



## MINUTES

The Holly Springs Town Council met in regular session on Tuesday, July 20, 2021 in person and via video conferencing. Mayor Sears presided, calling the meeting to order at 7 p.m. A quorum was established as five Council members were present in the Chamber as the meeting opened.

**Council Members Present:** Mayor Sears, Mayor Pro Tem Dan Berry, Councilmen Peter Villadsen, Shaun McGrath and Aaron Wolff, and Councilwoman Christine Kelly.

**Council Members absent:** none.

**Staff Members Present in Chambers:** Randy Harrington, *Town Manager*; Daniel Weeks, *Assistant Town Manager*; Scott Chase, *Assistant Town Manager*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Mark Andrews, *Communications and Marketing*; Jeff Wilson, *Director, IT*; Mathew Mutter, *IT*; LeeAnn Plumer, *Director, Parks and Recreation*; Matt Beard, *Parks and Recreation*; Irena Krstanovic, *Director, Economic Development*; Elizabeth Goodson, *Development Services*; Melissa Sigmund, *Development Services*; Rachel Jones, *Development Services*; Beth Trautz, *Development Services*; Antwan Morrison, *Director, Finance*; Corey Petersohn, *Finance*; Kendra Parrish, *Executive Director of Utilities and Infrastructure*; Capt. Mike Patterson, *Police*;

**2. and 3.** The Pledge of Allegiance was recited followed by an invocation by Pastor Jahmar Cobb, of Oak Grove Missionary Baptist Church.

**4. Agenda Adjustment:** The July 20, 2021 meeting agenda was adopted with changes, if any, as listed: item 10 pulled to New Business.

**Motion:** Berry  
**Second:** McGrath  
**Vote:** Unanimous

**Public Comment:** At this time, an opportunity was provided for members of the audience who had registered to speak to address the Council, and the Clerk was asked for any written comments received prior to the meeting.

The following written comments were received: none.

The following comments were received in person: none

## Recognitions

### 5. F3 South Wake Donation

Captain Mike Patterson, Police Department, said that F3 South Wake, a national network of peer led workout groups for men, based on Fitness, Fellowship, and Faith, had raised \$3,500, through numerous events over the last nine months, to donate to the Holly Springs Police Department to supply first aid equipment for front line officers. He thanked F3, and the local businesses who had assisted in the fund raising to make this possible. They have assisted with Help a Neighbor Rock Event, Shop with a Cop, and Angel Tree events, and they help spread mulch at Bass Lake Park. Captain Patterson recognized local businesses who supported the fund raising.

## **6. Proclamation recognizing Olympic Diver Andrew Capobianco**

Mayor Sears read the Proclamation honoring Holly Springs' hometown Olympic athlete, Andrew Capobianco. He said the best wishes of the Town go with him to Tokyo. The Proclamation was presented to his parents, Michael and Darlene Capobianco.

## **Public Hearings**

### **7. 4900 Optimist Farm Rezoning**

Melissa Sigmund, Development Services, said that the purpose of this item was to consider a request for rezoning of 13.17 acres from R-30 to LB CU & RMF-8 CU. She showed the location of the property on Optimist Farm Rd. near the Sunset Lake Commons shopping center. The adjacent properties are already zoned LB: Local Business. The existing zoning is R-30, and the property is bisected by a large environmental feature. The applicant is requesting a split zoning, of LB CU: Local Business Conditional Use on the Optimist Farm Rd. side of the property, and R-MF-15 CU: Multifamily Residential Conditional Use on the north side of the property. There are no development plans in place for the northern part of the property, but the applicant would like to position it to be developed residential. Ms. Sigmund showed where the divide between the two parts of the property would be, as well as the proposed tree preservation area, along the environmental feature.

Ms. Sigmund said the developer has offered the following conditions and commitments:

- A residential maximum of 25 units, single-family or townhomes, no condominiums or apartments.
- At the time of any development north of Beaver Dam Creek, they will dedicate a Greenway Easement and either construct the greenway or pay a fee-in-lieu.
- At the time of any development north of Beaver Dam Creek, the future extension of S. Bell Haven Rd. and a public right-of-way connection to the east shall be designed, permitted, and dedicated to the Town of Holly Springs, and developer will pay design, permitting, and impact fees for future utilities to serve the development north of the Beaver Dam Creek.

