



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, March 16, 2021 in person and via video conferencing. Mayor Sears presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and 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, *Communication and Marketing*; Jeff Wilson, *Director, IT*; Mathew Mutter, *IT*; Kathy White, *Town Deputy Clerk*; LeeAnn Plumer, *Director, Parks and Recreation*; Matt Beard, *Parks and Recreation*; Sean Ryan, *Development Services*; Elizabeth Goodson, *Development Services*; Melissa Sigmund, *Development Services*; Cheryl Caines, *Development Services*; Rachel Jones, *Development Services*; Antwan Morrison, *Finance Director*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Pastor Jack Garrell of Oasis Church.

4. Agenda Adjustment: The March 16, 2021 meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry
Second: Wolff
Vote: Unanimous

Public Comment: Public Comment was requested in writing prior to the meeting. The following number of comments was received and provided to the Council prior to the meeting:

- 1 comment signed by 29 residents of Woodcreek requesting a change in the greenway routing on Parks Recreation and Greenways Master Plan;
- 79 comments in favor of rezoning 1317 N. Main;
- 7 comments opposed to rezoning 1317 N. Main
- 1 comment in favor of affordable housing but requesting answers to questions about the specifics of the development at 1317 N. Main;
- 2 comments opposed to removal of trees at 1317 N. Main;
- 2 comments opposed to the affordable housing part of 1317 N. Main;
- 1 comment in favor of affordable housing at 1317 N. Main but requesting Council take action on the landfill odor and tree cutting;
- 2 comments in favor of the rezoning at Norris Crossing;
- 3 comments opposed to the rezoning at Norris Crossing;
- 4 comments opposed to removing the pond at Norris Crossing;
- 1 comment unhappy with the privacy fence behind Lowe's.

Recognitions

5. Oath of Office – Board of Adjustment

Town Clerk, Linda McKinney, gave the oath of office to Board of Adjustment ETJ member Jeff Jones.

6. Arbor Day Proclamation

Cheryl Caines, Development Services, explained the importance of Arbor Day, and presented the Proclamation that March 19, 2021 be observed as Arbor Day in Holly Springs. She said that the Town will observe Arbor Day on March 20th, with a tree planting at Ting Park and by celebrating the opening of the Tree Trail at Bass Lake Park.

7. Women’s History Month Proclamation

Councilwoman Christine Kelly thanked the Mayor for the proclamation, and read the proclamation that March be observed as Women’s History Month in Holly Springs.

Public Hearings

8. Holly Springs Business Park Tract E

Cheryl Caines, Development Services, said the purpose of this agenda item is for Council to consider the request for a Special Exception Use, Development Plan and Waivers for Holly Springs Business Park, Tract E. The applicant is requesting this because a laboratory is a Special Exception Use in the Holly Springs Business Park. She said that the site is designated Business and Industrial on the Land Use and Character Plan, and is currently zoned Planned Unit Development (PUD). The applicant is planning to build five buildings, two 2-story buildings for lab use, and three 1-story flex-space buildings. They are requesting three Waivers to reduce loading space dimensions for the two lab buildings, for alternate compliance for the architectural standards to provide primary features on the north façade of Building 5 instead of the east façade, and to allow an additional 9 parking spaces above the maximum required spaces.

Rachel Jones, Development Services, said that the Traffic Assessment Report (TAR) studied four intersections. New site access would be two right-in, right-out access points at the east and west edges of the property, and a full access point in the center. The Traffic Impact Analysis (TIA) level was not met, so a TAR was conducted. There will be a left turn lane into the site at site drive 2, directly across from Seqirus. She said the site would connect to potable water and sewer at existing lines, and a reclaimed water main would be extended to the property line for potential future use. All hydraulic water models have been completed for potable as well as reclaimed water.

Rick Madoni, Planning Board, said the board recommended approval with a vote of 8-0-1.

Mayor Sears opened the public hearing.

Josh Dunbar, 120 Cliffcreek Dr., Holly Springs, introduced the applicant’s team. He then said they planned to bring five buildings featuring 90,000 square feet of commercial and laboratory space to the Holly Springs Business Park. He showed a drone’s-eye view of the property and gave an overview of a potential construction schedule, with groundbreaking in May of 2021, and the first building completed in January 2022. He showed elevations of the two types of buildings and said that the owner investment would be \$17,000,000. He said about 240 jobs would be created, with combined salaries of \$15,900,000 and an annual estimated tax revenue of \$160,000, \$67,000 of which would go to Holly Springs. He said the project did not require a TIA, but a TAR was completed and the project will not negatively impact any studied intersection. The developer will provide a left turn lane on Green Oaks Parkway, at the Seqirus entrance. He said he has tenants already committed including Skie Properties, JLS Homes, and Meg’s Smile, and has had significant interest expressed by an existing life sciences company and an existing laboratory company. He

thanked the Economic Development team for assisting them in bringing tenants to their attention. He said that the area will be called AMS Exchange 55.

