimous

A copy of Annexation Ordinance A16-02 is attached to these minutes.

7b. Public Hearing: 16-DP-10 / 16-SEU-05 / 16-SEU-06 / 16-VARTC-05, Wake County Public Schools - E45 Buckhorn Creek Elementary – Mr. Ryan said the Town has received requests for Special Exception Uses to locate a new elementary school with modular units near the intersection of Honeycutt Road and Piney Grove-Wilbon Road. The property is in the extraterritorial jurisdiction of the town. The proposed project is located on ± 21.49 acres at 5651 Honeycutt Road.

In conjunction with Special Exception Use request to locate a new elementary school with modular units, the applicant is requesting approval of a development plan for a 112,598-square-foot, 2-story elementary school. The building would be 46 feet high and would be oriented toward Honeycutt Road. A predominantly brick building and four modular units to the side and rear of the building, including parking and recreation facilities, are proposed for this site.

Mr. Ryan said the plan had been reviewed by the Planning Board

With that explanation completed, Mayor Sears opened the public hearing. The following testimony and evidence was submitted by those who had been administered the oath by the deputy town clerk:

Kenneth Haywood, attorney for the Wake County Board of Education – Mr. Haywood spoke in favor of the requests and then provided a presentation that detailed the proposed school site plan and provided evidence in support of the application addressing the necessary findings of fact for special exception uses, variances and waivers. He submitted the application and its responses to the findings of fact into the record.

The Wake County Board of Education project team included: Renee Pfieffer, landscape architect; Ethan Page, architect; Matthew Peach, traffic engineer; and Nick Lash, project manager

Renee Pfieffer, landscape architect – Ms. Pfieffer detailed the site plan. Mr. Haywood asked Ms. Pfieffer if her design maximized green space. She said yes.

Nick Lash, project manager and Ethan Page, architect – Mr. Lash and Mr. Page provided a presentation detailing the project further and explaining why some of the variances and waivers are being requested.

Councilman O'Brien asked if any modular units are included in the site plan.

Mr. Lash said there are four modular units that could be added to the site, but they will not be in place as the building opens.

Matthew Peach, traffic engineer – Mr. Peach said the school system would be improving three intersections in the area, providing turn lanes. The planned off-site improvements have received concurrence from the Town and the North Carolina Department of Transportation.

Mr. Haywood stressed that the application addresses the findings of fact and that the evidence shows that the project would meet all the requirements.

Councilman Dickson asked when modular units are added to a school site are they used units or new.

Sheri Green, director of facility planning and design – Ms. Green said the approach is to site for four modular units for elementary schools. She said the school system does move units around but also leases units.

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

Action #1: The Council approved a motion to adopt Resolution #16-41 making and accepting the Findings of Fact for Special Exception Uses 16-SEU-05 and 16-SEU-06; Variance of

Development Standards 16-VARTC-05; Waivers for Architectural and Design Requirements 16-WAV-13, 16-WAV-14, 16-WAV-15, 16-WAV-16 and 16-WAV-17; Waiver of Off-Street Parking Requirements 16-WAV-22; Waiver of Off-Street Loading Requirements 16-WAV-23; and Waiver of Sign Regulations 16-WAV-24 as submitted by CLH Design, P.A., as specified in Exhibit A (with the following additional findings, if any).

Motion by: Williams

Second by: Cobb

Vote: Unanimous

A copy of Resolution 16-41 is attached to these minutes.

Action #2: Having made findings of fact, the Council approved a motion to approve waivers of UDO Section 3.08 Architectural & Site Design Requirements 16-WAV-13, 16-WAV-14, 16-WAV-15, 16-WAV-16, 16-WAV-17; Waiver of regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces 16-WAV-22; Waiver of regulations of UDO Section 7.05 F: Minimum Number of Off-Street Loading Areas 16-WAV-23; and Waiver of regulations of UDO Section 7.03., G., 1., b. Sign Regulations 16-WAV-24 in association with development petition #16-DP-10 for Wake County Public Schools - E45 Buckhorn Creek Elementary as submitted by CLH Design, PA.