Ms. Sigmund said that the developer will pay the standard fees, with dedication and construction of streets and rights of way per the Town's Comprehensive Transportation Plan. The developer will discuss the construction of an on-site side path and dedication of greenway, and fee-in-lieu of greenway construction.

Rachel Jones, Development Services, said that there is existing sanitary sewer and existing water available for connection with development. She said a Traffic Assessment Report (TAR) was completed with this rezoning petition, studying the site drive and the intersection of Sunset Lake Rd. and Optimist Farm Rd. A result of the analysis recommends thoroughfare widening across Opt Farm Rd., to half the cross section. Sufficient right-of-way dedication will be provided. The developer would widen Optimist Farm Rd. along the site, including constructing a 10-foot sidepath, which would leave an approximate 350-foot off-site pedestrian gap between the site and Sunset Lake Rd. The applicant provided a supplemental memo to the TAR after the Planning Board meeting, stating that the right-in/right-out would be supported. With the Master Plan and Development Plans the TAR would be re-evaluated and transportation improvements would be shown on the plans. The developer would submit the driveway permit for review and approval by NCDOT, with a right-in/right-out driveway. The applicant has explored closing the gap in the sidewalk from the site to Sunset Lake Rd., and it was found not to be feasible.

Mayor Sears asked about the right-in/right-out driveway and how one would get in to the property if coming from Sunset Lake Rd. Ms. Jones gave examples of ways one could get into the property by taking Wescott Ridge Dr. to Bibleway Court. Council member McGrath said that if Bell Haven was extended, it would not go through to the southern part of the property. Ms. Jones said that was correct, but there were other possibilities that could be explored, such as a connection to Lassiter Rd.

Matt Beard, Parks and Recreation, showed where the proposed greenway and sidepath would connect to the existing greenways and sidepaths in the future. The proposed greenway through the property goes along the environmental feature. The ultimate goal would be to have the sidepath connect all the way to Sunset Lake Rd. The applicant is offering to pay a fee-in-lieu of

constructing the greenway, to give the Town time to assess the property and decide where best to put the greenway. Currently greenway connections are not available, and the applicant is offering to pay a fee-in-lieu of greenway construction. An off-site sidepath/sidewalk connection to Sunset Lake Rd. was determined to be unfeasible due to the topography of the terrain and the immediate slope as you get close to the intersection. Staff is prepared to work on a construction estimate for a fee-in-lieu for the greenway. The fee-in-lieu has been provided as a condition, so if Council does not want to accept this, it must be made in the form of a specific request to the applicant and they would have to agree to that condition.

Council member McGrath asked if the Town had what it needed in terms of property for a greenway. Mr. Beard said there was currently enough land, although the environmental feature is constructed by beavers, so we are not in total control.

Dana Rybak, Planning Board, said that Planning Board recommended approval with a vote of 7-2. The votes against were based on too many unknown aspects to the request, inconsistency with the Town's vision, and traffic concerns. Discussion included traffic and right-in/right-out access to the site, the results of the neighborhood meetings, as well as concerns regarding the impacts of additional residential development on traffic.

Josh Dunbar with EI Group, speaking for the applicant, said the applicants are Holly Springs residents of 23 years. It is a family business owned by the Rodney Brown family. They are local business owners, and own and operate Little Angels Prep Academy in Fuquay Varina. The Fuquay location has been in business for 11 years, serving working families with extended weekdays and weekend hours. He said the property is currently in the ETJ, but a petition for Voluntary Annexation has been filed. He shared the reason for the split zoning request. There is a purchase agreement on the north part of the property, along with two adjacent properties, which requires a rezoning. He said it adheres to the Future Land Use Designation as Mixed Use. He said the applicant is offering a voluntary condition of a maximum of 25 townhome units, (although 64 units are allowed under this zoning), the construction of a 10-foot sidepath along Optimist Farm Rd. and a greenway easement and fee-in-lieu of greenway construction across the rear of the property, and to allow for the extension of S. Bell Haven St. for cross access. He shared a conceptual drawing of the preschool, and a future commercial development concept. He gave the qualifications and local connections of Jasmine Brown who will be the director of Little Angels Prep Holly Springs. The expected development schedule for the daycare, is to get master plan/development plan approval in the third quarter of 2021, commence construction of the daycare in the fourth quarter, with the daycare construction complete in the first or second quarter of 2022. He provided a handout to Council showing how the ultimate interconnectivity would work on the site.

