



**Dec. 15, 2015**

## MINUTES

The Holly Springs Town Council met in regular session on Tuesday, Dec. 15, 2015 in the Council Chambers of Holly Springs Town Hall, 128 S. Main Street. Mayor Sears presided, calling the meeting to order at 7 p.m. A quorum was established as the mayor and all five council members were present as the meeting opened.

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

**Council Members Absent:** None.

**Staff Members Present:** Charles Simmons, town manager; Daniel Weeks, assistant town manager; John Schifano, town attorney; Joni Powell, town clerk, (recording the minutes); Linda Harper, deputy town clerk; Len Bradley, parks and recreation director; Adam Huffman, assistant parks and recreation director; Gina Clapp, planning and zoning director; Sean Ryan, planner; Laura Holloman, planner; Irena Krstanovic, economic development project manager; Leroy Smith, fire chief; Mary Hogan, finance director; Kendra Parrish, director of engineering; Elizabeth Goodson, development review engineer; Tamara Ward, communications specialist and Mark Andrews, public information officer.

**2 and 3.** The Pledge of Allegiance was recited, and the meeting opened with an invocation by Pastor Doug Parlin, pastor of South Wake Baptist Church.

**4. Agenda Adjustment:** The Dec. 15, 2015 meeting agenda was adopted with changes, if any, as listed below.

**Motion by:** Cobb

**Second by:** Dickson

**Vote:** Unanimous

**Items added to Consent Agenda:** None.

**Items added to Agenda:** None.

**Items added to New Business:** None.

**Other changes:** None.

**5. Public Comment:** At this time, an opportunity was provided for members of the audience who had registered to speak to address the Council on any variety of topics not listed on the night's agenda. The following comments were recorded: None.

**6a. Statewide Athletics Committee (SWAC) State Soccer Tournament** - Mr. Christopher Champion said the Holly Springs Parks and Recreation all-star teams participated in the Statewide Athletics Committee (SWAC) state soccer tournament in Hickory the weekend of Nov. 14-15. The 10U girls and 12U boys' teams both finished as SWAC state runner-up. The 10U boys' team finished as SWAC state champions.

Mayor Sears presented each player with a certificate of achievement for a job well done.

**Action:** None.

**7a. Revaluation of Property and Projected Revenue-Neutral Tax Rate** – Mr. Marcus Kinrade the Wake County Revenue Director said that Wake County sent out notices of new appraised

values as of Jan. 1, 2016 to property owners Dec. 8. He informed the Town Council about the reappraisal process and answered questions. He also will describe the revenue-neutral rate process and how that will affect property tax rates.

**Action:** None.

**7b. Town's Financial Audit** - Ms. Phyllis Pearson, CPA, presented a report and management letter following her firm's annual audit of the Town's financial statements for the fiscal year ended June 30, 2015. In summary, the management letter states that the Town is in a strong financial position and that the firm found no deficiencies in accounting or management of the Town's finances.

**Action:** The Council approved a motion to accept the report and management letter following audit of the Town's financial statements.

**Motion by:** Cobb

**Second by:** Williams

**Vote:** Unanimous.

*A copy of the management letter is attached to these minutes. The full audit report remains on file with the Finance Department in accordance with the State of North Carolina Records Retention and Disposition Schedule.*

**7c. Chamber of Commerce Report** – Holly Springs Chamber of Commerce Director Scott Manning gave an update from the Chamber regarding 2015 events and 2016 plans.

**Action:** None.

**8a. Public Hearing: 15-REZ-04 Bridgewater** – Mr. Ryan said the Town has received a request to zone a 0.18-acre piece of property that is formerly Durham and Southern Railroad right-of-way. The property was abandoned by the railroad and has never been established with Holly Springs zoning. The request is to establish zoning of this property with the R-MF-8: Multi-family Residential zoning district.

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

There being no comments, the public hearing was closed.

**Action #1:** The Council approved a motion to accept the following statement as true: *"The requested zone map change to establish zoning as R-MF-8: Multifamily Residential is consistent with the Holly Springs Comprehensive Growth Plan since the Future Land Use Plan Map indicates this property as Residential which allows a density range from 2 units per acre up to 8 units per acre and the R-MF-8: Multifamily Residential sets the maximum allowed density at 8 units/acre."*

**Motion by:** Dickson

**Second by:** Cobb

**Vote:** Unanimous.

**Action #2:** The Council approved a motion to adopt ordinance 15-REZ-04 to approve and enact Zone Map Change Petition #15-REZ-04 to establish the zoning of 0.18 acres of Wake County PIN # 0649974953 as R-MF-8: Multifamily Residential as submitted by Gold Springs, LLC.