MPT Berry asked what the extra parking spaces would do for the impervious area. Mr. Dunbar said that the decision was based on layout of the space and lab use. The UDO did not define the parking rate for a lab use and they want to accommodate any tenant who would come in. Councilman McGrath asked if delivery trucks were addressed in the TIA for making turns onto 55, and having to make the U-turns. Mr. Dunbar said it was addressed, and that their hope was that the full access drive would encourage truck traffic onto 55 and off of Green Oaks.

Councilwoman Kelly said that Council has been talking about this project for a long time. She wanted the public to know that was why Council was not asking a lot of questions. This is a difficult location to develop, and it will bring jobs to Holly Springs.

There being no further testimony, Mayor Sears closed the public hearing.

Action 1: Motion to adopt Resolution 21-08 to make and accept the Findings of Fact for consideration of and to approve SEU and Waivers.

Motion by: Wolff

Second by: Kelly

Vote: unanimous

Action 2: Motion to approve Holly Springs Business Park Tract E Development Plan with the conditions stated in the agenda packet.

Motion by: Berry

Second by: McGrath

Vote: unanimous

9. Voluntary Annexation A20-09, Regency Holly Springs

Melissa Sigmund, Development Services, said that the petitioner is requesting annexation prior to development. The property, owned by ESC Ventures, LLC is about 119 acres and is located on the south side of Holly Springs New Hill Road next to Trinity Creek.

Mayor Sears opened the public hearing.

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

Action: Motion to adopt Annexation Ordinance A20-09, annexing 119+/- acres owned by ESC Ventures LLC.

Motion by: Villadsen

Second by: Wolff

Vote: unanimous

10. Regency Holly Springs Development Options Subdivision 20-DO-01

Cheryl Caines, Development Services, said that the purpose of this agenda item was to consider a Development Options Plan for Regency Holly Springs Subdivision on the land that was just annexed. She said the land is currently designated Mixed Residential Neighborhood on the Land Use and Character Plan and was rezoned in early 2020 to R-10 Residential, Conditional Use. She said the Development Options provide flexibility on Development Standards for things like lot size and lot width, for a mix of active and passive open space, and for design features for homes.

Rachel Jones, Development Services, said that a Traffic Impact Analysis (TIA) was completed. It studied 5 intersections in the area on GB Alford, Old Holly Springs Apex Rd., and Holly Springs New Hill Rd. Site access would be off of Holly Springs New Hill Road. There will be a fee-in-lieu toward a future traffic signal at Green Oaks Parkway and Holly Springs New Hill Road, and toward the realignment of the intersection at Old Holly Springs Apex Road and Holly Springs New Hill Road. They will be widening the road and constructing a sidewalk across the Holly Springs New Hill Rd. frontage and a vehicular and pedestrian connection to Trinity Creek. There will be an

approximate 300-foot gap between this sidewalk and that of Trinity Creek, due to the land between them being owned by Duke Energy.

Ms. Jones showed the location of the water lines, both potable and reclaimed, and where sewer lines, and pump station would be. The site would connect to existing water mains, and a proposed pump station. All engineering studies have been completed and finalized for the project.

Rick Madoni, Planning Board, said that they recommended approval with a vote of 8-0-1. They made a suggestion to have a crosswalk to Addison Pond.

Mayor Sears opened the public hearing.

Tom Spaulding, for The Spaulding Group, 1611 Jones Franklin Rd., Raleigh said this project would have two sizes of single-family homes, age restricted to 55 or older. He said there would be sidewalks on both sides, amenities would include benches, walking trails, a community clubhouse, gazebo and fire pit, and 37 acres of open space, which is 25 more acres than are required. In additions, there would be 2,800 linear feet of greenway trails. They are committing to age restricted housing and keeping the traffic down. He said there would be pocket parks within the development.

He said the developer would pay a fee-in-lieu of \$87,500 for a future traffic signal at Green Oaks Pkwy. and New Hill Rd. and \$157,500 for the realignment of Old Apex-Holly Springs Rd. at New Hill Rd.

MPT Berry asked about the sidewalk gap along Holly Springs New Hill Rd. Mr. Spaulding said that he would commit to putting in that sidewalk. There was discussion about what was needed to get the right of way easement for the Duke land. Town Attorney, John Schifano, said a Developer Agreement which would hold the Town harmless on obtaining the right of way was probably the best approach. This agreement would come back before Council. Mr. Spaulding said that worked for them as long as they can continue to move forward.

