



**Oct. 18, 2016**

## MINUTES

The Holly Springs Town Council met in regular session on Tuesday, Oct. 18, 2016 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 Cheri Lee and Linda Hunt-Williams.

**Council Members Absent:** None.

**Staff Members Present:** Charles Simmons, town manager; John Schifano, town attorney; Daniel Weeks, assistant town manager; Joni Powell, town clerk, (recording the minutes); Linda Harper, deputy town clerk; Mary Hogan, finance director; Adam Huffman, assistant parks and recreation director; Gina Clapp, director of planning and zoning; Justin Steinmann, senior planner; Matt Beard, planner; Kendra Parrish, director of engineering; Elizabeth Goodson, development review engineer; Aaron Levitt, senior engineer; Leroy Smith, fire chief; 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 Rev. Tony Galati, pastor of Church of the Latter Days Saints.

**4. Agenda Adjustment:** The Oct. 18, 2016 meeting agenda was adopted with changes, if any, as listed below.

**Changes:** None.

**Motion by:** Cobb

**Second by:** Dickson

**Vote:** Unanimous

**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. Public Hearing: Rezoning Petition 16-REZ-12** – Mr. Steinmann said the Town has received a request to zone 23.59 acres of property located on Bass Lake Road. The property is bordered by subdivisions of varying densities, and Bass Lake to the north. The request is to change the zoning from R-30: Residential to R-15: Residential.

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

Jay Frantz, 6100 Misty Ridge Road -- Mr. Frantz spoke against the rezoning request, citing the surrounding property that is zoned R-30 and R-40. He said he did not think the requested rezoning was compatible with the surrounding property, which is all serviced by well and septic tanks.

Justin Amason, 4800 Tannenhill Trail -- Mr. Amason spoke against the rezoning request, asking that the Town preserve the R-30 nature of the area. He said he bought his property because the neighborhood was zoned like his subdivision. He said he felt the Town was

“infrastructure mongering,” requiring developers to request lower-density zoning so they could justify the cost of providing water and sewer services.

Jane McLaurin, 4533 Briarglen Lane -- Ms. McLaurin thanked the developer and builder for meeting with residents; however, she said residents of Nature’s Reach request that no connection to Nature’s Reach be required; she asked why the developer could not request R-30 zoning; she pointed out that the Unified Development Ordinance does, indeed, provide for development with well and septic. She requested that this be allowed for this parcel, which is surrounded on all sides by R-30 and R-40 property.

Ruth Hauser, 6105 Misty Ridge Road – Ms. Hauser said she concurred with other speakers.

Sandra Joyce, 5228 Sunset Walk Lane – Ms. Joyce said she lives in nearby Sunset Ridge and is not against development, but she is concerned about the preservation of trees and clear-cutting. She asked that the developer do whatever is possible to save the trees on the property.

Nathan Carroll, 4537 Birnamwood Ct. – Mr. Carroll said he understands the request from a developer viewpoint, but he feels the rezoning is inappropriate. He said the property could be developed at an R-30 density with well and septic.

Amanda Bailey 4512 Briarglen Lane – Miss Bailey, a teenager, spoke against the rezoning of the property because Nature’s Reach is quiet and peaceful. She said traffic on Bass Lake Road is bad and getting worse.

Chris and Judy Hickey, 4605 Ole Mills Bluff Drive – Mr. and Mrs. Hickey said they concurred with other speakers against the rezoning petition.

Martin Hoskin, 4408 Birnamwood – Mr. Hoskin said he Loves the area and wishes it to remain R-30. Other areas developing at R-30 and R-40 and no one complains because those zones are compatible. He said if the property were to be developed at R-30, he feels it would be a very desirable neighborhood, and he and his neighbors would be amenable.