**Motion by:** Lee

**Second by:** Cobb

**Vote:** Unanimous.

*A copy of Zoning Ordinance 15-REZ-04 is attached to these minutes.*

**8b. Public Hearing: Annexation A15-05** - Ms. Holloman said the Town has received a petition for voluntary annexation of approximately 47.5 acres located along Grigsby Avenue. The property owner is Betty S. Waller, Trustee Howard Odell Strother Trust, and the property is contiguous with city limits. The petition meets all the statutory requirements for annexations.

Ms. Holloman added that the property owner is requesting that action on the annexation be delayed until a later Council meeting.

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

There being no comments, the public hearing was continued.

**Action:** The Council approved a motion to defer action on Annexation Ordinance A15-05 as requested by the petitioner.

**Motion by:** O'Brien

**Second by:** Cobb

**Vote:** Unanimous.

**8c. Public Hearing: Rezoning Petition 15-REZ-05** – Mr. Ryan said the Town has received a request for a zone map change for property located south of the intersection of Grigsby Avenue and Blooming Meadows Lane. The applicant is requesting to rezone the property from R-20: Residential to R-10: Residential. The parcel is vacant and is surrounded by single-family residential subdivisions on all four sides – Valley Field to the north, Parks at Bass Lake to the east, Somerset Farm to the south, and Fair Hill to the west. The requested R-10: Residential zoning is consistent with the comprehensive plan and compatible with the surrounding R-10 zoning of all adjacent properties.

He said the property is the subject of the annexation agenda item 8b, on which action will be deferred. Still, because the property is within the extraterritorial jurisdiction of the Town, the rezoning can move forward. The applicant confirms his desire that the rezoning move forward in his letter requesting that the annexation be tabled.

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

Tom Spaulding with Spaulding and Norris, 972 Trinity Road in Raleigh – Mr. Spaulding addressed the Council to speak in favor of the rezoning noting the surrounding similar zoning. Mr. Spaulding said he understands the concerns about road connections, but that the first step is zoning.

Joe Fanjoy, 109 Fairground Road – Mr. Fanjoy addressed the Council to say that he understands that R-10 is consistent with what is surrounding, but he asked the Council to think about preserving the green and controlling the density of any site plan. He then spoke to traffic on Grigsby Ave.

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

**Action 1:** The Council approved a motion to accept the following statement as being true: *“The requested zone map change from R-20 to R-10 is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as “Residential” which allows for residential development between 2 and 8 units per acre and the proposed R-10 Residential District will provide for residential development at a maximum density of 3.25 units per acre.”*

**Motion by:** Dickson

**Second by:** Lee

**Vote:** Unanimous.

**Action 2:** The Council approved a motion to adopt ordinance 15-REZ-05 to approve and enact Zone Map Change Petition #15-REZ-05 to change the zoning of 47.56 acres of Wake County PIN # 0658276388 from R-20: Residential to R-10: Residential as submitted by Betty Waller.

**Motion by:** Williams

**Second by:** Cobb

**Vote:** Unanimous.

*A copy of Zoning Ordinance 15-REZ-05 is attached to these minutes.*

**8d. Public Hearing: Annexation Ordinance #A15-06** – Ms. Laura Holloman said the Town has received a petition for voluntary annexation of approximately .211 +/- acres located along Holly Springs Road. The property owners are Bernard F. McLeod, III and W. Stewart McLeod, and the property is contiguous with city limits. The petition meets all the statutory requirements for annexations.

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

There being no comments, the public hearing was closed.

**Action:** The Council approved a motion to adopt Annexation Ordinance A15-06 annexing .211 +/- acres owned by Bernard F. McLeod III and W. Stewart McLeod, and more particularly described as Wake County PIN: 0659.13-14-4944, into the corporate limits of the Town of Holly Springs.

**Motion by:** Cobb

**Second by:** Williams

**Vote:** Unanimous.

*A copy of Annexation Ordinance A15-06 is attached to these minutes.*

**8e. Development Options Plan 15-DO-01 for Harris Subdivision** – Mr. Ryan said Town staff has received a request for a development options subdivision. A total of 96 single-family lots are proposed with a total density of 2.85 units per acre. The subject property is located along the north side of Holly Springs-New Hill Road, south of 12 Oaks.