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

Action 1: Motion to adopt Resolution 21-09 to make and accept the Findings of Fact for consideration of and approve the Waiver.

Motion by: Kelly

Second by: McGrath

Vote: unanimous

Action 2: Motion to approve Development Options Plan 20-DO-01 for Regency Holly Springs with the conditions stated in the agenda packet, and an additional condition for the Town Attorney to negotiate a Developer Agreement for the inclusion of a 300-foot sidewalk to connect this development with Trinity Creek.

Motion by: Berry

Second by: McGrath

Vote: unanimous

11. Parks, Recreation, and Greenways Master Plan 21-CPA-01

Matt Beard, Parks and Recreation, said staff had been working on this plan for over a year and he was happy to be here presenting it to Council tonight. The purpose is to conduct a public hearing on land use changes for the updated comprehensive greenways map and the park land search area map, and to consider adoption of the updated Parks, Recreation and Greenways Master Plan.

Mayor Sears opened the public hearing.

Chris Cook, 2414 Reunion Meadow Lane, said he was here as a member of the Parks and Recreation Advisory Committee and a resident, to show his support for the adoption of this Plan. He said there was robust public engagement, to ensure fair and equal representation. The guiding

principles of the plan align with the Town's strategic goals. He urged Council to adopt the plan tonight.

Matt Beard, Parks and Recreation, said that this plan was presented to Council last month at their workshop and only minor changes have been made since then. He introduced the consultant Ms. Cotter, who was present via Zoom, and Shweta Nanekar who was in the Chamber. Ms. Cotter outlined the public engagement that went in to making this plan. She then outlined findings based on the guiding principles of Balanced Growth, Equity and Access, Health, Connectivity, Financial Sustainability, Environmental Awareness, and Excellence.

Ms. Cotter outlined some key recommendations including acquiring additional parkland, developing park land currently owned by the Town and constructing additional indoor recreation space by 2030; increasing the percentage of residents within a ten-minute walk of a park by locating new parkland judiciously; planning, designing, and programming to improve health outcomes related to physical fitness, mental health, social cohesion, and healthy eating; offering a connected recreation system, regionally, locally, and nationally; establishing a financially sustainable department; committing to protection of natural resources; and seeking excellence in all they do, including seeking CAPRA accreditation .

Ms. Cotter also offered some recommendations for existing facilities including renovating aging amenities, internal park signage, expanding and reconfiguring indoor facilities; greenway trailheads and connections; and a dedicated space for the Farmers Market.

Councilwoman Kelly said this plan is high level, but Council has been hearing from some neighborhoods about the greenway plans. She asked staff to comment on that. Mr. Beard said the lines on this plan are purposely not focused. They do not represent the exact route, because feasibility studies have not been conducted. They look for the ability to tailor these routes to the development situation on a site, and look for opportunities for connections. This is a guiding document, rather than a specific plan. Councilwoman Kelly asked if they were already speaking to these neighborhoods. Mr. Beard said that they have been talking to these groups to walk through their specific concerns with the routing of the Arbor Creek/Middle Creek greenway. Councilman McGrath asked if there was a resource online so that residents can know when and where they can get engaged at the appropriate time. Mr. Beard said the Parks and Recreation Projects page is a good place to start. Staff will work to do a better job at putting dates on there for a resource.

MPT Berry asked if the Middle Creek project would come back to Council for design review, to discuss routing and address these concerns. Mr. Beard said it was currently at 90% with the idea of going to the bond market in the next couple of months. While that means the Town is funding the project, there is certainly time for minor revisions. MPT Berry made the formal request to bring it to Council sooner rather than later. There was consensus among Council members to revisit this connection. Randy Harrington, Town Manager, said that on April 6th the Parks and Recreation bond and transportation bond was due to come before Council. He suggested that may be the best time to address this. Councilman Villadsen said he wanted it to be clear to residents, that adopting this plan does not preclude those kinds of changes going forward. To reiterate Mr. Cook's statement, this is a great plan that much work went into, but it does not preclude making any changes.

Rick Madoni, Planning Board, said they recommended approval with a vote of 8-0-1.

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

Action: Motion to approve Resolution 21-10, Comprehensive Plan Amendment 21-CPA-01 to replace the existing Section 3: Beyond the Green Plan with Section 3: Parks, Recreation and Greenway Master Plan, subject to final edits to layout and design of the document.