Mayor Sears opened the public hearing and the following input was received: None.

There being no input, Mayor Sears closed the public hearing.

Council member Kelly said that this site is on a curved road, close to an intersection. If someone leaves the property heading to Sunset Oaks, how would they do that with the right-in/right-out? Ms. Jones said they could go left on Sunset Lake to Wescott Ridge. The circuitous route would be the temporary option until full build out when there would be other opportunities for connectivity with the development of the eastern and western parcels. The western parcel is in the development process today. The eastern property is not in the process. Council member Kelly asked what would keep drivers from making a U-turn at Sunset Lake. Ms. Jones said it is a signalized intersection. The applicant's transportation engineer is here if Council would like to hear from him.

Mayor Sears said the connection on Optimist Farm Rd is a challenge.

Mr. Dunbar said that Lassiter is a signalized intersection which allows a left turn. Drivers could make the U-turn there, to get back on Optimist Farm and not have to go through a neighborhood. This is a daycare which is a convenience destination. If it's not convenient, people won't go there. Pierce Olive is another connection that would allow a route in and out. Council member Kelly asked if he spoke to the Westcott HOA. Mr. Dunbar said that they were outside the

area he was asked to speak to. He said he did not recommend the Westcott route. They recommend the Lassiter route. He said most of the drivers that will come to this site are already driving on these roads and they will not add much traffic. Council member Kelly asked how many kids the daycare would serve. Mr. Brown said 75 children. He said that they have extended hours, so he doesn't think his facility will add much to traffic. Council member Kelly asked about the commercial building and Mr. Dunbar said that it was included in the TAR. There is no connectivity for the proposed townhomes, so they do not add any traffic.

Council member McGrath asked if any type of fees-in-lieu of road improvement along Optimist Farm Rd. was received from the developments further down Optimus Farm Rd. Ms. Jones said we have not collected any fees-in-lieu to this point, but there is a lot of development interest and it could happen going forward.

MPT Berry said the parcel immediately to the east is RMF-15. Anyone who buys it can put apartments there. Splitting the zoning, and allowing the back to be limited, could prevent apartments from going in and creating more traffic. This is a break in connectivity to Sunset Lake, but given the topography, it doesn't make sense to install a sidewalk that would have to be ripped up when new development goes in. He doesn't see the practicality of making them do that and likes the RMF-8 zoning to prevent a future RMF-15 going in.

Council member Villadsen said if we're going to have someone come in and put in the connectivity, it has to start somewhere. He has some issues with the right-in/right-out, but that is the price of being the first one to develop there. Council member Wolff said he agrees that the most likely scenario is drivers will use Lassiter. He thinks this is a good use for this site and agrees with Councilman Villadsen that we have to start somewhere. Council member McGrath asked if the intent was to be less dense. Mr. Dunbar said the commitment is in from the developer that it would be less dense.

**Action:** Motion to adopt Rezoning Ordinance RZ21-03 to adopt statement of compatibility and to approve rezoning.

**Motion by:** Wolff

**Second by:** Villadsen

**Vote:**

**Aye:** Berry, McGrath, Wolff, Villadsen

**Nay:** Kelly

*The motion passed.*

## **Consent Agenda**

The Council passed a motion to approve all items on the Consent Agenda except item 10 which was removed for discussion. The motion carried following a motion by MPT Berry, a second by Council member Villadsen and a unanimous vote. The following actions were affected:

8. Minutes – Council approved the minutes of the Council Business Meeting held June 22, 2021.

9. Municipal Concurrence for Setting the Speed Limit on Woods Creek Rd. – The Council approved Ordinance 21-29, setting the speed limit of 45 MPH on Woods Creek Rd. between Fellowship Rd. and Old Holly Springs Apex Rd.

*A copy of the Ordinance 21-29 is attached to these minutes.*

11. Capital Project Ordinance Technical Amendments – Council adopted Ordinances 21-30, 21-31, 21-32, 21-33, 21-34, and 21-35, amending capital project ordinances.