He said under Development Options subdivision requirements, the developer has to provide a higher quality product and additional elements throughout the subdivision that normally would not be required in a standard subdivision in exchange for utilizing smaller minimum lot sizes. Additional elements include stipulated open space requirements, greater sidewalk improvements, in addition to the residential design façade requirements that are shown in Tables 2.09 C. 4 and 5. The design façade requirements were updated in 2012, and now take into account updated building trends and ensure a high quality product.

Bill Rousseau, representing the Planning Board, reported that one member voted in opposition to the Board's motion to recommend approval of the plan. Mr. Rousseau said the member voted against the motion because he said he felt Duck Branch Lane should be completed. If it isn't during this development, then the Town should step in to make the connection as soon as possible. The rest of the Planning Board accepted staff's position that the development was small enough to be served by a single access point.

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

Tom Spaulding, Spaulding and Norris, 972 Trinity Road, Raleigh – Mr. Spaulding explained the history of how the Duck Branch Lane stub into the property came about. He said it was in response to concerns in the development of Twelve Oaks Phase 2 as to whether a second access point might be needed in the future.

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

**Action #1:** The Council approved a motion to make and accept the findings of fact as submitted by the petitioner to be recorded in the minutes for Development Option Plan Petition #15-DO-01 for Harris Subdivision to allow for development incentives to be used in the R-10 residential zoning district as submitted by Spaulding & Norris, Project Number 14058, dated revised 11/9/15.

A petition for Waiver of Regulations of UDO Section 2.05: R-10 Residential District to allow for the use of development options may be granted only upon the presentation of sufficient evidence to enable a written determination that:

1. *The use of area properties will not be adversely affected;*
2. *The proposed development is appropriate to the site and its surroundings;*
3. *The proposed development is consistent with the policy statements of the Comprehensive Plan;*
4. *The proposed development is consistent with the intent and purpose of this UDO;*

5. *The proposed development will enhance or preserve the natural and/or environmental features on the property; and*
6. *The proposed development will reduce the amount of tree cutting or mass grading of the property as a result of using Development Options.*

**Motion by:** Williams

**Second by:** Dickson

**Vote:** Unanimous.

**Action 2:** The Council approved a motion to approve Development Option Plan Petition #15-DO-01 for Harris Subdivision to allow for development incentives to be used in the R-10 residential zoning district as submitted by Spaulding & Norris, Project Number 14058, dated revised 11/9/15, with the following conditions:

- 1) Home Owner's Association covenants shall be recorded with the first plat associated with this subdivision.
- 2) A fee-in-lieu of upgrade will be required for this project for the Pump Station and/or Force Main.
- 3) Prior to final plat approval, a fee-in-lieu of land dedication will be required and due at the per lot fee as specified in the Town's Fee Schedule at time of platting.
- 4) Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance.
- 5) Prior to 1<sup>st</sup> Construction Drawing submittal the following items are to be addressed (or included with the submittal package):
  - a) Street Trees on all interior streets shall be positioned as to not interfere with any lighting fixtures or site distance triangles. A revised street tree plan shall be submit to the Department of Planning and Zoning upon completion of a street lighting plan.
  - b) Offsite right-of-way must be dedicated for this project.
  - c) A detailed hydraulic report will be required for the reclaimed water main extensions proposed. The information for this report has been submitted and is under review.
  - d) A separate soils report will be required to be provided.
  - e) All items listed on the Stormwater Submittal Checklist, Form #16003, must be included.
  - f) A sealed engineer's report including calculations to verify hydraulic capacity of existing pond. Identify primary and secondary outlet structures and/or spillways.
  - g) A sealed engineer's report and recommendations to verify structural integrity of dam(s).
  - h) Verify that pond meets NCDENR Dam Safety requirements.
- 6) Prior to Construction Drawing approval the following items are to be addressed:
  - a) Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 150% estimated construction cost of the stormwater BMP prior to plat recordation and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the BMP is required at the end of the performance monitoring period for the project.
  - b) Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
  - c) Payment of the Stormwater Fee-in-Lieu will be required.
- 7) The following items must be addressed prior to Town Council approval:  
Water System Hydraulic Report must be approved.