Don Curry, 205 S Fuquay Ave., Fuquay-Varina – Speaking for the developer, Mr. Curry said it was not their intention to clear cut trees but to preserve as many as possible. He said part of the appeal of this type of property is the trees. He said the developer’s intent is to keep as much natural vegetation as possible. He told the Council that his team was informed that the Town would not allow development with well and septic and that they would have to develop with town services. In order to justify the cost of extending water and sewer to the property, a slightly more dense neighborhood would be required, hence the rezoning request.

**Ms. Powell had explained to the Council that her office had received the following comments for the public hearing via email to be entered into the minutes:**

Cher Perna -- My name is Cher Perna and I live in the Sunset Forest subdivision which has a main entrance off Bass Lake Road at Arden Forest. My address is 5309 Millstone Creek Drive. I am the daughter in law of Tony Perna, whom you may know from being a former Holly Springs Citizen of the Year as well as for his work with the Holly Springs Food Cupboard. I am appealing to you prior to the upcoming public hearing about the proposed Bass Lake project to be held on Tuesday 10/18.

Upon learning of the proposed rezoning issue, my immediate thought was the safety of our children and residents of Sunset Forest and Sunset Lake. Our neighborhood is already used as a cut through to Sunset Lake Road. All day long, folks are exceeding the speed limit to try and shave some time off their drive rather than go around. Arden Forest is a hilly, curvy road with steep drop offs and no sidewalks. It is very dangerous as it is to walk on this road for these reasons and I have even asked police officers to sit at the intersection of Arden Forest and Birnamwood to address speeders, not to mention those that ignore the stop signs.

There are 3 school bus stops near Bass Lake Road and Arden Forest; 1 at that intersection, 1 at Birnamwood and 1 at my street, Millstone Creek. Children are out there twice a day and some in the dark in the early mornings waiting for the bus.

Therefore, I am highly concerned about this rezoning issue which will double the number of homes that were originally proposed for that tract of land. That would result in double the number of cut through traffic in our neighborhood which endangers our children and neighbors. Please help us keep our subdivision safe and consider my appeal when making your final decisions for this project.

Phil Bennet, 4512 Lake Flower Drive – Mr. Bennet called by phone to say he was against the rezoning request because development would destroy the beauty of the area and worsen traffic on Bass Lake Road.

Ashley Grady, 5316 Millstone Creek Drive -- I am contacting you about the public hearing to be held tomorrow evening to discuss the possible zoning change for the parcel located at 1040 Bass Lake Road. I am unable to attend the hearing, but would like to have this email entered into public record to be read at the hearing and to be considered by the Council regarding this matter.

It is my understanding that the Town is requiring annexation for this development, and that R-15 is required to offset development costs to connect to water and sewer. It is also my understanding that the Council would reconsider the annexation of this parcel, thus keeping the R-30 zoning, if petitioned by residents. I am opposed to the proposed zoning change from the existing R-30 to the proposed R-15 for the following reasons.

First, I am opposed to the net increase in impervious surface area that this change would bring about. Increasing the home density by nearly double on this project to meet the R-15 standards would result in an equal increase in impervious surface area. The rapid growth in western Wake County and Holly Springs in particular has made a tremendous impact on our local watersheds. Bass Lake and Sunset Lake showed this in the recent rains from Hurricane Matthew. Certainly this storm was unprecedented in nature and can't be used as the benchmark for all storms and the flooding that will occur. However, our lakes and streams cannot handle the current pace of development, nor the density.

Secondly, this type of community seems in abundance in Holly Springs and I question whether it's in the Town's *long term* best interest to continue with more of the same. I realize that this parcel will get developed just as many other parcels within the Town; it's just a matter of when it's developed and how it's developed. However, I feel strongly that there should be a balance of type and quality of residential development within the Town. Most of the new home communities within Holly Springs are clear cut, half acre lots with a tract home. Nearby Sunset Ridge and Sunset Lake communities are two of the most sought after communities in Holly Springs.