*Copies of Ordinances 21-30, 21-31, 21-32, 21-33, 21-34, and 21-35 are attached to these minutes.*

12. Avent Ferry Forcemain Change Order #1 – Council approved a change order of \$204,572 with approved project contingency funding for the Avent Ferry Forcemain Project.

13. Resolution to Accept American Rescue Plan Act Funds – Council approved Resolution 21-18 to accept American Rescue Plan Act funds.

*A copy of Resolution 21-18 is attached to these minutes.*

14. Resolution supporting Memorandum of Agreement on Opioid Litigation Proceeds to Wake County – Council approved Resolution 21-16 supporting a Memorandum of Agreement between the State of North Carolina and local governments on proceeds relating to the settlement of Opioid Litigation, and any subsequent funds that may come into North Carolina as a result of the opioid crisis.

*A copy of Resolution 21-16 is attached to these minutes.*

## **NEW BUSINESS**

### **15. Southern Crossroads Master Plan Amendment and Development Plan**

Melissa Sigmund, Development Services, said the purpose of this item was for Council to consider a request for a Master Plan Amendment and Development Plan for Southern Crossroads. She said this is the final section of this development, along Ralph Stephens Rd. and Southern Crossings Blvd. It is designated Mixed-Use and Neighborhood Center on the Future Land Use Map, and zoned CB: Community Business and R-MF-15 Multi-family Residential. The requested amendment to the approved Master Plan is to reduce the 25-foot Type C bufferyard to a 10-foot Type A bufferyard. This is now permitted by the UDO as the adjoining properties are commercial, whereas when the Master Plan was approved, they were not.

Ms. Sigmund said the Development Plan is for a 4.9-acre site, with three buildings for medical office use. They will total approximately 22,400 square feet, and have 122 parking spaces.

Rachel Jones, Development Services, said a Traffic Impact Analysis (TIA) was completed with the Southern Crossroads Master Plan and a TIA verification letter submitted with the Development Plan. There are existing turn lanes and an existing sidewalk along the frontage on Ralph Stephens Rd. There is a future cross access that will connect Village Gate with Ralph Stephens Rd. Both watermain and sewermain extensions will be constructed to serve the development and connect to the Village Gate project. Council member McGrath asked for clarification on whether there was a planned connection point to Village Gate. Ms. Jones said there was not.

Dana Ryback, Planning Board, said the Planning Board recommended approval of the Master Plan 8-1-0 and the Development Plan 9-0. The member voting against the motion was concerned about making any changes that reduce the number of trees. An additional motion was made requesting Council specifically discuss the possibility of adding electric vehicle charging stations, which passed 9-0. The applicant said this was something they would consider.

Bill Brian, Morningstar Law Firm, attorney for the applicant, said that the Southern Crossroads project is a group of interrelated developments, and this is the final piece. He said Jack Smyre of the development team would be speaking. He had other team members available by phone or in the chamber if Council had questions. He turned the presentation over to Mr. Smyre.

Mr. Jack Smyre of The Design Response, said the proposed Medical Offices would be across Ralph Stephens from the Britthaven Senior Living and the Exchange at Holly Springs apartments. The amendment adjusts the setback dimension and nature of the buffer adjacent to Village Gate to the north, and Collins Park to the east. He said when the Master Plan was approved in 2017, both of these adjoining tracts were undeveloped and zoned residential. Both adjoining tracts are now zoned CB: Commercial Business, the same as the northern 4.93-acre Southern Crossroads tract. The current 25-foot setbacks, required when commercial is adjacent to residential, are therefore being requested to be amended to the 10-foot setbacks required in the UDO for commercial to commercial. On this tight triangle of property, every foot matters, so they request this setback. The Type C buffer is requested to be changed to Type A for the same reason.

He showed the location of the buffer and setback along Ralph Stephens Road and Southern Crossings Boulevard.

Mr. Smyre described the development plan for this portion of the Southern Crossroads Master Plan as adjoining Village Gate to the north and Collins Park to the east. There will be full-movement access to Ralph Stephens Rd. at a future median break. There will be three single-story medical office buildings. A site drive will enter from Southern Crossings.