**Motion by:** Lee

**Second by:** Dickson

**Vote:** The motion carried following a 4-1 vote. Council members O'Brien, Lee, Dickson and Williams voted for the motion. Councilman Cobb voted against.

**8f. Public Hearing: Ordinance #15-11, 15-UDO-04** – Mr. Ryan said to carry out the goals of the Comprehensive Plan and Village District Area Plan, staff is proposing a new "option" for residential development under the R-8 Residential Zoning District. This "option" would be available only to properties within the boundaries of the Village District Area Plan.

He said the purpose of the new section is to encourage: the development of the central village core of the Town of Holly Springs; new development on vacant and underutilized land in areas with existing infrastructure, utilities, and public facilities; the redevelopment of blighted, distressed and underutilized properties; a diverse range of residential housing types; development of pedestrian oriented communities; development of traditional style neighborhoods; development of communities that are visually and functionally connected to one another; and creativity and imagination in the process of development.

Mr. Ryan said under Infill Development Options, a developer has to provide a higher quality product and design elements throughout the subdivision in exchange for utilizing smaller minimum lot sizes. These elements include residential design façade requirements, the provision of alleyways for the smallest allowed lot sizes, sidewalks in conformance the Village District Area Plan, and decorative street signs and light fixtures. Any project applying for infill development options would be required to file a development plan which would be reviewed by the Planning Board and acted upon by the Town Council after a public hearing.

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

There being no comments, the public hearing was closed.

**Action 1:** The Council approved a motion to accept the following statements as being true:

*"The requested UDO Text Amendment is consistent with the Vision Holly Springs*

*Comprehensive Plan, in particular the following goals:*

**Comprehensive Plan Land Use Goals**

1. *Establish a series of pedestrian friendly neighborhoods that will enable the town to maintain a "small town" character as it grows and changes.*
2. *Ensure that new housing is appropriate in type, location and density to minimize environmental impacts and maintain community character.*
3. *Accommodate a variety of housing types that includes single family, executive housing, townhouses, condominiums, and apartments.*

**Village District Area Plan**

*LU-1. a. Encourage residential uses as depicted on the Plan. These uses include:*

- *Single Family Residential in the form of patio homes or zero lot lines with a density of four to five dwelling units per acre.*
- *Mixed Residential development, including a variety of housing types within a single project (i.e. condo, patio homes, attached and detached, etc.)*
- *Attached Residential in the form of apartments, townhomes, and condos*

*LU-3. a. Attract more private investment.*

- *Modify codes so that they are less restrictive, making the Village District more attractive to developers than the surrounding areas.*

*IDR-1. Allow increases in density in existing residential neighborhoods.*

- *Encourage redevelopment of single-family lots into smaller lots and/or attached housing such as townhomes.*
- *Encourage subdivision of large lots into infill with smaller lots, which will result in a reduction of the original lot without altering the appearance of the lot from the existing street."*

**Motion by:** Williams

**Second by:** Cobb

**Vote:** Unanimous.

**Action 2:** The Council approved a motion to adopt Ordinance 15-11 to approve and enact UDO Text Amendment #15-UDO-04 to add a new Section to the Unified Development Ordinance, Section 2.10 Infill Development Options, and to make modifications to the text of the UDO consistent with this new section 2.10, as requested by the Town of Holly Springs.

**Motion by:** Cobb

**Second by:** Williams

**Vote:** Unanimous.

*A copy of Ordinance 15-11 as amended is attached to these minutes.*

**8g. Public Hearing: Ordinance #15-12, 15-UDO-06 VDAP Residential** – Ms. Clapp said the Town’s “development team” - Planning & Zoning, Engineering, Economic Development and Administration staff - have been discussing the future of land uses and appropriate density and the need for intensifying density in the Town’s Village District. The Department of Planning & Zoning is gearing up for an update to the Town’s Village District Area Plan and preparing an implementation program to bolster development interest and to align development proposals with the Town’s plan for the area.

She said during this evaluation period, staff is recommending to amend the residential zoning districts to require the construction of single-family homes to obtain approval through the Special Exception Use process so that the development of that parcel can be evaluated through the Special Exception Use findings of fact to ensure that it is appropriate for the neighborhood.

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

There being no comments, the public hearing was closed.