Motion by: Villadsen

Second by: Kelly

Vote: unanimous

12. 1317 N. Main Street (Sportsmanship Way) Rezoning 20-REZ-03

Sean Ryan, Development Services, said this is a request for rezoning. The action is to open the public hearing, receive public comment, and continue the hearing to the April 6th meeting. The parcel is located along Sportsmanship Way between Hwy 55 and Main St. It is currently zoned LB Local Business Limited, and designated Mixed-Use Center on the Future Land Use Map. The request is to change the zoning to CB CU: Community Business Conditional Use for the portion along Hwy 55, and R-MF-15 CU: High-Density Multifamily Residential Conditional Use for the Main Street side of the property. This is a conditional use rezoning and the applicant has offered a list of conditions that go with this project.

Rachel Jones, Development Services, said that a Traffic Impact Analysis (TIA) was done which studied five intersections, and was reviewed by the Town and NCDOT. The developer would construct a northbound right turn lane at Sunset Lake Road, required by NCDOT, and will widen Main Street to ½ the ultimate cross section with a fee-in-lieu of constructing a median. There would be an additional 20-foot right-of-way dedication on Hwy 55, and an expected fee-in-lieu of a future traffic signal at Katha Drive. The site will allow left turns into the site, but not out of the site from Main Street. The existing Trellis Pointe will remain as is with full access for those residents.

She said the site has connections to public water and sewer, and a downstream sewer and pump station evaluation was completed with the rezoning request.

Rick Madoni, Planning Board, said the Planning Board recommended approval with a vote of 6-2-1 and passed an additional resolution endorsing the goals of achieving clean energy by 2050 and requesting that Council look at Wake County's resolution and how it would be presented at this site, with a vote of 8-0-1. They discussed concerns around traffic, and a possible bus stop. They wanted to clarify that MyComputerCareer was committed to moving to this site, and what other configurations would be possible with this rezoning.

Mayor Sears opened the public hearing.

Laura Holloman of McAdams, spoke for the petitioner. She introduced the team present in the Chamber. Ms. Holloman said that they are requesting rezoning of the part of the parcel closest to 55 as CB: Community Business, and the section closest to Main Street for R-MF-15 Residential. She said the residential portion was set up to meet the tremendous need for affordable housing in Wake County.

Michael Lattner, Cline Design Associates 125 N. Harrington St., Raleigh, landscape architect showed a preliminary site plan outlining where offices, retail, and a Performing Arts Center would be on the commercial side of the site, and where apartments would be located. He indicated the buffers, sidewalks, and greenway connections, as well as sewer, natural gas easements and setbacks. He said that there would be many buffers included in the development because of these. He said the buildings would be turned inward for a more pedestrian friendly environment. He said there is a 30-foot street scape buffer along N. Main, which has an additional 50-foot stream buffer, so the buffer will be about 80-feet total. An existing greenway stops just short of the property and they will continue that and connect to the tunnel under the highway, and connect to the east to the interior.

Tucker Shade with Savills spoke on behalf of MyComputerCareer. He said they were founded in 2008 and moved shortly after to Holly Springs. He spoke about the growth of MyComputerCareer and how they need a larger space, and wanted to remain in Holly Springs.

Frank Baird, with Capital Associates spoke as the office developer. He said that a 4-story 80,000 square foot office building would serve as the headquarters for MyComputerCareer. As well, there is a proposed 15,000 square foot single story office or retail building, and a proposed 1,000 seat Performing Arts Theater for the use of the community and the surrounding region.

Natalie Britt, VP Real Estate Development, DHIC, showed how the 4-story building would be on a low area of the lot with a 50-foot undisturbed buffer between it and Highway 55, and a 30-foot buffer planted between the building and the existing adjacent residential lot. She said there would be 124 apartments comprised of 1, 2, and 3-bedroom units in 3 to 3.5 story buildings with surface parking. There would be a playground, community building, outdoor covered picnic area with a grill

and other amenities. She said that DHIC was a nonprofit organization founded in 1974 to expand homeownership opportunities, provide high-quality affordable rental housing, and enhance the economic well-being of residents. As a local organization, they care about the appearance of their projects and have won awards for them. She showed examples of DHIC multi-family communities in other municipalities nearby. She said DHIC's rental communities serve individuals and families who earn 60% of the area median income (AMI) or less. This will be in perpetuity. Typical people who live in their projects include people who work in food service and prep, childcare, retail sales, health care and construction. In family properties, their average income is \$43,000 per year. Senior citizens are not excluded and many live in their properties.