Motion by: Cobb

Second by: Dickson

Vote: Unanimous

A copy of the waivers findings of facts is attached to these minutes

Action #3: Having made findings of fact, the Council approved a motion to approve Variance Petition 16-VARTC-05 Maximum Building Height, to allow for an increase in the maximum building height from 35 feet to 46 feet as submitted by CLH Design PA.

Motion by: Dickson

Second by: Williams

Vote: Unanimous

A copy of the variance petition is attached to these minutes

Action #4: Having made findings of fact, the Council approved a motion to approve Special Exception Uses #16-SEU-05 and 16-SEU-06 as specified in Unified Development Ordinance Section 2.01 2. c. R-30: Residential, to allow for a public school and modular units in an R-30 zoning district; and a motion to approve Development Petition #16-DP-10 for E45 Buckhorn Creek Elementary School as submitted by CLH Design PA, Project Number 551240, dated Revised 11/7/2016, for the property located at 5651 Honeycutt Road, Wake County PIN #0648603001 as submitted by CLH Design PA, with the following conditions:

Special Exception Use Conditions (16-SEU-05: School – Public):

1. 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 16-SEU-05.

Special Exception Use Conditions (16-SEU-06: Modular Units):

1. 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 16-SEU-06.
2. Prior to the placement of any modular classroom, a UDO permit shall be submitted to the Department of Planning & Zoning for review and approval.

Development Plan Conditions:

1. This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance.

2. A traffic impact analysis (TIA) was approved for this project and identified offsite improvements. Refer to the TIA report for the exact requirements (i.e. storage lengths of offsite improvements)
3. Pump station site must be platted and conveyed by deed to the Town of Holly Springs before pump station final acceptance.
4. The following items must be addressed prior to construction drawing submittal:
 - a. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included.
5. The following items must be addressed prior to construction drawing approval:
 - a. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
 - b. Payment of the Stormwater Fee-in-Lieu will be required.
 - c. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 150% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the BMP is required at the end of the performance monitoring period for the project
 - d. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project.
 - e. A fee-in-lieu of upgrade will be required for this project for the Pump Station and/or Force Main
 - f. If any off site sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this plan, then these facilities must be completed for this project to develop. The Town is not responsible for completion of off-site sewer facilities, and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off site sewer infrastructure is completed.
 - g. The following note must be clearly reflected on the plats and construction drawings: "Pump station site owned by the Town of Holly Springs may be expanded in the future and there will be routine operation inspections and maintenance on the premises once the pump station is in operation".
6. The following items must be addressed prior to the certificate of occupancy of the building:
 - a. Provide documentation in the form of a recorded plat of any required offsite R/W prior to certificate of occupancy of the school or any work within that R/W.
Provide documentation in the form of a recorded plat of any required offsite sewer easements.

Motion by: Lee

Second by: Cobb

Vote: Unanimous

A copy of Special Exception Use Applications 16-SEU-05 and 16-SEU-06 addressing the findings is attached to these minutes.

7c. Public Hearing: Rezoning Petition 16-REZ-14 – Mr. Steinmann said the Town has received a request for a zone map change for property located between Irving Parkway and Highway 55 Bypass. The applicant is requesting to rezone the property from RT: Research and Technology to LB CU: Local Business Conditional Use. The parcels are vacant. The requested LB CU: Local Business Conditional use zoning is consistent with the comprehensive plan and will provide some of the 65% of business and commercial uses recommended within the Village District CGA.

He said a Conditional Use District allows the petitioner to place on the property specific conditions that are more restrictive than the minimum zoning regulations in the Town's Unified Development Ordinance. Once a petitioner has placed such conditions with the Zoning Map Change request, they cannot be removed or modified to reduce the restriction. During the review and consideration process the petitioner may add additional conditions or make the proposed conditions more restrictive; however, additional conditions or regulations cannot be added to the petition by Planning Board or Town Council, nor can either Board request additional conditions.

The property owner has offered the following conditions:

1. The following uses will not be permitted within the proposed LB-CU zoning district:
 - a. Automotive sales and services as outlined in Sec. 3.02(A)(I)(a).
 - b. Retail services including antique shop, art gallery, automobile parts sales, bicycle sales and services, clock shop, coin and stamp shop, fabric store, frame shop, hardware store, hobby or game shop, jewelry store, music store, paint store, pet store, radio, TV, or music sales and service, retail showroom and sporting goods.
 - c. Residential as outlined in Sec. 3.02(A)(I)(j).