Mr. Smyre shared the landscape plans for the site, as well as drainage and stormwater. He showed where patio areas would be on the east and west sides of the buildings. The parking is well screened and behind the building. There is a loop for emergency vehicles to turn around. There would be an easement for a connection to Village Gate on the narrow edge of the triangle.

He shared elevations of the three buildings, and discussed materials and colors. Building 1 will be 5,000 square feet, Building 2 will be 9,000 square feet, and Building 3 will be 8,400 square feet.

Mr. Smyre said the Planning Board was concerned that if Ralph Stevens was widened, some of the landscaping would be lost. It was their opinion that that will not happen for a long time so the landscaping will be there for a long time. If and when it occurs, landscaping could be reinstalled if it were allowed in the right of way, or in the front yards. They have sought no exceptions or alternative plans. Mr. Smyre said that in his opinion they meet all the UDO requirements for setbacks and landscaping. Another concern mentioned was providing for electric car chargers. At the construction plan level they will suggest putting the conduit in. But they want to wait for the level 3 chargers to arrive before actually installing a charger. To address the level of parking, they have provided exactly what the ordinance requires. Clinics have different parking needs from normal offices, and this plan meets the needs for this type of office. The Planning Board asked if they considered a two-story building. Mr. Smyre said that would make the parking difficult. The smaller buildings allow parking to be placed behind. The one story also allows them to configure the interior space to suit tenants who may have different needs for plumbing, etc.

MPT Berry said that the initial cross connection to Village Gate discussed was at the Southern Crossings Boulevard, and the applicant's concern was that they would lose 3 or 4 parking spots. This plan has no parking spots where that access would have been, and is now for trash dumpsters. Mr. Brian said when the design was finished and sewer easements were laid out, it was a safety issue to have the connection in the middle of the property. Village Gate was just as against this location as they were. They negotiated with the Village Gate team, got the blessing of NCDOT and hope that the Council will bless this plan. The problem with a cross connection is the people walking from their cars to the clinics, and the daycare on the Village Gate side being impacted by traffic. MPT Berry said the cross connection provided is a stub, with ten feet unconnected. He asked what the safety concern was with that. Mr. Brian said it was the same safety issue with cars driving through their parking lot.

Council member McGrath said that from a fire protection point of view, for three office buildings, there is a single point entry and exit, and he is concerned about that. He doesn't think many people would cut through, unless they were going to a medical appointment at the office, or dropping their children at the day care. Otherwise they would not cut through. This is an "island" and the fire safety issue concerns him. Mr. Brian said the special turn around makes the property meet the state fire code. They met with the Fire Marshall and discussed it with the staff. It was determined that this is acceptable.

MPT Berry asked if the lack of connection at the stub was a result of the original settlement agreement. John Schifano, Town Attorney, said the original settlement agreement did not talk about this level of detail. There is a current litigation and this access issue would resolve that lawsuit. MPT Berry thinks this would be a commonsense connection. Council member Kelly said she was disappointed in the lack of connectivity, since it is commercial to commercial, where you would expect more connectivity. She said some of the logic for only one story feels disingenuous, and she was frustrated that there was no desire to work with the Town more. It is for the benefit of our residents to have more connectivity.

Council member McGrath asked if there was any connectivity to the proposed greenway being put in by Village Gate. Mr. Brian said the issue had never been raised. Council member

McGrath said he would recommend the 5-foot connection, to allow people to walk down the greenway to the Walmart. Mr. Brian said he was not authorized to make promises, but he suspected his client would be willing to put in that sidewalk. Council member McGrath asked Mr. Schifano if the buffer amendment was a by-right amendment, since the adjacent properties are now commercial. Mr. Schifano said that there is a permit choice rule in NC, so if there is a change in the law, the landowner gets the benefit of the change. He does not believe Council has the discretion to deny a site plan amendment on the buffer issue. Council member McGrath said it is the extra 15 feet that allows you to develop this odd-shaped property. But he thinks it would make sense to have a more opaque buffer on the north side, between this property and the daycare.

Council member Kelly asked if there was a better location for the dumpsters instead of at the main entrance. Mr. Brian said he doesn't see that as any different from other sites he has seen. It's all about the garbage truck. They don't want to weave through the parking lot. The dumpsters are gated and closed.