Rynal Stephenson of Ramey Kemp said a Traffic Impact Analysis (TIA) was conducted and resulted in the following actions planned by the developer: right-of-way (ROW) dedication along N. Main Street frontage, construction of half of the Comprehensive Transportation Plan's recommended 4-lane cross-section, and a fee-in-lieu of median construction. There would be ROW dedication along Hwy 55, and they would coordinate with NCDOT on improvements and/or funding for the N. Main St. and Old Smithfield Rd./Sunset Lake Rd. intersection. They would pay a fee-in-lieu towards the future improvements at Katha Drive, and would restrict site access to left-in/right-out. He said that Ms. Jones did a good job of giving the details so he wouldn't read every detail. But he wanted to point out that there is access from Main St. and Sportsmanship Way which helps to disperse the traffic and keep the residential and commercial traffic separate.

Laura Holloman spoke towards the proposed zoning conditions for the project. 1. Encouraging a walkable environment by committing to a crosswalk with beacon signal along the key intersection. They will use off street parking utilizing shared parking between MyComputerCareer and the performing arts center. Placemaking will be emphasized. They want to create areas where people can hang out. They commit to their open space areas having at least one of the following: hardscape areas, outdoor seating areas, public art, playgrounds, or pergola/gazebos. They will define the entrance way with street trees to the greatest extent possible and will have planters positioned to identify pedestrian entrances. They are encouraging green infrastructure with a minimum of one the following: permeable pavement parking spaces or pervious pavers in pedestrian areas; rainwater harvesting; bioswales; and reclaimed water for commercial irrigation purposes whenever feasible. They have agreed to prohibit vehicular oriented business uses, kennels with outdoor runs, drive-through restaurants, neighborhood recycling collection point; electricity relay station etc. The final thing emphasized was building placement so that the emphasis is on buildings and not the parking lot. No more than one row of parking will be placed between the building and the primary street or driveway. She said they have held neighborhood meetings and conducted other community engagement. They have met with Arbor Creek and Trellis Pointe residents. They have had follow up conversations with Easton Acres and Bridgewater residents and will continue to work with them to gather input and be as transparent as possible.

Frances Perkins, 109 Fountain Springs in the Arbor Creek subdivision, said she is an affiliate of OneWake. One of the missions this year for OneWake is affordable housing throughout Wake County. They are looking at Holly Springs, Apex, Fuquay-Varina, Knightdale, and Wake Forest, and going throughout the county to let elected officials know that affordable housing is needed in Wake County. Gentrification has moved many individuals away from Holly Springs. She asked that representatives and those doing this work, keep the passion. She said this is an opportunity for Holly Springs to take the lead and to do something that is truly needed. This is how we lookout for our people. In 2019 in order to be comfortable in Holly Springs you needed to make \$103,000 per year. This impacts a lot of people. She said that there are concerns, and asked decision makers to listen to what people say. She asked what is going to be done about the landfill odor, because that is not what Holly Springs represents. But she said that this is a great opportunity for us as a Town, to be the first. She is for the rezoning, and believes in Holly Springs. But would like citizen's concerns to be evaluated, researched and resolved.

Amy Onuska, representing MyComputerCareer, 342 Raleigh Street. She recognized the MyComputerCareer team that was in the Chamber, each of whom is a resident of Holly Springs. She said this was a small representation of those who live and work in Holly Springs. She said that MyComputerCareer is a computer training school, helping people get IT certification and hands-on

skills. They offer them career services to get jobs, and life-time support to help them build their careers in IT. She said they are focused on individual students and have exceptional graduation rates. She said they started in 2008 with one campus in Raleigh. They looked around as they were looking to expand and realized they mostly lived in Holly Springs and decided to move their headquarters here. They have continued to grow and expand even during the pandemic. They recently opened their first campus on a military base where they help people who are transitioning out of the service. In short, they love it in Holly Springs. They are proud of the work they do, and appreciate deeply this opportunity, and Council's consideration of this project.

Claudia Cofield, 5636 Easton St., in Easton Acres, a community near the proposed site. She said that while this team had reached out to her community, other builders and projects have not reached out to the African-American community. As a lifetime resident of Holly Springs, she wants to make sure that the African-American community is not neglected in this project. She went on to say that some of her neighbors are not receiving the information about projects, and notices of public hearings and get left out of the process. She mentioned specifically that the Parks and Recreation Master Plan did not mention the African American community being affected by the plan. Her community was contacted regarding the Comprehensive Transportation Plan, but she said that they often seem invisible. She raised the concern that some residents are not receiving information from the Town, and are not notified when there are openings on Boards.