With that explanation completed, Mayor Sears opened the public hearing. The following input was recorded:

Jason Barron, representing the applicant – Mr. Barron spoke in favor of the rezoning.

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

Action #1: The Council approved a motion to accept the following statements as being true: *"The requested zone map change from RT to LB CU is consistent with the Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Business Park and Regional Center, and the conditions proposed by the applicant will limit uses that would be incompatible with the Business Park designation. The Future Land Use Plan Map also indicates that a portion of the requested zone map change is located within the Village District Community Growth Area, which indicates that business and commercial uses should constitute a minimum of sixty-five (65) percent of the core area."*

Motion by: O'Brien

Second by: Cobb

Vote: Unanimous

Action #2: The Council approved a motion to adopt ordinance 16-REZ-14 to approve and enact Zone Map Change Petition #16-REZ-14 to change the zoning of 4.09 acres consisting of Wake County PINs #0649435538 and 0649438830 from RT: Research and Technology to LB CU: Local Business Conditional Use, as submitted by the John R. McAdams Company, with the following conditions, as offered by the applicant:

1. The following uses will not be permitted within the proposed LB-CU zoning district:
 - a. Automotive sales and services as outlined in Sec. 3.02(A)(I)(a).
 - b. Retail services including antique shop, art gallery, automobile parts sales, bicycle sales and services, clock shop, coin and stamp shop, fabric store, frame shop, hardware store, hobby or game shop, jewelry store, music store, paint store, pet store, radio, TV, or music sales and service, retail showroom and sporting goods.
 - c. Residential as outlined in Sec. 3.02(A)(I)(j).

Motion by: Williams

Second by: Dickson

Vote: Unanimous

A copy of Zoning Ordinance 16-REZ-14 is attached to these minutes.

7d. Public Hearing: Ordinance 16-11,16-UDO-03 Unified Development Ordinance

Amendment - Mr. Steinmann said the specific Unified Development Ordinance amendment being proposed is to clarify that multi-family dwellings, including apartments and condominiums, are allowed as Special Exception Uses in the LB: Local Business zoning district as a component to a mixed-use option project, and to allow for increased residential density for vertically mixed-use option projects in the LB zone under specific circumstances.

With that explanation completed, Mayor Sears opened the public hearing. The following input was recorded: None.

There being no input, the public hearing was closed.

Action #1: The Council approved a motion to accept the following statements as being true: *"The requested UDO Text Amendment is consistent with the Vision Holly Springs Comprehensive Plan and the Northeast Gateway Land Use Plan, which recommends that The*

“Very High Density Residential” areas within the Sunset Lake Road and Holly Springs Road CGA be of a much higher density, above 15 units per acre, provided that the residential development is associated with a mixed use project or is immediately adjacent to large commercial projects or an integrated center. This amendment also provides the tools necessary for staff and the development community to implement the Plan’s goals and objectives.”

Motion by: Cobb

Second by: Dickson

Vote: Unanimous

Action #2: The Council approved a motion to adopt ordinance 16-11 to approve and enact UDO Text Amendment #16-UDO-03 to modify the text of UDO Section 3.02 as submitted by the Town of Holly Springs.

Motion by: Dickson

Second by: Cobb

Vote: Unanimous

A copy of ordinance 16-11 is attached to these minutes.

7e. Public Hearing: Rezoning Petition 16-REZ-02 – Mr. Beard said the Town has received a request to rezone approximately 49.98 acres located along the west side of Avent Ferry Road and south of the intersection with Piney Grove-Wilbon Rd. The request involves four parcels of land – a 39.34-acre single-family property currently zoned R-20, a 4.18-acre single-family property currently zoned R-20, a 0.75-acre single-family property currently zoned R-20, and a 5.71-acre single-family property currently zoned R-10. The applicant also is requesting to have the combined four properties split-zoned and has provided a metes and bounds description of the split location. The requested rezoning is consistent with the Avent Ferry Rd and Cass Holt Rd community growth area designating the properties as Mixed-Use and Residential.