Council member Wolff said he can accept the argument on the cross access with the Village Gate in the middle of the site having safety concerns. He does not believe those apply to the side access. He agrees with the Mayor Pro Tem that he is glad it is ending. But he would like to say for the future, you are doing only what is required, and that is not necessarily the most productive way to do business with this community, and an access point there would be beneficial to this community. For future consideration, having a relationship where we only do what is required of each other is not the most productive way to move forward.

Council member Villadsen says it seems to be the staple of this project to do only what is required. He said he hopes it is the last chapter of this book they have been forced to read. Council wants to be happy with projects and feel that we have all come away as winners, but this doesn't seem to often be the case with this entire project. Even with the 10-foot buffer, it seems that you want this property to be isolated from Village Gate and they want the same thing, so a 25-foot buffer would have reinforced that and not confused people on either side that there is no connectivity.

MPT Berry asked if we should memorialize the greenway construction and the buffer density that Mr. Brian's client agreed to over the phone. Mr. Schifano said conditions can be placed on rezonings if they are the product of a voluntary agreement with the developer. This is a site plan. He would suggest that if Council feels strongly about it, the buffering might be a little bit more because you have to deal with arrangements, different drawings, and different issues. But the 5 foot sidewalk could be made a condition without much consternation. But if you feel strongly about the buffer you might need to table it and bring it back on August 17<sup>th</sup>. It has been the Town's position that Council gets to determine where roads and access points are. If you want to force the issue and litigate it, and put the access point where staff believes it should be, you could do that. He said that Council has discretion when it comes to site access points and transportation in your town.

Mr. Brian said Mr. Powell gave him permission over the phone to commit to the 5-foot sidewalk and he is willing to investigate the denser buffer, but it would take study and he won't commit to that at this point.

Council member McGrath said there has been a lot of discussion about trying to separate these two developments, Southern Crossroads and Village Gate, but the less dense buffer doesn't look like you are trying to separate them. You are trying to force non-connectivity, and yet build an opaque buffer. To him it is a non-starter if they cannot have more opaque buffering. Mr. Brian said he was sure they could make it more opaque, but he could not commit to how much more opaque. But he could agree to a condition on connecting to the greenway.

Council member Kelly said that she would like to memorialize in writing any agreements because there is a pattern of doing only what is required with this development. Mr. Brian said he had made a commitment to connect to the greenway, but he was not willing to put anything in writing about the opacity of the buffer.

MPT Berry asked about the position on the connection to the stub and if it was a non-starter. Mr. Brian said it had been the subject of months of negotiation to get it where it is, and was probably a non-starter.

Council member McGrath asked staff to address fire concerns. Ms. Jones said, in coordination with Wayne Strickland of the Fire Department, because of the design of the buildings,

the secondary access was not required by NC Fire Code. Staff coordinated, and this turnaround is where they landed to meet the engineering design construction standards, and the NC Fire Code. Typically interconnectivity is required between sites, but it is sometimes up to the discretion of the director. In this site we have highlighted that it would be normally beneficial, but these applicants have said that it was not desirable in this situation. Chief Smith, Fire Chief, said the way this is laid out now, he would be comfortable in reaching all sides of the buildings. Interconnectivity would be good in case there was a storm or another activity, but we could cut a path, that would tear up the buffer, if we had to. If it were a taller building we would be more concerned, but he is OK with this plan.

Mayor Sears asked that the Motions be put on the screen to be discussed.  
Council discussed what conditions they would be comfortable with.

**Action 1:** Motion to approve Southern Crossroads Master Plan with the conditions stated in the agenda packet.

**Motion by:** McGrath  
**Second by:** Villadsen  
**Vote:**  
**Aye:** McGrath, Villadsen, Berry  
**Nay:** Kelly, Wolff  
*The motion passed.*

Council discussed what conditions could be added regarding buffer opacity, connectivity, and safety. They discussed whether access limited to emergency vehicles only was sufficient and whether adding conditions or tabling the matter would cause delays for Village Gate, and whether the public should be educated about the lack of connectivity at this site.

**Action 2:** Motion to approve Southern Crossroads Medical Office with the conditions stated in the agenda packet, and the additional conditions of constructing a 5-foot sidewalk to connect to the existing greenway, that the 10-foot buffer be increased to the maximum opaqueness possible in conjunction with the Village Gate Developer, and that a connector road be in place with sufficient pavement and infrastructure to allow full access with a Knox-box for emergency vehicles.