David Blair said he lives at 421 Gooseberry, across the street from the proposed site. He said the proposal is a "good read" but he has multiple concerns. He regards Sportsmanship Way as a feeder to the parking lot of Ting Park. He doesn't see it as a road. He was there during the building of Ting Park. Unless this project has direct access to Hwy 55 the load it is going to put on Main and Sportsmanship is going to be immense. He said that there are times when Ting Park's parking is full. Where will cars go if the theater has something going on as the same time as the park? He also mentioned the malodor of the landfill and how the pine trees are acting as a deodorizing agent, and removing them will increase the odor. He is concerned that these residents will feel even more downtrodden because of the smell and is concerned about the optics of putting affordable housing in this location.

Paul Manana 5053 Sunset Fairways Dr. spoke in support of the project. His family has lived in Holly Springs for 25 years and raised their children here. This is his home. He is involved in commercial real estate as a professional and has experience with this project team. He said the Town could not be in better hands. He hopes the idea of MyComputerCareer seeking to have its headquarters in our town is not lost on the Council. But he is particularly proud of the affordable housing component. Ham Womble told him his biggest concern was that Holly Springs would get too expensive for people to live here. We need more housing options for people of limited incomes. He is former board member of DHIC and Holly Springs is fortunate to have them as a partner. They are highly skilled and dedicated to this cause. They develop for their own portfolio, not to sell. DHIC stays involved in the communities for the long run. They make good neighbors because they care as much about maintaining projects as they do opening new projects. This will make sure families and seniors have a safe, affordable place to call home in Holly Springs. He asked for approval.

Cecilia McCullers, 5629 Easton Street asked if the questions she had emailed to Council could be answered. Councilwoman Kelly said that they would follow up and Ms. Holloman would meet with those with concerns to answer their questions, since this item is being continued to the April 6th meeting.

Councilman Wolff asked the Alicia Arnold, Wake County Housing Department, to explain why this piece of land is proposed for this purpose. If this land isn't developed, is there any other land Wake County owns in Holly Springs that would be appropriate for affordable housing. Ms. Arnold said that this was one of 10 properties in the county, and the only one in Holly Springs, that was feasible and met the conditions set by the Board of Commissioners for affordable housing.

Action: Motion to continue public hearing to the April 6, 2021 Council meeting.

Motion by: Wolff

Second by: Kelly

Vote: unanimous

13. Norris Crossing Rezoning 20-REZ-04

Melissa Sigmund, Development Services, said that this was a request for rezoning from R-30 to R-8 CU. She said the land is off Avent Ferry Road, between the Mills at Avent Ferry and Stonemont subdivisions. The surrounding properties are zoned R-10 residential. The existing zoning is R-30 and it is designated as Residential Neighborhood on the Future Land Use Map. A key condition is that it is a single-family home neighborhood, and there are a range of housing sizes available.

She said that the applicant has proposed a variety of conditions: to agree to standard fees, use the Development Options; limit uses to single-family and accessory dwelling units (ADU), but no Townhomes; limit density to 3.25 units per acre with a maximum of 208 homes. They are requesting lot width variations, and will accept architectural standards including limiting vinyl, having decorative garage doors, and allowing ADUs in exchange. They will pay a fee-in-lieu towards a traffic signal at Holly Meadow Drive.

Rachel Jones, Development Services, said that a TIA was conducted which studied four intersections. The developer would be required to widen the road to one-half the ultimate cross section along the frontage of the property. They will pay a fee-in-lieu towards the traffic signal, as Ms. Sigmund mentioned. There is a connection to public water and sewer, and a downstream sewer and pump station evaluation was completed with the rezoning request.

Rick Madoni, Planning Board, said that Planning Board recommended approval 6-2-1. The two denials were based on traffic concerns and timing to alleviate the impact. He said they had questions about accessory dwellings, and the timing of the project, as well as road improvements in the area.

Mayor Sears opened the public hearing.

Jeff Rhodes of Peak Engineering and Design spoke for the applicant. He introduced Kurt Burger, the applicant, and Nate Bouquin, traffic engineer with Ramey Kemp. He said Steven Macon was in the Chamber. He said the property is made up of five separate parcels, most of which were in the Macon family for generations.

Mr. Rhodes said this is a natural development with connections with The Mills and Stonemont that are either in existence or proposed. He said they were restricting the development to single-family homes. He reiterated the restricted number of units, and they have committed to staying under 200 units, which is well below R-8. He reiterated the zoning conditions mentioned by Ms. Sigmund and said that lot widths would range from 65' (minimum of 15% total lot count) 55-65' (30% minimum of total lot count) and 45-55' (10% of lot count.) He said the smaller lots would be in the center of the subdivision, and the larger lot sizes next to Mills and Stonemont, to match those neighborhoods. He said that the HOA covenants shall not restrict the construction of any accessory dwelling unit, and garage doors must be decorative. They agreed to a 50-foot buffer across the frontage which will match Stonemont. They are providing a side path along Avent Ferry to match Stonemont. They looked into historic preservation, but there are no historic houses on the property. He spoke about the schools that would serve this neighborhood, and said that with Buckhorn Duncan Road, people could travel through the subdivisions and out without ever driving on Avent Ferry Road.