**Action 1:** The Council approved a motion to accept the following statements as being true:

*“The requested UDO Text Amendment is consistent with the Vision Holly Springs*

*Comprehensive Plan as follows:*

- *Section 1: Future Land Use Objective #7: Ensure that new housing is appropriate in type, location and density to minimize environmental impacts and to maintain community character.*
- *Village District Area Plan Land Use Recommendation:*
  - *LU-1, a. Encourage residential uses as depicted on the plan. These include: Single Family Residential in the form of patio homes or zero lot lines with a density of four to five dwelling units per acre.*
  - *LU-4 ...Single-family neighborhoods surrounding the center of the Village District could be at risk of having their edges eroded as commercial uses locate along Main Street and other key streets in the Village District. Higher density residential uses create a transition from commercial to single-family residential as shown on VDAP by buffering the existing neighborhoods from more intense development.*
  - *IDR-1 Allow increases in density in existing residential neighborhoods: a) encourage redevelopment of single-family lots into smaller lots and/or attached housing such as townhomes. B) Encourage subdivision of large lots into infill with smaller lots, ...*

*Z-1, b. Consider increasing the gross density and decreasing the minimum lot area to allow for greater residential density in the Village District.”*

**Motion by:** Williams

**Second by:** Cobb

**Vote:** Unanimous.

**Action 2:** The Council approved a motion to adopt Ordinance 15-12 to approve and enact UDO Text Amendment #15-UDO-06 to modify the text of UDO Sections 2.03, 2.04, and 2.05 regarding residential development in the Village District area as submitted by Town of Holly Springs.

**Motion by:** O’Brien

**Second by:** Dickson

**Vote:** Unanimous.

*A copy of Ordinance 15-12 as amended is attached to these minutes.*

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

9a. Budget Amendment Report – The Council received a monthly report of amendments to the FY 2015-16 budget approved by the town manager. *A copy of budget amendment report is attached to these minutes.*

9b. Resolution 15-35 – The Council adopted Resolution 15-35 declaring certain personal property surplus to the needs of the town. *A copy of Resolution 15-35 is attached to these minutes.*

9c. Certified Site Study Contract – The Council approved to retain the Timmons Group to help the Town prepare studies required in the application process for a certified site for economic development.

9d. Budget Amendment, \$17,856 – The Council adopted an amendment to the FY 2015-16 budget in the amount of \$17,856 to cover costs of land acquisition. *A copy of budget amendment is attached to these minutes.*

9e. North Main Athletic Complex Phase II Contract Change Orders – The Council approved construction contract change order requests in the amount of \$19,316 for T. A. Loving in North Main Athletic Complex Phase II project.

**10a. 15-DP-12, Sunset Ridge North Business Center, II** – Mr. Ryan said in 1998, the Sunset Ridge North Business Center was first approved by the Town of Holly Springs. The approved plans for this project included 28,800 square feet of office space located in two 3-story buildings. While phase 1 of this project ultimately was constructed (the current building located on this property) the second building never was completed, and the plans have since expired.

He said the town has received a development plan to construct a second building on this property. Since the previously-approved plan expired, a new development plan is required to be reviewed and approved by Town Council. The proposal includes one 3-story structure containing 24,600 square feet of office space (this brings the total space between the current and proposed building to 39,000 square feet.) In addition to the new building, 51 new off-street parking spaces would be added to the site.

The subject property is located in the Sunset Ridge North Planned Unit Development and is designated as Commercial District. The proposed office use is permitted in the Commercial District as designated in the PUD document. According to the UDO decision matrix, any project that contains more than 20,000 square feet of floor area must be reviewed by Planning Board and approved by Town Council. This development plan also includes a request to reduce the total number of provided parking spaces.

**Action #1:** The Council approved a motion to make and accept the findings of fact as submitted by the petitioner to be recorded in the minutes for a waiver of regulations of PUD Section C: Parking, reduction in the total number of parking spaces, for Development Plan Petition #15-DP-12 for Sunset Ridge Business Center North II to allow for a reduction in the total number of parking spaces by 17 spaces, or a reduction of 12% of the minimum required.

