



Holly Springs Town Council
7:00 PM **Tuesday, March 15, 2022**

Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, March 15, 2022. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and four Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Mayefskie, Mayor Pro Tem Dan Berry, Council members Aaron Wolff, Timothy Forrest and Kristi Bennett.

Council Members Present by electronic means: Council member Shaun McGrath.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Scott Chase, *Assistant Town Manager*; Daniel Weeks, *Assistant Town Manager*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Mathew Mutter, *IT*; Kendra Parrish, *Executive Director of Utilities & Infrastructure*; Daniel Colavito, *Utilities and Infrastructure*; Rachel Ingham, *Utilities and Infrastructure*; Aaron Levitt, *Utilities and Infrastructure*; Seann Byrd, *Water Resources*; Chris Hills, *Director, Development Services*; Sean Ryan, *Development Services*; Elizabeth Goodson, *Development Services*; Antwan Morrison, *Director, Finance*; LeeAnn Plumer, *Director, Parks and Recreation*; Matt Beard, *Parks and Recreation*; Cassie Hack, *Director, Communications*; Irena Krstanovic, *Director, Economic Development*; Anna Murphy, *Economic Development*; LeRoy Smith, *Fire Chief*; Kathy White, *Deputy Clerk*.

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

4. Agenda Adjustment: The March 15, 2022 meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry
Second: Forrest
Vote: Unanimous

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

The following written comments were received: one anonymous comment regarding the 2017 ethics investigation.

The following comments were received in person: none

RECOGNITIONS

5. Arbor Day Proclamation

Cheryl Caines, Development Services said that Holly Springs will have Arbor Day celebrations on March 19th, including planting a tree, giving trees away at the Farmers Market and other Arbor Day events.

Mayor Mayefskie proclaimed March 19, 2022 as Arbor Day in Holly Springs.

Consent Agenda

The Council passed a motion to approve all items on the Consent Agenda. The motion carried following a motion by Mayor Pro Tem Berry, a second by Council member Forrest and a unanimous vote. The following actions were affected:

6. Minutes – Council approved the minutes of the February 15, 2022 and the March 1, 2022 business meetings.

7. Wake County Register of Deeds Plat Review Officer Appointment Recommendations – The Council adopted Resolution 22-09 recommending appointment of Plat Review Officers for the Town of Holly Springs.

A copy of Resolution 22-09 is attached to these minutes.

8. Resolution for Road Name Changes and Assignments near the I-540 interchange at Holly Springs Rd. and Kildaire Farm Rd. – The Council adopted Resolution 22-07 to rename portions of Kildaire Farm Road, Wesley Court, Fairview Street, and Suncliffe Court.

A copy of Resolution 22-07 is attached to these minutes.

PUBLIC HEARINGS

9. 117 E. Maple Special Exception Use & Variances

Cheryl Caines, Development Services, explained that application for this project was made prior to the adoption of the new UDO, and by statute the applicant may choose which UDO to proceed under. The applicant has chosen to proceed under the 2002 UDO, and thus the Special Exception Use is coming before Council. She said the property is in the Downtown Village District and the zoning at the time of application was R-10, and is currently Suburban Residential. The applicant is requesting reduced setbacks on both Grigsby and Maple, from 20 feet to 8 feet along Grigsby Avenue and from 20 feet to 12 feet along E. Maple Avenue.

Matt Beard, Parks and Recreation said that the applicant is dedicating a sidepath easement along Grigsby Avenue, and will construct the 10-foot sidepath.

MPT Berry asked if this was a compromise. Mr. Beard said that there is still enough right-of-way for roads, utilities, etc., and staff is requesting enough easement for the 10-foot sidepath.

Joanna Holder, Planning Board Representative, said that the Planning Board voted to approve the SEU with a vote of 8-0, and the Variances with a vote of 8-0.

Mayor Mayefskie opened the public hearing.