Nate Bouquin, Ramey Kemp and Associates, said that the Traffic Impact Analysis (TIA) was reviewed and the developer has agreed to construct turn lanes at the site driveway, and pay a fee-in-lieu for the future signal at Holly Meadow Dr. This is over and above the requirements, since they were not directly impacting that intersection. This project will be the first section of Avent Ferry to have development on both sides of the road, providing the full ultimate roadway section. He also spoke of the timeline for future Avent Ferry road widening and signal projects. He showed different directions that drivers from this development could take to get to US 1 without using 55 and what the peak hours commute time would be for taking New Hill-Holleman Rd.

He said there would be multiple points of egress to the south, north and east with direct connections to routes serving less populated areas of the region for emergency response.

Mr. Rhodes said they were asking for R-8 zoning because it would allow them to request the alternate lot size, but they will be developing to the R-10 standard.

Councilman Wolff asked where Mr. Macon's access would be to his unannexed land. Mr. Rhodes said that it was up to Mr. Macon, but there were several opportunities for him to access, including keeping his current gravel driveway and connecting to Devon Fields Drive.

Council discussed concerns with creating a "donut hole" of unannexed land in the middle of Town when they are actively trying to reduce these to reduce service interruptions and confusion. They discussed the problem of adding more traffic to Avent Ferry Road when NCDOT has said that Phase 2 of the widening, which only goes to Cass Holt Road, will be delayed until 2029. Further, the developer's statement about traffic going through the other subdivisions instead of out to Avent Ferry Road did not alleviate their concerns, because subdivision streets are not meant to be through streets. Questions were raised about whether existing residents at The Mills or Stonemont had voiced opinions about having traffic through their neighborhoods, and the developer said that people spoke about buffers between their property and the new development, with no comments on traffic.

There were concerns that one of the parcels, the one owned by 2 MM LLC, would not develop at the same time as the rest. Council said that there was no support expressed to them for this plan except from those who would benefit financially from it, and that there was a lot of concern expressed by other residents. Council discussed concerns with the transparency of the project, as no site plan was shared with the public, and when it was shared with Council they were asked not to share it publicly. Mr. Rhodes said he did not want people to get wrapped up in the sketch instead of considering the zoning. Asked about the pond, Mr. Rhodes said that the pond would be drained.

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

There were more questions about the unannexed "donut hole" area, and traffic problems on Avent Ferry Road. Mr. Rhodes asked if they could change their request from R-8 to R-10 tonight, or request a delay to work with staff to see what their options would be under R-10. There was discussion about whether a month was long enough to solve the infrastructure and other problems. Mr. Rhodes said he would like more time to discuss this with the property owners and staff to try to figure out whether they could address Council's concerns. He would like time to evaluate other options. Council raised the concerns about traffic and infrastructure, conserving the pond, not creating a donut hole, and the R-8 as opposed to R-10 designation.

Mayor Sears asked Council whether they wanted to table this, or deny it.

Action: Motion to table Norris Crossing Rezoning.

Motion by: Villadsen

Second by: Wolff

Vote: Yea: Kelly, Wolff, McGrath, Villadsen

Nay: Berry

Consent Agenda

The Council passed a motion to approve all items on the Consent Agenda. The motion carried following a motion by Councilman Berry, a second by Councilman McGrath and a unanimous vote. The following actions were affected:

14. Minutes – The Council approved minutes of the Council business meeting held March 2, 2021.

15. Monthly Budget Amendment Report - The Council approved a budget amendment to increase Development Services review fees budget by \$10,000, and received the monthly Budget Amendment Report.

Copies of the budget amendment and the budget amendment report are attached to these minutes.

16. Specimen Tree Removal Valencia (Steeplechase) Subdivision – The Council accepted the report of the arborist regarding the 35” DBH specimen tree located in Valencia (Steeplechase) subdivision, approved the removal of the specimen tree, and authorized the replanting of trees in accordance with the proposed tree replacement plan.

17. Twelve Oaks Pump Station Upgrade Phase 2 Design – The Council approved a contract with Diehl & Phillips for the design of upgrades needed at the Twelve Oaks Pump Station.

18. Regency Subdivision Preliminary Pump Station Site Plan – The Council approved a preliminary Pump Station Site Plan as submitted with the Regency Subdivision development.