Lastly, an R-15 development at this location will be sorely out of context with surrounding communities. All of the communities south of Bass Lake on Bass Lake Road have partially wooded home sites with lots ranging from  $\frac{3}{4}$  acre to 3 acres and greater. Additionally, the subject parcel has nearly sixty feet of elevation change. An R-15 community on this parcel would certainly require clearing of much of the land, only to be replanted with very "cultivated" buffers of non-native plant materials. Larger lots and the opportunity for more unique home styles could mitigate the need to clear cut and would certainly resemble more of the existing context of the surrounding community.

I close by requesting that you please consider your decision carefully. Please consider the *long term* vision for Holly Springs and the impacts that this development will have on the nearby watersheds and lakes, the overall look of Holly Springs as a community and the impact to existing/adjacent neighborhoods.

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

Councilwoman Lee asked if the property were to remain R-30, could the owner or developer request a waiver for extending utilities.

Staff said yes.

Councilwoman Williams said she was not convinced R-15 is the right zoning for this property since it is surrounded by R-30. She added she would rather it stay R-30.

Sean Smith – Mr. Smith is the owner/developer of the property. He addressed the Council to express his frustration that the original layout of the property was according to its R-30 zone. He said when he brought the original plan in to town staff, he was told R-30 was not an option and that he would have to extend the Town water and sewer services to the property. He said he is frustrated because several thousands of dollars and six months later, he is being told R-30 not only is possible but preferred by the Council. He asked that the rezoning be approved, and he reiterated his position that it is not his intent to strip the trees from the property and that he intended to do clearing only for the street grades.

After much discussion, Council agreed the R-15 zoning district was not a good fit and decided to take no action to keep the zoning of property R-30.

**6b. Public Hearing: Special Exception Use Petition #16-SEU-04, Waiver 16-WAV-10, and Development plan 16-DP-07 for Stonemont Amenity Center** – Mr. Beard said the Town has received a Special Exception Use request to install a private swimming pool and small clubhouse to serve the Stonemont community. Swimming pools (public or private) are listed as a Special Exception Use within the R-10: Residential District. The location of the amenity site matched the subdivision plan and the use of the property as an amenity site is consistent with the residential surroundings and comprehensive plan.

In conjunction with the special exception use, a development plan has been submitted for a proposed pool and clubhouse on the 0.72-acre amenity site shown on the previously-approved Stonemont subdivision development plans (07-DP-10-A05.) The amenity site is located at the corner of Fire Opal Lane and Moonstone. Parking, landscaping and building elevations are included in the development plan.

In addition to a request for a special exception use and development plan approval, the applicant has requested a waiver of parking requirements as outlined below:

16-WAV-10: UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces, to allow for 100% of the provided parking between the front building line and front lot line.

With that explanation completed, Mayor Sears opened the public hearing. The following testimony and evidence was submitted by those who had been administered the oath by the deputy town clerk: None.

There being no testimony, the public hearing was closed.

**Action #1:** The Council approved a motion to make and accept the findings of fact to be recorded in the minutes for Special Exception Use Petition #16-SEU-04 for Stonemont Amenity Center to allow for a private swimming pool in the R-10 District at the property located at 401 Fire Opal Lane, Wake County PIN 0638920638 as submitted by Russel Briggs.

Special Exception Use Findings of Fact:

A special exception use may only be granted upon the presentation of sufficient evidence to enable a written determination that:

- a. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
- b. The proposed use will not injure or adversely affect the adjacent area;
- c. The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;
- d. The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
- e. Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;
- f. Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood;
- g. The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use;
- h. Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the needs of the proposed use;

- i. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts; and,
- j. The type, size, and intensity of the proposed use (including but not limited to such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use) will not have significant adverse impacts on adjoining properties or the neighborhood.

**Motion by:** Williams

**Second by:** Cobb

**Vote:** Unanimous

*A copy of Special Exception Use Application 16-SEU-04 addressing the findings is attached to these minutes.*

**Action #2:** The Council approved a motion to make and accept the findings of fact to be recorded in the minutes for a waiver of regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces for Development Plan Petition #16-DP-07 for Stonemont Amenity Center to allow for 100% of the provided parking between the front building line and front lot line as submitted by as submitted by Russel Briggs, dated revised 8/22/2016.