Jason Brown, 5817 Braden Park Place, the applicant, said he was here to answer any questions. MPT Berry said this parcel is unique, and in a tight area. He asked if there was any feedback from existing residents, and if a 1500 square foot house was proposed in order to stay in keeping with the neighborhood. Mr. Brown said there had been no negative feedback from the neighbors, and that keeping the house to one story makes it fit the neighborhood. MPT Berry asked about parking. Mr. Brown said the place for parking behind the house was the only place it would fit, and should be sufficient.

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

Action: Motion to adopt Resolution 22-10 to make and accept the Findings of Fact for consideration of and to approve SEU and Variances.

Motion by: Forrest

Second by: Wolff

Vote: unanimous

A copy of Resolution 22-10 is attached to these minutes.

10. Thales Expansion Development Plan and Special Exception Use

Cheryl Caines, Development Services, explained that application for this project was made prior to the adoption of the new UDO, and by statute the applicant may choose which UDO to proceed under. The applicant has chosen to proceed under the 2002 UDO, and thus the Special Exception Use is coming before Council. The proposal is for a middle/high school next to the current K-5 school. The land is designated Mixed Residential Neighborhood in the Land Use and Character Plan, and under the chosen UDO, the zoning is R-10 Residential.

Rachel Jones, Development Services, said that the site is served by public utilities and all requirements have been met. She showed where the water and sewer connections to the site are.

Ms. Jones said the Traffic Impact Analysis (TIA) recommended reconfiguring the intersection at Holly Springs New Hill Rd. and Old Holly Springs Apex Rd., and extending Old Holly Springs Apex Road to Thomas Mill Road. The applicant voluntarily completed the TIA, but statute limits the Town's ability to require schools to pay fee-in-lieu or require construction of road improvements. There is an agreement with an adjacent development to design and complete the road realignment.

Ms. Jones showed that the current access will become right-in right-out on Socratic Way, and the bell schedule will be staggered 45 minutes to help mitigate traffic. Also, there will be increased storage in the parking lot and the expansion to help keep traffic on the site rather than in the public right-of-way.

Joanna Holder, Planning Board Representative, said that the Planning Board recommended approval with a vote of 6-2 on the Special Exception Use, 8-0 on the Waiver for Alternate compliance, and 6-2 on the development plan. The issues that were discussed were traffic impacts and the timing of improvements.

Mayor Mayefskie opened the public hearing.

Laura Goode with Parker Poe, 300 Fayetteville Street Raleigh, spoke for the applicant. She asked that the binder given to the Town Clerk prior to the meeting be entered into the record. She said each of the witnesses are available to answer questions if required.

Ms. Goode said that the project would be in harmony and consistent with the surrounding uses and area. The site design includes buffering and landscaping to minimize impacts to adjacent uses and to not injure or adversely affect the adjacent area. She said the use type, size and intensity do not adversely impact adjoining properties or neighborhoods. She gave an estimate of the total student body at 1200, and 80 staff members. She said there would be no weekend or evening events, that the gym was just for school PE classes.

Ms. Goode called up Frank Leatherman to describe the site vicinity map. Mr. Leatherman, 4006 Barret Drive, Raleigh, said he was hired to study the impact of the school on the surrounding area. He gave his comparative value in real estate, and said his report is in the record. He said he studied surrounding properties and their value changes over the years, and he said this project would have no impact on property values of surrounding properties.

Ms. Goode said the site was designed to have maximum separation between the expansion and residential properties to the west, and to maximize tree protection. The buildings and playgrounds would be centrally located, and parking and driveways sufficiently set back from adjacent properties and screened. Fences will be located around the perimeter of the parking area.

Ms. Goode said the plan proves 15.3% tree preservation, which is more than the required 10%. All riparian buffers will be preserved in full and the northern property line has 28 to 80-foot tree preservation area along the entire property line, with a minimum 20-foot-wide preservation area along 75% of the western property line.

Ms. Goode said that no fields or similar large-scale lighting facilities are planned, and lighting from parking and buildings will be screened on the west, north, and east by tree preservation and/or landscaping. She referenced Mr. Whatley's sworn statement, which is in the record.