Zoning conditions are offered by the property owners to be placed on the property and are not required by the Town. A Conditional Use District allows the petitioner to place specific conditions on the property that are more restrictive than the minimum zoning regulations in the Town’s Unified Development Ordinance. Once a petitioner has placed such conditions with the Zoning Map Change request, they cannot be removed or modified to reduce the restriction. During the review and consideration process the petitioner may add additional conditions or make the proposed conditions more restrictive; however, additional conditions or regulations cannot be added to the Petition by Planning Board or Town Council, nor can either Board request additional conditions.

The property owner has offered the following conditions:

1. The project will not exceed 235 residential units within the property limits.
2. Each unit shall have one or more of the following to compliment the fiber cement horizontal siding material comprising the primary exterior material: brick, stone, fiber cement shake or board and batten material.
3. Vinyl siding is prohibited, but vinyl materials may be used for windows, fascia/soffits, decorative elements, trim elements, or accessory structures.
4. Primary entrances for dwelling units with front-facing garages must have a covered porch/stoop area leading to the front door.
5. Any garage shall not protrude more than 8 feet past the front porch of the unit.
6. Garage doors facing a public street must be: (i) painted to match the siding or trim color, (ii) have windows, decorative details or carriage style adornments, and (iii) no greater than sixteen feet (16') wide.
7. If two (2) garage doors are located adjacent to one another, there shall be at least 1 foot (1') of space between the doors.
8. Roofs shall be pitched at 5:12 or greater.
9. Each Townhome unit must have its own distinct roof such that the roofs for any block of Townhomes do not appear as a single mass roof.

10. The property shall only be used for residential uses and associated accessory uses.
11. Any Preliminary Plan submitted for development on the subject property shall include a yard of at least 30 feet in width along the property line adjacent to the parcels with Wake County Tax Parcel Identification Numbers: 0648-35-8793; 0648-35-8890; 0648-35-9606; 0648-35-9808; 0648-35-9905; 0648-36-8715; 0648-36-9012; and 0648-36-9149.
12. All road frontage improvements associated with new development, which for clarity are adding an additional travel lane (and necessary improvements) along Avent Ferry Road shall be constructed and installed prior to the recordation of the initial subdivision plat, at the expense of the Developer pursuant to a development agreement to reimburse transportation fees from this project.

Ms. Goodson addressed the Council to discuss traffic improvements. She said the applicant would be responsible for widening Avent Ferry Road in front of the property as well as conduct a traffic impact analysis for possible off-site improvements.

Jason Barron, representing the applicant – Mr. Barron said this project has been developed over many months, and he feels it is a good plan that would benefit the Town.

Rynald Stephenson, traffic engineer with the project -- Mr. Stephenson said the traffic impact analysis, which generally comes at a later stage in the development process, has not been completed. He said it would take into account current approved road projects in the vicinity as well as other approved developments. He provided a Trip Generation Comparison to give the Council and concerned neighbors an idea of how traffic would be impacted by various land uses. He said: Residential development would generate 1,700 trips per day; commercial would generate 17,000 trips per day; and a mixed use development would generate 11,600 trips per day.

Mr. Stephenson concluded that residential development of the property as is being proposed would have a much lower traffic impact on Avent Ferry Road than any other type of development.

Mr. Stephenson said the developer would provide frontage improvements on Avent Ferry Road of just under a half a mile. In addition, the developer was committed to providing off-site improvements to close a gap on Avent Ferry Road. In total, the developer would provide nearly \$3 million in improvements to include about a mile of new lane between Piney Grove-Wilbon Road and the entrance to Holly Glen.

Tom Beebe, Carolantic Homes – Mr. Beebe said he understands and empathizes with those who endure traffic on Avent Ferry Road. He said he feels the subject project could ultimately make traffic better. He stressed that his company would complete the north side of the Avent Ferry Road widening from Cass Holt Road to Piney Grove-Wilbon Road. He pointed out that he would be providing a significant \$3 million in road improvements while contributing only an estimated 4% increase in traffic.

Councilman O'Brien asked how the applicants came up with their trip generation comparison.

Mr. Stephenson explained they used the national standard as published in the transportation design standards manual. They are numbers, he said, that are nationally accepted rules of thumb upon which every transportation impact analysis is based.