A petition for a waiver of regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces may only be granted upon the presentation of sufficient evidence to enable a written determination that:

1. A parking demand study completed by a third party that provides evidence regarding:
  - a. Peak usage estimates based on reliable data collected from comparable uses located within the same or similar market areas as the Town of Holly Springs. Comparable uses will be determined based on density, scale, bulk, area, type of activity, and location; and,
  - b. Number of employees on the largest shift; and,
  - c. Minimum number of spaces needed to meet the parking demand for the specific use; and,
2. The granting of a waiver will not cause negative impacts on the environment or adjacent properties without the necessity of including mitigating elements such as additional screening, pervious pavement, shared parking, rain gardens, or that such elements are provided under the plan to the extent necessary to lessen the effects of any negative impacts; and,
3. The proposed development is consistent with the intent of the *Comprehensive Plan*; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

**Motion by:** Cobb

**Second by:** Dickson

**Vote:** Unanimous

*Copy of waiver addressing the findings are attached to these minutes.*

**Action #3:** Having made findings of fact that the petition meets the requirements to be granted a waiver of regulations of UDO Section 7.04 E. 4. Maximum Number of Off-Street Parking Spaces for Development Plan Petition #16-DP-07 for Stonemont Amenity Center, motion to approve a waiver to allow for 100% of the provided parking between the front building line and front lot line as submitted by as submitted by Russel Briggs, dated revised 8/22/2016.

**Motion by:** Dickson

**Second by:** O'Brien

**Vote:** Unanimous

*A copy of the waiver application addressing the findings are attached to these minutes.*

**Action #4:** Having made findings of fact that the project meets the requirements to be granted a Special Exception Use, motion to approve Special Exception Use Petition #16-SEU-04 and Development Plan #16-DP-07 for Stonemont Amenity Center to allow for a private swimming pool in the R-10 District at the property located at 401 Fire Opal Lane, Wake County PIN 0638920638 as submitted by Russel Briggs with the following conditions:

**SPECIAL EXCEPTION USE CONDITIONS:**

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 16-SEU-04.

**DEVELOPMENT PLAN CONDITIONS:**

1. All previously approved Stonemont Development Plan approval conditions will apply to this plan as well.
2. A fee-in-lieu of upgrade will be required for this project for the Avent Ferry and Union Ridge Pump Stations.
3. Existing water and sewer services that are not being used for this site will need to be abandoned.
4. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.

**Motion by:** Lee

**Second by:** Cobb

**Vote:** Unanimous

**7. 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 O'Brien and a unanimous vote. The following actions were affected:

7a. Minutes – The Council approved the minutes of the Council's regular meeting held Oct. 4, 2016.

7b. Budget Amendment Report– The Council received a monthly report on operational budget amendments approved by the town manager or that were accomplished at the direction of the Council. *A copy of the budget amendment report is attached to these minutes.*

7c. Resolution 16-35 - The Council adopted Resolution 16-35 urging a safe and courteous Halloween. *A copy of Resolution 16-35 is attached to these minutes.*

7d. North Main Athletic Complex, Contract Change Orders - The Council approved Greenscape Inc. contract change order in the amount of \$17,804 for the installation of landscaping at the North Main Athletic Complex.

7e. Budget Amendment, \$11,414.34 – The Council adopted an amendment to the FY2016-17 budget to receive \$11,414.34 in insurance proceeds to replace parks and recreation maintenance equipment.

7f. Budget Amendment, \$8,000 – The Council adopted an amendment to the FY2016-17 to receive \$8,000 in insurance proceeds.

7g. Budget Amendment, \$31,430 – The Council adopted an amendment to the FY2016-17 to receive \$31,430 in insurance proceeds for repair to fire truck.