Ms. Goode said the use is not injurious to public health, safety, convenience, or general welfare with adequate drives and design for auto and pedestrian safety and traffic flow. There will

be adequate control and access in case of fire or other emergency. She said she wanted to address the specific traffic created by this project, not general traffic.

She called Melissa Helbert-Pogoloff, traffic engineer. Ms. Helbert-Pogoloff said she was with Kimley Horne and gave her credentials. She said that the expansion would open in 2023 and reach full capacity in 2026. The TIA was updated in 2022, using the 45-minute staggered bell schedule and studied eight surrounding intersections. She said the site has a small proportionate impact. No improvements have been required by the Town or NCDOT.

Ms. Helbert-Pogoloff said that Socratic Way will be reconfigured to right out only and limited left in site access, and queueing plans have been established to minimize traffic on the public right-of-way at pick up and drop off times. There will be onsite traffic direction by staff. She said the queueing space will be expanded at the elementary school and more than minimum queueing will be provided at the high school and they do not expect an impact on Holly Springs New Hill Road. There are three fire truck entrances, one with collapsible bollards on the eastern property line. She said there exists adequate infrastructure to support the proposed expansion.

Council member Forrest asked what the plan was to mitigate construction and school traffic during the construction phase with school in session. Ms. Helbert-Pogoloff said that due to the site being on the back of the property there should be no conflict between the two.

Council member Bennett said that the current queueing for the elementary school backs up all the way to the light. When it was originally suggested, the plan for queueing was obviously off. Has that been fixed so that the new queueing plan is correct? Ms. Helbert-Pogoloff said that one thing that has changed is that Thales used to be evaluated as a private school, where as now Urban Charter is used, which provides for larger queues. This expansion will go from 1400 feet to more than double that. There are 2 additional lanes on the north side of the school in case something more is needed. Council member Bennett asked if the traffic issue there now will continue until the expansion is completed. Ms. Helbert-Pogoloff said Thales has striped more lanes, and has taken internal actions to address the queueing problems, and is actively monitoring it to try to mitigate effects until this new expansion. Council member Bennett said that with the changing of Socratic Way to right out only, the intersection at Green Oaks will become a U-turn. Can it accommodate that change? Ms. Helbert-Pogoloff said it could.

MPT Berry asked how similar this site is to the Apex Thales site. Ms. Helbert-Pogoloff said it is different from this, but she doesn't have the amount of queueing space in Apex off the top of her head. But Holly Springs will have fewer high school students and the staggered bell schedule. But Thales is actively monitoring that site also. MPT Berry asked if this queueing space was adequate to accommodate a 200% increase in students. Ms. Helbert-Pogoloff said they calculate based on the number of cars they expect, and then add 30%. Ms. Helbert-Pogoloff said Thales is increasing enforcement of parents arriving early across all schools. MPT Berry asked if it was her professional opinion that no cars will queue out onto the road. Ms. Helbert-Pogoloff said she certainly believed that no cars will back out onto Holly Springs New Hill Rd. because in addition to the queueing space there is Socratic Way.

Council member Wolff asked how many additional am and pm trips this expansion added. Ms. Helbert-Pogoloff said it added 248 additional am peak trips and 164 additional trips in the pm hour. Council member Wolff asked if these trips had any impact on the TIA. Ms. Helbert-Pogoloff said they originally thought of a 30-minute stagger, but decided to go to 45 minutes because it would mitigate the impact on the traffic. Council member Wolff said that despite the onsite improvements, the TIA identified four off-site improvements that were needed. Ms. Helbert-Pogoloff said that Thales is not required to contribute to the off-site road improvements. Ms. Goode said that her interpretation of the statute is that the Town cannot require offsite improvements and if the school makes offsite improvements the Town is required to reimburse the school. Council member Wolff said that this site will not trigger those improvements, but it will contribute to the traffic that will trigger those improvements. Ms. Helbert-Pogoloff said Thales would contribute 6% to the traffic at the intersection of Old Holly Springs Apex Road and Holly Springs New Hill Road, and would not contribute to the peak pm hour. And will have 1.3% impact on the intersection of Bennett Knoll and Old Holly Springs Apex. Council member Wolff said that when these projects are ultimately triggered, the impact will be on the taxpayers of the town to fund the difference for Thales'