**Motion by:** McGrath  
**Second by:** Villadsen  
**Vote:**  
**Aye:** McGrath, Villadsen  
**Nay:** Wolff, Berry, Kelly  
*The motion failed.*

**Action 3:** Motion to approve Southern Crossroads Medical Office Development Plan with the conditions stated in the agenda packet, and the additional conditions of constructing a 5-foot sidewalk to connect to the existing greenway, that the 10-foot buffer be evaluated to increase to maximum opacity possible, and to require an interconnection from the site parking lot to the cross-access drive as shown on the Development Plan.

**Motion by:** Berry  
**Second by:** Kelly  
**Vote:**  
**Aye:** Berry, Kelly, Wolff  
**Nay:** Villadsen, McGrath  
*The motion passed.*

## **16. Arbor Creek/Middle Creek Greenway Contract Change Order for Linksland Dr. Connection**

LeeAnn Plumer, Director of Parks and Recreation, said that this item was for Council to consider a change order to the design contract to include a connection to Sunset Ridge North neighborhood via Linksland Drive for the Arbor Creek/Middle Creek Greenway project. The greenway is an approximately 2.8-mile greenway connecting Sunset Lake Rd. to Holly Springs Rd. with various connections. In February 2020 Council approved the design contract with SEPI, Inc. In April 2021 Council directed staff to include a spur connection to the Sunset Ridge North community via Linksland Dr. to the main trail. Construction funding for this project will utilize a portion of the remaining \$8 million from the 2011 Parks & Recreation bond funds. She showed the location of this connection on a map and provided an aerial view that shows the location of the creek and an unnamed tributary. She said the requested change order includes the design work for the additional 1,040 linear feet, and wetland and stream delineations, permitting, geotechnical investigation, structure (bridge) design, greenway design, and changes to the bid specifications.

MPT Berry asked if this would come out of contingency or is this additional. Ms. Plummer said this is additional because contingency is also meant for administration costs. Council member McGrath asked if this includes the removal of the other connection. Ms. Plummer said that the removal of the other connection does not save any money.

**Action:** Motion to approve the change order from SEPI, Inc., in the amount of \$85,010 for design of the Linksland Dr. connection to the Arbor Creek/Middle Creek greenway project.

**Motion by:** Berry

**Second by:** McGrath

**Vote:** unanimous

## **10. Street Name Change Request**

Council member McGrath said he asked that this be pulled due to the discussions around Pine Springs Academy. His concern was that this furthers confusion about the connection and he would like to make it very clear that even if this road is to be renamed, there is no plan to connect this road to Catha Drive until such time as Easton Acres property is sold and rezoned and redeveloped. There is no intent to make this connection at this time. And he does not want residents to think that this will be connected any time soon. He asked if the name change was needed at this time, if there is no intent to connect.

Council member Kelly said she was in agreement, particularly with the sensitivity in this area. MPT Berry said he agreed that the clarity is important, but was agnostic about the renaming. Council member Villadsen thinks it would be confusing to have two sections of Richardson St. that did not connect. Council member Wolff agreed that having two sections can be confusing, but would err on the side of changing the name earlier rather than later, as it could cause more confusion later.

Beth Trautz, Development Services, said that because it is part of the Comprehensive Transportation Plan the Town could change the name now to prevent future confusion. Because nothing is addressed off of Cachet, it could also be changed later. But if a business comes in that faces Cachet, we should move forward with the name change because it is very difficult to change a street name after something is addressed off of it. Council member Wolff said the first development would trigger the name change and that would be sufficient.

**Action:** Motion to deny renaming Cachet Street to Richardson Street.

**Motion by:** McGrath

**Second by:** Berry

**Vote:** unanimous

## **OTHER BUSINESS**

Mayor Sears said he was grateful for all the support during his illness and absence. Council member Kelly said one of our residents, Andy Wantz was called up to the LA Angels baseball team on July 3<sup>rd</sup>. Also, she said it was the beginning of Eid al-Adha and she sent a blessing to our Muslim neighbors and recognized their holiday. Council member McGrath said there was a positive discussion with the landfill group. They are continuing to move forward. There is an additional weather station to be put in place at the landfill in September, and three eNose sensors to verify what people are smelling. Wake County is working on a new communications officer, and a new reporting system.