7h. 00-COM-02-A02 for Sunrise United Methodist Church – The Council approved to grant a six-month approval extension for 00-COM-02-A02 for Sunrise United Methodist Church to March 19, 2017.

7i. Resolution 16-36 – The Council adopted Resolution 16-36 declaring certain equipment surplus to the needs of the town. *A copy of Resolution 16-36 is attached to these minutes.*

7j. Resolution 16-37 – The Council adopted Resolution 16-37 declaring certain vehicles surplus to the needs of the town. *A copy of Resolution 16-37 is attached to these minutes.*

**8a. Report of Impacts of Hurricane Matthew** – Mr. Huffman reported on the damages sustained to Parks and Recreation facilities during Hurricane Matthew. Also included in the report was the effects on our current programming, rentals, and events; as well as what steps have been taken toward recovery.

**8b. Board of Adjustment Vacancy Appointments** – Ms. Clapp said Board of Adjustment member Jennifer Jones is resigning from her position on the Board of Adjustment as she has moved outside of the Town’s corporate limits and is no longer eligible to sit as an in-town member.

This request is to appoint a citizen to fill the remainder of Ms. Jones’ term that will expire on Feb. 28, 2019.

**Action 1:** The Council approved a motion to appoint alternate Jay Marinko to fill the remainder of the in-town member position with a term ending Feb. 28, 2019 and to appoint Patrick Brown to fill the remainder of Marinko’s in-town alternate member position with a term ending Feb. 28, 2019.

**Motion by:** O’Brien  
**Second by:** Dickson  
**Vote:** Unanimous

**8c. Wayfinding Master Plan** – Mr. Steinmann said the Town requested for proposals for professional consulting services to develop a wayfinding master plan and detailed designs for various sign types. The purpose of the wayfinding plan is to guide travelers on the Town’s thoroughfares to key destinations, including schools, parks, sports facilities, governmental buildings, the Holly Springs Village District, and other points of interest, and to establish design standards for wayfinding and location signage that is locally unique, attractive, and evocative of the character of Holly Springs.

He said funding for this item will focus on design of the system of vehicular directional wayfinding signage, as well as providing a foundation for design of additional sign types as outlined in the scope of work.

**Action:** The Council approved a motion to retain the services of Frazier Associates for \$25,000 to formulate a wayfinding master plan.

**Motion by:** Williams  
**Second by:** Cob  
**Vote:** Unanimous

**8d. Avent Ferry Road Widening Project** – Mr. Levitt said Town staff has secured federal grants for the design, right of way, and construction for widening Avent Ferry Rd from the Bypass to Piney Grove Wilbon Rd. These grants include a maximum of \$1,584,000 of federal funds administered by NCDOT with a minimum match by the Town of \$396,000 (80% Federal / 20% Town). Ramey Kemp and Associates was selected as the project consultant and has an excellent track record for completing roadway projects such as this.

	<b>Federal Funds</b>	<b>TOHS Funds</b>	<b>Total</b>
Original Agreement	\$144,000	\$36,000	\$180,000
Supplemental ROW	\$80,000	\$20,000	\$100,000
Construction	\$1,360,000	\$340,000	\$1,700,000
<b>Total</b>	<b>\$1,584,000</b>	<b>\$396,000</b>	<b>\$1,980,000</b>

At this time design is underway and is progressing. Coordination with several other projects within the same area that are concurrently being designed has complicated the project and the design process is more dynamic in nature than typical. Namely the Sheetz and Morgan park projects have required extended project coordination by our consultant including several areas of redesign. The adjacent projects are directly connected to the widening project and their designs have evolved ever since the design began on our project. While these complications require additional design funds, the inclusion of the adjacent projects has reduced the scope of our project and construction costs are estimated to be reduced by roughly 20%.

Authorization to begin right of way acquisition has been requested shortly from NCDOT and after that, Town Staff will proceed with right of way negotiations. NCDOT has agreed to provide signal design for the project and that work will begin shortly.