expansion. Ms. Goode said any time there is development, there will be increased traffic. The purpose of the TIA is to say, based on increased traffic, what are the recommended and appropriate improvements to handle that traffic. Our study showed that the internal improvements are enough to handle the traffic increase. It is a very low impact. Council member Wolff said that but for the general statute limiting our authority, there would be fees-in-lieu for this project. Rachel Jones said yes, fees-in-lieu would be requested by the Town if this were not a school. MPT Berry asked if staff had any discussion with the applicant on partnership with the Town on these traffic improvements. Ms. Jones said yes, but the general statute limits our authority to move forward with that. Council member Wolff said he appreciates the efforts to minimize the impact, and they have done a good job of minimizing, but it is not zero. If this was not a school there would be requirements. The impact is not zero. He said they said that according to the DOT standard, this project would not be injurious to the health, safety, morality or the community. He asked what they meant by "DOT standards." Ms. Helbert-Pogoloff said she thought what they meant was conducting the TIA to DOT's standards. Council member Wolff said that without these improvements, this project could be injurious to the general welfare either because the improvements are not constructed, or because the taxpayers have to fund them. He said he understands that Thales is not statutorily obligated to contribute, but this is still a concern.

MPT Berry asked how important the enforcement of the right-out during departures was to the TIA. Ms. Helbert-Pogoloff said Thales already enforces this by posting a sign, but it will make it easier for a traffic control officer to direct traffic. MPT Berry asked if the school currently funds a traffic officer, or is this something that will be done with the expansion. Ms. Helbert-Pogoloff said that they have been requesting a traffic officer, but have not been able to get one, but plan to continue requesting one and will fund the traffic officer. Council member Bennett asked what the request hold up was. Brandon Hafner with Thales said they have contacted the police department several times. They would like an officer at every location for customer service and safety. He said they contacted Holly Springs Police Department and they said they are short staffed and do not have anyone who can work off-duty for them. They would like an off-duty officer now. Ms. Goode asked Mr. Hafner if an off-duty police officer was not available would Thales be willing to hire a traffic control person. Mr. Hafner said they have tried that but certain jurisdictions don't really like them to come in with their own traffic people. He said they prefer police officers, but they are willing to do whatever they need to deliver great customer service and mitigate their traffic impact.

Council member Wolff said their plans state that a traffic officer will be in place during school peak periods, but what he was hearing now was that that was dependent on Town staffing issues that are outside of their control. Mr. Hafner said that is true to date. They are willing to hire a traffic officer. He said they have as many as three off-duty officers at some of their other locations and the police presence has a good effect on traffic. They would like town cooperation and help with traffic and would pay. Council member Wolff said the Town would like that too, but currently we don't have enough officers to do public schools. And Thales' plan requires an officer be there. So the Town would have to hire additional staff. Ms. Goode said that as long as the Town is open to it, Mr. Hafner said he was willing to hire a private person. It was just in his experience towns prefer a police safety officer. MPT Berry asked if the traffic officer was considered in the TIA and does it impact how the traffic would be flowing onto Holly Springs New Hill Road. Ms. Helbert-Pogoloff said it was not included in the TIA, but it would improve traffic enforcement.

MPT Berry asked Mr. Hafner what the estimated cost of the expansion was. Mr. Hafner said it would cost roughly \$7 million. MPT Berry asked if bonds be issued to finance this. Mr. Hafner said no, they will pay cash.

Council member Bennett asked if the high school would open in school year 2023. Ms. Goode said yes, but it would not be at full capacity until 2026.

Ms. Goode said that there was a sworn statement from the architect Tony Johnson that there were adequate facilities, safety equipment and necessary services for users and from David McClure, engineer, that there were adequate utilities and services available for the proposed use. She said the use is consistent with the zoning designation and the Comprehensive Plan. She referenced the sworn statement from Brendei Vega of WithersRavenel to support this finding.

