



July 17, 2012

MINUTES

The Holly Springs Town Council met in a duly-called special meeting on Tuesday, July 17, 2012 in the Holleman Room of Holly Springs Town Hall, 128 S. Main Street. Mayor Sears presided, calling the meeting to order at 5:30 p.m. A quorum was established as the mayor and all five council members were present as the meeting opened.

Council Members Present: Mayor Sears and Councilmen Jimmy Cobb, Chet VanFossen and Tim Sack and Councilwomen Cheri Lee and Linda Hunt Williams.

Council Members Absent: None.

Staff Members Present: Carl Dean, town manager; John Schifano, town attorney; Joni Powell, town clerk (recording the minutes); Leroy Smith, fire chief; Kevin Ashworth, Brian Camack and Jamie Holland of the fire department; Jenny Mizelle, director of economic development; Daniel Weeks, project analyst; Elizabeth Goodson, development review engineer; Gina Clapp, director of planning and zoning; Jeff Jones, senior planner; and Mark Zawadski and Laura Holloman, planners II.

Others Present: Planning Board members Pete Utley, Tom Hughes and Joe Orsak.

The purpose of the special meeting was to hold discussions about the town's multi-family housing regulations.

During discussions, the Council agreed on a few concluding points regarding multi-family high-density development in Holly Springs:

- Property in town should be zoned to allow high-density residential development to be placed close to commercial development, on thoroughfares and near employment centers;
- Current regulations might need to be adjusted to take into account taller buildings with adjusted building setbacks;
- Use high-density residential as a "buffer" along major thoroughfares, with less dense properties further away from the thoroughfares; and
- An amenity requirement should be added for ultra high-density developments.

Adjournment: At this time, the special meeting was adjourned so that the regular meeting could be convened. There being no further business, the July 17, 2012 special meeting of the Holly Springs Town Council was adjourned following a motion by Councilman Sack, a second by Councilman VanFossen and a unanimous vote.

day, Jan. 15, 2013.

Town Clerk

These minutes follow and are a part of the official record.