With that explanation completed, Mayor Sears opened the public hearing. The following input was recorded:

Ed Neering, 200 Highland Springs and Craig Ashby, 201 Highland Springs – Mr. Ashby stated Avent Ferry Road collision statistics and increasing traffic counts. He noted evacuation routes and said it is difficult to conceive now how residents would be evacuated, much less with added approved residential subdivisions.

Mr. Neering – Mr. Neering addressed the question of community growth areas. His understanding is that a CGA should have mostly commercial. He said he feels the Avent Ferry Road – Cass Holt Road CGA should contain more commercial instead of this proposed residential subdivision.

Colleen Bradley, 305 Avent Meadows – Ms. Bradley said she is concerned about patient safety and that sometimes it takes a long time to go four miles down Avent Ferry Road in heavy traffic peaks.

Brenda Compton, 400 Stacy Street, Raleigh – Ms. Compton addressed the Council on behalf of neighboring property owner Bob Stafford. She said she just wanted to make sure that the alignment of Capeside and Cass Holt would maintain Stafford's access to Capeside.

Karen Marsh, 113 Holly Green Lane – Ms. Marsh said she is concerned about the topography of the property and how it could be developed with homes.

Dan Berry, 120 Abbeville Lane – Mr. Berry urged the Council to oppose the rezoning, citing that a CGA should have a commercial or mixed use core with no residential.

Jeremy Merrill, 201 Airedale Drive – Mr. Merrill spoke in opposition. In addition, he asked the Council to revisit the Comprehensive Plan and update it.

Duke Boykin, representing the Wood family – Mr. Boykin said the Wood family has not complained about development in Holly Springs, even as it surrounded their own property. They waited until a quality developer like Carolantic came along, he said. He urged the Council to recognize the rights of the Wood family to develop their land and that the Carolantic group would do a good job for the community.

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

Chief Smith addressed the issue of response time. He said the goal is an eight-minute or less response time. The occasion cited by Ms. Bradley, he said, was a non-life-threatening call that was dispatched as such and it was at the high school during a sporting event. He said it took extra time because no one communicated to the responding ambulance crew exactly where the injured student was on campus. It was not because of traffic congestion, he said.

Councilwoman Lee said traffic improvements on Avent Ferry Road have been significant but she wants to see how they continue working before adding more traffic and wiping out the benefit of the improvements that have been made. She said she is not in favor of R-8 anywhere in that area until we see those road improvements.

Councilman Dickson said he is not inclined to support the project until traffic improvements, like Main Street Extension, are tested.

Councilman O'Brien said he feels there should be commercial development there and not residential development.

Councilman Cobb said he would like to see the traffic impact analysis completed before voting on the project.

Councilwoman Williams said she didn't feel a 4% increase in traffic on Avent Ferry Road was significant, especially since the developer would be more than mitigating that with road improvements. She added that the Town has businesses that have come here expecting customers, and she feels the Council should support growth and development, especially when it is good growth. She said she also would like to see the TIA.

Action: The Council approved a motion to deny Zone Map Change Petition #16-REZ-02

Motion by: Lee

Second by: Cobb

Vote: Unanimous

9a. (This item was moved to Public Hearings during Agenda Adjustment) Public Hearing: 16-DP-09 for Downton Square Townhomes – Mr. Steinmann said the applicant has requested approval to build 88 townhomes on W. Holly Springs Road, that will provide interconnectivity from W. Holly Springs Road to Oak Hall. Downton Square would be developed in the R-MF-8 zoning district.

Ms. Goodson addressed what transportation improvements would be required.

With that explanation completed, Mayor Sears opened the public hearing, and the following comments were recorded:

Lisa Cater, 133 Gremar – Ms. Brooks said there currently is a problem with speeders. She said the addition of the connection to her subdivision was going to add more traffic than their narrow residential street can handle.

George Smith, 229 Stonehedge Ct. -- Mr. Smith spoke against the development.

Pam Davison, 105 Ramshorn Ct. – In addition to traffic, the Davisons said they are worked about the lack of amenities and how to keep a developer true to the conditions of the rezoning.

Michael Davison, 105 Ramshorn Ct. – Mr. Davison said if each unit generates six trips per day for each of the 88 townhomes, then there would be nearly 600 extra cars potentially on his street each day. He asked that the plan be changed to provide for their own access.