Ms. Goode said that Council has Tony Johnson's sworn statement that it is in conformity with all development standards for R-10 except those for which waivers have been approved or requested

Ms. Goode outlined the waivers/alternate compliances that are requested:

1. waiver of 30-foot maximum building bay to 39'4" on the west elevation of the high school building;
2. waiver of 20% minimum surface area of windows to 11.9% on the east elevation of the gym building to accommodate the utilities that need to go on that side;
3. waiver of requirement that all sides of visible parapet walls be finished to match the primary façade to allow a small portion of the back of a parapet wall on the gym building to be covered with a tan color TPO roofing membrane rather than brick to have a more watertight roof.

Ms. Goode said that the proposed development represents the use of building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations. She said the proposed development will be compatible with and will enhance the use or value of area properties. She said the proposed development is consistent with the intent of the Comprehensive Plan, and with the intent and purpose of the UDO. She said that they have provided substantial, competent evidence to support their findings of fact, and there has not been competent evidence entered to dispute those findings.

John Schifano, Town Attorney, said that while there has been no opposing testimony to this point, the public hearing was not yet closed. Mayor Mayefskie asked the other people who had signed up to speak if they had anything to say. No one else who had been sworn in chose to speak.

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

Council member McGrath asked staff if they had a relative comparison for the impact of Woods Creek public school and what those unfunded taxpayer liabilities have been. Rachel Jones said she doesn't have those figures in front of her, but she believes Woods Creek had a higher student count. With that one the thoroughfare widening along Woods Creek Road was not completed because of the statute. With Thales elementary the thoroughfare widening was completed prior to the statute, and that could help facilitate this expansion. Council member McGrath said that it was safe to say that for any schools that come in, there is an impact on the taxpayers, regardless of the school system. Ms. Jones said it depends on what triggers the TIA, that because there is not an additional access point off of public roads for this project, a TIA was not triggered. But they elected to do one anyway. But whenever offsite improvements are shown, it is at the expense of that entity, whether it is the town or the state.

MPT Berry said he would like to find as a fact that the applicant finds it important to hire an off-duty public safety officer to facilitate traffic control and egress during peak times as it would help the flow and disbursement to Holly Springs New Hill Road. That would be a finding in addition to the suggested findings. Also he proposed that Council add as a finding of fact that the TIA completed for the project identified off-site intersection improvements that will not be completed or proportionately funded by the applicant.

Council member Wolff said he agrees that there is a bit of apprehension for providing a traffic officer, and that has not been settled. He said he agrees with the second additional finding of fact. The applicant did a good job of internal traffic control but without the offsite improvements he did not see anything that would mitigate 200 plus additional trips per day along an already congested corridor.

Action 1: Motion to amend Resolution 22-11 Exhibit C to add a finding that the TIA recommends a 45-minute staggered bell schedule, and that the TIA completed for the project identified offsite intersection improvements that will not be completed or proportionately funded by the applicant, and that the applicant finds it important to hire an off duty public safety officer to facilitate traffic control and egress during peak times as it would help the flow and disbursement to Holly Springs New Hill Road.

Motion by: Berry
Second by: Forrest

John Schifano, Town Attorney asked if they were willing to amend the motion to say that the TIA “requires” a 45-minute staggered bell schedule to be compliant, rather than “recommends.”

MPT Berry amended the motion to replace “recommends” with “requires.”
Council member Forrest seconded the amended motion.

Vote: Unanimous

Action 2: Motion to amend Resolution 22-11 Exhibit D add a condition to require a 45-minute staggered bell stagger.

Motion by: Berry
Second by: Forrest
Vote: unanimous

Action 3: Motion to reconsider Motion 2.

Motion by: Wolff
Second by: Forrest
Vote: unanimous

Action 4: Motion to amend Resolution 22-11 Exhibit D to add a condition to require a traffic control officer who satisfactorily meets the requirements of the Chief of Police be hired to facilitate traffic control and egress during peak times and the 45-minute staggered bell schedule.