The design will require relocation of Duke Energy facilities including utility poles and street lights. A contract to complete this work is included. As part of the project several utility poles will need to be relocated to allow for the additional lanes we will be constructing. We have worked with Duke Energy Progress and developed a plan for the required relocations.

**Action #1:** The Council approved a motion to authorize a project budget for the widening of Avert Ferry Road from G.B. Alford Highway to Piney Grove-Wilbon Road.

**Motion by:** Dickson

**Second by:** Williamjs

**Vote:** Unanimous

**Action #2:** The Council approved a motion to award a contract in the amount of \$29,261.82 to Ramey Kemp and Associates and to approve funding in the amount of \$39,261.82, including contingency.

**Motion by:** Cobb

**Second by:** Williams

**Vote:** Unanimous

**Action #3:** The Council approved a motion to fund right-of-way acquisition in the amount of \$200,000.

**Motion by:** Lee

**Second by:** O'Brien

**Vote:** Unanimous

**Action #4:** The Council approved a motion to excuse Councilman Dickson from the meeting at his request.

**Motion by:** Cobb

**Second by:** Lee

**Vote:** Unanimous

**Action #5:** The Council approved a motion to a contract in the amount of \$63,694.83 to Duke Energy Progress for the relocation of utility lines and to approve funding in the amount of \$70,000, including contingency.

**Motion by:** O'Brien

**Second by:** Cobb

**Vote:** Unanimous

**Action #6:** The Council approved a motion to readmit Councilman Dickson into the meeting at this request.

**Motion by:** Cobb

**Second by:** Lee

**Vote:** Unanimous

**8e. Town Sidewalk Projects** – Mr. Levitt said town is proposing to add approximately 1,680 linear feet of new 5-foot sidewalk to the north side of New Hill Road to create a pedestrian connection between the existing Holly Springs Town Center shopping center on the east side and the proposed and existing subdivisions on the west side.

He said staff recommends contracting with Underfoot Engineering to provide civil engineering services related to the design for this project. This includes survey, subsurface utility location, design as well as bid preparation.

Mr. Levitt gave said the Main Street Sidewalk North project (TP-15-018) from the Oak Hall neighborhood to North Main Athletic Complex, staff will be applying for grant funds. It is further



planned that the Sunset Lake Road Sidewalk Phase 2 project (TP-16-017) from Wescott to Optimist Farm Road (north side) will be designed in-house by our new part-time engineer.

**Action:** The Council approved a motion to approve funding in the amount of \$60,000 (including contingency) to Underfoot Engineering; and approve project budget accordingly.

**Motion by:** Lee

**Second by:** Cobb

**Vote:** Unanimous

**9. Other Business:** None that resulted in Council action.

**10. Manager’s Report:** None that resulted in Council action.

**11. 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 matters with the town attorney under the client-attorney privilege to receive a report from outside legal counsel regarding its opinion of a recent Supreme Court ruling on development fees.

**General Account – Closed Session Oct. 18, 2016**

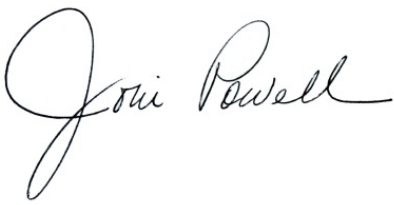
In Closed Session, the Town Attorney updated the Council saying the case could have wide implications on all cities, but that issues in the case have been returned to the Court Appeals and it may be a while before those implications are apparent. In the meantime, the attorney said, the Town can take steps to make sure all fees collected from development is in strict keeping with authority.

No action was taken in Closed Session other than a motion to reenter open session.

**-- End of General Account**

**12. Adjournment:** There being no further business for the evening, the Oct. 18, 2016 meeting of the Holly Springs Town Council was adjourned.

Respectfully Submitted on Tuesday, Nov. 1, 2016.

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