A petition for a waiver of regulations of PUD Section C: Parking, reduction in the total number of parking spaces, may only be granted upon the presentation of sufficient evidence that the applicant can adequately demonstrate that the anticipated traffic volumes are significantly less than required. For guidance, the Town Council can use the findings of fact associated with a request for a Parking Reduction found in the UDO:

- a. The nature and location of the proposed building or structure, and;
- b. The maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time, and;
- c. The quantity of existing public or private parking on the lot or in the integrated center, business park or industrial park that can reasonably be expected to be available when the building or structure is in use, or;
- d. The reduction of required off-street parking spaces will result in preserving existing vegetation on the property, or;
- e. A land banked area for future off-street parking spaces is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout



to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such land banked area shall not be used for any form of development unless an amended alternate parking plan is submitted, and approved, that indicates compliance with the provisions of this sub-Section.

**Motion by:** O'Brien

**Second by:** Cobb

**Vote:** Unanimous.

*A copy of the application for a waiver of UDO regulations addressing the findings of fact is attached to these minutes.*

**Action #2:** Having made findings of fact that the petition meets the requirements to be granted a waiver of regulations of PUD Section C: Parking, reduction in the total number of parking spaces, a motion to allow a reduction in the total number of parking spaces by 39 spaces, or a reduction of 28.3% of the minimum required, in association with Development Plan Petition #15-DP-12 for Sunset Ridge Business Center North II as submitted by Tony M. Tate Landscape Architecture, Project Number 15078, dated 11/09/2015.

**Motion by:** Cobb

**Second by:** Dickson

**Vote:** Unanimous.

**Action #3:** The Council approved a motion to approve Development Plan #15-DP-12 for Sunset Ridge North Business Center II as submitted by Tony M. Tate Landscape Architecture, Project Number 15078, dated revised 11/09/2015 with the following conditions:

1. All previous approval conditions for *Sunset Ridge North PUD* will apply to this plan as well.
2. A fee-in-lieu of upgrade will be required for this project for the Pump Station
3. Prior to first submittal of Construction Drawings (or shown on the plans at submittal), the following items must be addressed:
  - a. Revise location of the Knox box to the area by the riser room.
  - b. A point-by-point photometric plan for the site lighting shall be submitted to the Department of Planning & Zoning for review and approval.
4. Within 5 day of Town Council approval, the following items must be completed:
  - a. The Intersection Analysis Report must be finalized and approved.
  - b. The Fire Flow Analysis must be approved.

**Motion by:** Williams

**Second by:** Cobb

**Vote:** Unanimous.

**10b. Main Street Extension / Avent Ferry Road Intersection Projects** – Ms. Parrish said the Town is participating with the North Carolina Department of Transportation to complete two projects to improve traffic flow on Avent Ferry Road: the extension of Main Street to connect with Piney Grove-Wilbon Road, and the reconfiguration of traffic movements in the intersection of Avent Ferry Road and Hwy. 55 Bypass.

NCDOT, which is providing 80% funding, has allowed that both projects be bid together, which is expected to result in cost savings. Ms. Parrish reported that five bids were opened, and the low bid was well above what the engineer's estimate was for the projects. She said staff would meet with NCDOT to identify more funding and then return to Council.

**Action:** None.

**11. Other Business:** Councilman O'Brien asked what had been done to address an after-school issue on Cline Falls Drive. Mr. Simmons said police had made an initial visit to the street where parents, in an apparent effort to avoid the pick-up lines at the Holly Grove schools, were causing a

danger for students and a nuisance for residents on the street. He said the police chief would continue looking into the matter and report back to the Council.

**12. Manager’s Report:** None requiring or resulting in Council action.

**13. Closed Session:** The Council approved a motion to enter into Closed Session, pursuant to North Carolina General Statute 143-318.11(a)(3) to discuss with the Town Attorney a matter of *Town of Holly Springs vs. Brantley Powell*.

**General Account – Closed Session Dec. 15, 2015**

In Closed Session, the Town Council discussed strategies for settling a property value discrepancy for property acquired for the Main Street Extension Project. A motion was made, but due to the nature of the information, the minutes of that action were read, approved and sealed by the Council until such time as the release of the information would no longer frustrate the purpose of the closed session (i.e. after a development agreement is executed with Brantley Powell.)

**Action:** The Council approved a motion to reenter open session.

**Motion by:** Cobb


**Second by:** Dickson

**Vote:** Unanimous.

**-- End of General Account**

**14. Adjournment:** There being no further business for the evening, the Dec. 15, 2015 meeting of the Holly Springs Town Council was adjourned.

Respectfully Submitted on Tuesday, Jan. 19, 2015.

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

