



Holly Springs Town Council
Special Meeting

March. 20, 2018

MINUTES

The Holly Springs Town Council met in special session on Tuesday, March 20, 2018 in the Holleman Room of Holly Springs Town Hall, 128 S. Main Street. The Council appointed Councilwoman Cheri Lee to preside the meeting in the absence of Mayor Sears and Mayor Pro Tem Tom O'Brien. She called the meeting to order at 4:30 p.m. A quorum was established as four council members were present as the meeting opened.

Council Members Present: Councilmen Dan Berry and Peter Villadsen and Councilwomen Christine Kelly and Cheri Lee.

Council Members Absent: Mayor Sears and Councilman Tom O'Brien (who arrived later.)

Staff Members Present: Charles Simmons, town manager; Daniel Weeks, assistant town manager; John Schifano, town attorney; Joni Powell, town clerk, (recording the minutes); and members of the Town's planning, engineering, communications and parks and recreation departments.

Tree Conservation – Ms. Clapp introduced planner Matt Beard who is heading up the Town's efforts to preserve trees and promote development practices that would result in the best results to preserve this area's natural beauty.

Mr. Beard said the Town's current tree protection program includes rules that exceed State regulations on:

- Timbering/Forestry
- Stream Buffers
- Wetland Areas
- Undisturbed Buffers (on NC 55 Bypass)
- Credit for Preservation of Existing Trees and Vegetation

He added that areas of concern are mass grading; loss of wildlife habitat; loss of specimen / Champion trees; and the visual impacts of development from streets and adjacent properties.

In discussion, Council said:

- It is cognizant for the need for grading during development but in forested areas, grading perhaps should be capped at a percentage of the total so that grading is limited as much as possible to that needed for streets, utilities and safe homes;
- The Town should look at greenway buffers of a certain amount so that the greenways are kept as natural and shaded as possible;
- A priority of any program would be to preserve and enhance the tree canopy over the Town.

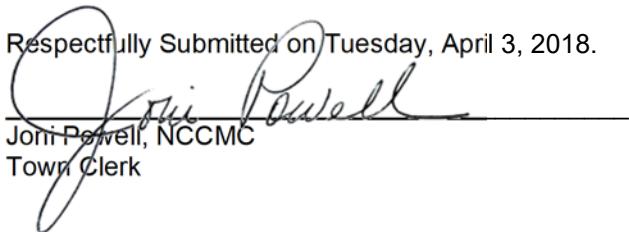
Mr. Beard provided the Council with strengths, weaknesses, opportunities and threats (SWOT) analysis of canopy retention; perimeter buffers; specimen/Champion trees; natural resource areas and wildlife corridors. Those findings are listed in the attached addendum pages.

The Council briefly addressed open space. The conclusion was that open space can be land that is not developable but has value; however, quality open space is preferred.

No action was taken during this special workshop; however, planning staff took their notes from the discussion and will be formulating a work plan based on Council input. They will be looking into what other neighboring towns have in place in the form of tree protection ordinances and programs like Tree City USA.

13. Adjournment: There being no further business for the evening, the March 20, 2018 special meeting of the Holly Springs Town Council was adjourned.

Respectfully Submitted on Tuesday, April 3, 2018.


Joni Powell, NCCMC
Town Clerk



Canopy Retention

Percentage of existing canopy coverage is to be preserved

STRENGTHS

- Preserves contiguous tree stands
- Supports existing plant and animal species on site
- Preservation can occur across entire site rather than just perimeters

WEAKNESSES

- Site may not contain significant tree canopy
- Existing tree coverage is often located in already protected areas
- Requires calculation and verification of healthy tree canopy

Perimeter Buffers

Undisturbed and
supplemental planting
around perimeter of
project

STRENGTHS

- Visual screening
- Can provide habitat retention benefits if buffer is wide enough
- Supports existing plant and animal species on site

WEAKNESSES

- Quality of Buffer Area vegetation may be low on areas previously cleared. Older trees may not have lower branches
- On site disturbance beyond the buffer would not be regulated beyond current ordinance
- Only preserving trees on perimeter

Specimen / Champion Trees

Identification and preservation of large trees across an entire site

STRENGTHS

- Save larger canopy trees
- Visual Impact
- Town Heritage / Historic nature of older trees

WEAKNESSES

- Exposure of single tree to elements may cause damage
- Can render a site unbuildable if covered in protected trees
- The tree being saved may not live much longer
- Minimal habitat benefits

Natural Resource Areas

Supplemental buffering of environmental features and identified native habitat areas

STRENGTHS

- Maximizes habitat and environmental benefit
- Increased environmental buffers further reduces impact on watershed health
- Preservation can occur across entire site rather than just perimeters

WEAKNESSES

- May not provide significant tree cover or visual screening if area is not wooded
- State regulations limit our ability to impose additional stream buffers, this would have to be offered as an option to meet compliance

Wildlife Corridors

Preserved and
enriched native
vegetation connecting
identified native
habitat areas

STRENGTHS

- Maximizes habitat and environmental benefit
- Connects other protected areas to provide a pathway for wildlife

WEAKNESSES

- May not provide significant tree cover or visual screening if area is not wooded