MPT Berry reported a good Samaritan action. His in-laws were stopping at Chik-Fil-A when a worker passed out. They hopped out of the car and administered first aid until the first responders arrived and took over. The worker is fine.

Council member Wolff said he was concerned about Corona virus spread in the community. With the new Delta variant he said he was concerned that it is spreading particularly among young people. Only 57% of the population in Wake County has been vaccinated and he would encourage people to get vaccinated if possible, because it protects against the new variant and will help protect young kids who cannot yet be vaccinated. Mayor Sears said he encourages everyone to get vaccinated. He then announced that on July 31<sup>st</sup> at 1:00 a memorial service for Gerald Holleman, former mayor, will take place at the Apex Baptist Church on Salem St.

## **MANAGER'S REPORT**

Randy Harrington, Town Manager, said that over the past nine months Scott Chase has been acting Development Director and he recognized him for leading that group. And then he publicly introduced Chris Hills, the new Development Director. Chris went through a rigorous assessment process, and with that it came out that he was very experienced with UDO rewrites. He is a strong team leader, and a strong believer in technology. An excellent communicator, approachable with high customer service orientation. Three of his former employees have gone on to become Planning Directors in other municipalities which says a lot about his leadership. He asked him to say a few words. Mr. Chris Hills said he was excited to be here and to join this team. He has been a professional planner in Wake County for 17 years so he has heard a lot about Holly Springs. What he has seen in this time is the great team that is here, and he is excited to join them. He lives in Clayton with his wife who is teacher, and their 16-year old son.

Next Tuesday, July 27<sup>th</sup> the Planning Board is having a meeting to discuss the UDO. This is not on Council's calendar but you are invited to attend. The Town Clerk will send out notice that there could be a quorum, but there will be no action taken at that meeting.

He asked John Mullis, Public Works, to give an update on the new garbage and recycling collection schedule. The new collection route is responsible for a 48 cent per month reduction for residents. Mr. Mullis said this was a reminder of the new schedule. The reason for this is to rebalance the route, which resulted in the savings. The change begins August 2<sup>nd</sup>. There is no change to the yard waste schedule. Marketing and outreach activities include last meetings' announcement, mailers from GFL going out, water bill inserts, the website and social media, HOA outreach, and an ad in Suburban Living. He showed examples of the targeted flier GFL sent out. For questions, contact GFL at 919-534-3708. GFL has set up this number just for Holly Springs residents for this change. He showed what the website update looks like. He said they would continue working with the Communications team to get the word out.

Council member Kelly asked if the flyer was going only to those impacted, or to everyone. Mr. Mullis said the flyer is going out to everyone. That way they will have something for their refrigerator. Council member McGrath said a lot of people were concerned that Wood Creek was divided because of 540. Mr. Mullis said that staff would go back and clarify that. Council member Kelly asked about annexation donut holes. Mr. Mullis said that during this process they were going through and double checking that only town limit residents were covered. Council member Wolff shared that public opinion was very positive. The only thing he heard was that people would pay more for recycling every week.

Town Manager Randy Harrington said that Council was off until their August 17<sup>th</sup> meeting.

**CLOSED SESSION:** The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(4) to discuss three economic development prospects, and pursuant to N.C.G.S. 143-318.11(a)(3) to consult with the attorney on a legal matter, and N.C.G.S. 143-318.11(a)(6) to discuss the process for the Town Manager's annual review.

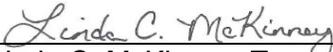
**Motion by:** Berry  
**Second by:** McGrath  
**Vote:** Unanimous

Motion to Seal the minutes of the closed session was made by Kelly, seconded by Council member McGrath and passed with a unanimous vote.

Motion to leave closed session was made by Council member Kelly seconded by Council member McGrath and passed with a unanimous vote.

**Adjournment:** Council member McGrath made a motion to adjourn at 10:45 pm. It was seconded by Council member Kelly and passed with a unanimous vote.

Respectfully Submitted on Tuesday, August 17, 2021.

  
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Linda C. McKinney, Town Clerk

**Addenda pages as referenced in these minutes follow and are a part of the official record.**