Clayton Dillard, 204 Stonehedge Ct. – Mr. Dillard said traffic is his issue. He said if the decision is to put a median in on Holly Springs Road, then he asked that the Town wait until the road is widened.

Doug Steigerwald, 200 Tullich Way – Mr. Steigerwald said speeders are already a problem. He said he knew the property would develop one day, but he can't accept added traffic on his residential street

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

Council asked staff about the interconnectivity of the plan.

Staff said that interconnectivity is desired in a community so that, among other things,:

- traffic is dispersed throughout the town and not funneled only out onto the major thoroughfares, creating traffic problems;
- emergency vehicles and service vehicles like garbage trucks can flow from one neighborhood to another;
- residents of neighborhoods feel connected and have free movement;

Action: The Council approved a motion to defer action to give the applicant an opportunity to reassess and reconfigure the road network so that it is less impactful.

Motion by: Dickson

Second by: Cobb

Vote: Unanimous

8. Consent Agenda: The Council approved a motion to approve all items on the Consent Agenda. The motion carried following a motion by Councilman Cobb, a second by Councilman Dickson and a unanimous vote. The following actions were affected:

8a. Minutes – The Council approved the minutes of the Council's regular meeting held Nov. 15, 2016.

8b. Resolution 16-42 – The Council adopted Resolution 16-42 to approve and enact Development Procedures Amendment #16-DPM-01. *A copy of Resolution 16-42 is attached to these minutes.*

8c. Resolution 16-43 - The Council adopted Resolution 16-43 declaring certain personal property surplus to the needs of the town. *A copy of Resolution 16-43 is attached to these minutes.*

8d. Resolution 16-44 - The Council adopted Resolution 16-44 declaring certain personal property surplus to the needs of the town. *A copy of Resolution 16-44 is attached to these minutes.*

8e. Resolution 16-45 - The Council adopted Resolution 16-45 declaring certain personal property surplus to the needs of the town. *A copy of Resolution 16-45 is attached to these minutes.*

8f. Budget Amendment - The Council adopted amendments to the FY 2016-17 budget to continue the Town's water meter upgrade and change-out program.

8g. Buckhorn Creek Elementary School Pump Station – This item was moved to Consent Agenda during Agenda Adjustment. The Council approved the site plan for a pump station to be located on the Buckhorn Creek Elementary School site.

9a. 16-DP-09 for Downton Square Townhomes – This item was move to Public Hearing during agenda adjustment.

9b. Buckhorn Creek Elementary School Pump Station -- This item was move to the Consent Agenda during agenda adjustment.

9c. Resignation of Councilwoman Linda Hunt-Williams – Mayor Sears said that at this time, Councilwoman Williams may want to say a few words and then ask for the Council to approve a motion to accept her resignation from the Holly Springs Town Council, effective immediately.

Councilwoman Williams was first elected to the Council in November 2009, taking the oath of office in December 2009. In November 2013, she was reelected, and one year remains on her latest four-year term.

In November 2016, Councilwoman Williams made successful run at the State Legislature, winning the District 37 House seat that represents Holly Springs and other portions of Wake County. She will be administered the oath of that office in January; therefore, she is relinquishing her seat on the Town Council. While the Council will fill her vacant seat in January, the Dec. 20 meeting provides an opportunity to say good-bye and thank her for her leadership and service to the community.

Mayor Sears presented Councilwoman Williams with mementoes of appreciation.

Action: The Council approved a motion to accept the resignation from the Holly Springs Town Council of Councilwoman Linda Hunt-Williams, effective immediately.

Motion by: Cobb

Second by: Dickson

Vote: Unanimous

10. Other Business: None that resulted in Council action.

11. Manager's Report: None that resulted in Council action.

12. Closed Session: The Council approved a motion to enter into Closed Session, pursuant to North Carolina General Statue 143-318.11(a)(5) to discuss the acquisition of property.

General Account – Closed Session Dec. 20, 2016

In Closed Session, the Town Attorney updated the Council on the opportunity to acquire a piece of property.

No action was taken in Closed Session other than a motion to reenter open session after discussion.

-- End of General Account

13. Adjournment: There being no further business for the evening, the Dec. 20, 2016 meeting of the Holly Springs Town Council was adjourned.

Respectfully Submitted on Tuesday, Feb. 7, 2017.


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