19. Municipal Concurrence for Speed Limit on Honeycutt Road – The Council adopted Ordinance 21-13 setting speed limits on Honeycutt Road between Cass Holt Road and Piney Grove Wilbon Road.

OTHER BUSINESS

Mayor Sears said there had been 2,331 cases of COVID-19 in our zip code, and 5 deaths. There have been 80,984 cases in Wake County, and 572 deaths.

Councilwoman Kelly said that she and Councilman McGrath participated with Randy Harrington and other staff with Wake County Manager, Commissioners and senior staff around the landfill. They are now hearing us, and we are having monthly meetings. If we look at the numbers Arbor Creek has the most complaints, followed by 12 Oaks, but it doesn't stop there. It is hurting our community. We finally have momentum with Wake County and meeting monthly is quite the commitment. We have attention and open dialog and she thinks we will be able to make some progress.

Councilman Wolff said he received his COVID vaccine through the PNC site. His side effects were mild and gone within 24 hours, and he recommends that everyone gets into the system and gets their shot when they can. Second, the one good thing out of the last discussion was that he and MPT Berry had discussions with the Wake County School Board. Ms. Mahaffey shared the statement of impact that gets shared with developers, and it is nice to ask the developer for that, so it would be helpful to get that included into our packets moving forward on new development, if Council believes it would be useful.

Councilman McGrath agrees that is useful, but worries that people will think Council has an influence on Wake County Public Schools and he doesn't want to cloud that understanding. MPT Berry said there is a component that we already incorporate for the development team to fill out how many houses are expected. From this the Wake County Public Schools can then provide information on whether they will have enough capacity. It's something other municipalities are doing. We can see – not that we have influence, just to have the information.

Councilman McGrath said we have gotten a lot of engagement with this agenda, and he is happy to continue to receive that feedback from residents. It helps Council to make accountable decisions when we get that feedback.

Councilman Villadsen said he echoed Councilman Wolff's encouragement to get vaccinated. He got his first vaccine, he had no side effects, and he encourages everyone who is eligible to go get vaccinated.

MANAGER'S REPORT

Randy Harrington, Town Manager, said he had 4 items.

1. He was excited to announce that the Government Finance Officers Association has awarded Holly Springs our second consecutive Budget Presentation Award. He recognized Corey Petersohn

and Antwan Morrison. The percentage of local governments that receive it is in the single digits. He outlined the criteria that were judged, and congratulated the Finance Department.

2. The Push In celebration at Fire Station One this evening for the new engine was a great event. He thanked Chief Smith. There is another engine on the way, and hopefully we can have another celebration for that one.

3. Arbor Day – There are two events coming up. At 9:30 am at Ting there will be a tree planting. At 11:00 a trail walk around Bass Lake.

4. Referring back to the discussion around the Arbor Creek/Middle Creek Greenway, he said he was reminded that the bids for the greenway project are going out the end of March, prior to the April 6th meeting. When we go to Local Government Commission (LGC) we are required to have bids in hand to show that we are going to spend money on what we say we will. There are possible options. When you had your workshop in September there was an acknowledgement that there was a need for future connections and that we should continue to look for other options. Secondly, we haven't gone back to the consultant for fine tuning that might make some difference in responding to the feedback. There might be three potential options to move forward.

1. Asses the bids and if we get good pricing look to add connection particularly on the Sunset North side;

2. Asses the bids and if no capacity, look to Parks & Recreation reserves to see if funds could be reallocated or identified;

3. Continue to move forward and explore the opportunity to do change orders during the project where a connection could be added. The timeline is what he wanted Council to be aware of, but if it is Council's will they can still move forward and continue to consider other options.

After discussion of the pros and cons, consensus was to proceed with the current plans with the LGC and the bid timeline, but to explore the connection options further and see if there could be a change order, and bring it back to Council.

CLOSED SESSION: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(4) to discuss an economic development matter, and pursuant to N.C.G.S. 143-318.11(a)(3) to discuss a potential litigation matter.

Motion by: Berry

Second by: Wolff

Vote: Unanimous

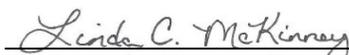
Mayor Sears asked to be excused due to the late hour and an early commitment the next day, and the closed session continued with MPT Berry presiding.

Motion to leave closed session was made by Councilman Wolff, seconded by Councilman Villadsen and passed with a unanimous vote.

There was a brief discussion about the potential need to add more staff due to several large projects coming to Town. Mr. Harrington agreed that more staff would probably be needed.

Adjournment: Councilman Wolff made a motion to adjourn at 11:15 pm. It was seconded by Councilman McGrath and passed with a unanimous vote.

Respectfully Submitted on Tuesday, April 6, 2021.



Linda C. McKinney, Town Clerk

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