Motion by: Berry
Second by: Forrest
Vote: unanimous

A copy of Resolution 22-11 as amended, is attached to these minutes.

Ms. Caines asked if there was willingness to hear from the applicant on the new condition. Ms. Goode thanked Council member Bennett for her comment and amendment to allow a traffic control officer who meets the satisfaction of the Chief of Police. Mr. Schifano said since the person would be in the public right of way, the Police Chief needed to be comfortable with that decision. He does not think there will be a problem with finding an off-duty officer, or working with Chief Liquorie.

Randy Harrington, Town Manager asked if the Mayor wanted to reopen the public hearing to hear from the Chief of Police. Mayor Mayefskie re-opened the public hearing. Chief Liquorie said that they had been in conversation with Thales but had not reached an agreement on pay or scheduling. If this was to fall back on the police department, scheduling would be the Police Department’s responsibility. If there was not an off-duty officer available due to an illness, vacation, an arrest, Court or some other obligation, we would have to place an on-duty officer in their place. This is not a one-time event, unlike most situations calling for off-duty officers, and is harder to staff. He said he would not be comfortable with just anyone, like a parent with a flag. NCDOT has traffic control companies that help around construction and have certified individuals. He said they are willing to work with Thales. Pine Springs Academy, for example, pays for a full time SRO officer, which overall may be the best solution, when you look at the cost. We require 3-hour minimum for a part time officer, which requires 6 hours per day, and that would require additional personnel be hired into the Police Department.

Council member Wolff asked if the Police have received any other traffic concerns on that stretch of Holly Springs New Hill. Chief Liquorie said yes, there was recently a collision near Oak View, and one needs to look at Thales and Oak View in tandem, especially if arrival and release times overlap. They are also forcing right hand turns, which may require a left turn signal at some

point to allow more even flow. We have had complaints there in regards to the school. Some of this may have been alleviated by forcing that right turn, but we may be pushing that problem downstream.

Ms. Helbert-Pogoloff said that as part of the TIA they took new traffic counts and included new developments and added a 5% growth rate. They considered Oak View in this. To the point of the U-turn, they considered any rerouted traffic and there saw no issues on the U-turn.

Mayor Mayefskie closed the public hearing.

Action 5: Motion to adopt Resolution 22-11 to make and accept the Findings of Fact for consideration of and to approve Special Exception Use and waivers.

Motion by: Forrest

Second by: Bennett

Vote:

Aye: Forrest, Berry, Bennett

Nay: Wolff

The motion passed.

Action 6: Motion to approve Thales Academy Development Plan with the conditions stated in the attachment.

Motion by: Forrest

Second by: Berry

Vote:

Aye: Berry, Bennett, Forrest

Nay: Wolff

The motion passed.

11. 301 Earp Street Special Exception use & Variance

Bronwyn Bishop, Development Services, said application for this project was made prior to the adoption of the new UDO, and by statute the applicant may choose which UDO to proceed under. The applicant has chosen to proceed under the 2002 UDO, and thus the Special Exception Use is coming before Council. The application is for one single-family dwelling located within the Village District Area Plan boundary and in the R-15 zoning district at 301 Earp Street. The property is on the corner of Earp and Collins Streets and the variance request is for a reduction in the required front setback along Collins from 20 feet to 10 feet due to the fact that there are two front yards, since the property is on a corner. The house will be two stories. The applicant has proposed street trees and construction of public sidewalk.

Matt Beard, Parks and Recreation, said that the developer will dedicate a sidepath easement along the Earp Street face of the property. The preference would be for the sidepath to be on the south side of Earp, but are requesting an easement on this property in case the feasibility study shows the north side to be more feasible.

Joanna Holder, Planning Board, said that the Planning Board recommends approval with an 8-0 vote and no discussion.

Mayor Mayefskie opened the public hearing.

Applicant Jason Brown said he was here to answer questions. He said that with the UDO change the setbacks are 10-feet. That is difficult to do with these small lots and it will make it difficult to do creative things. He wanted to bring that to the Council's attention.

MPT Berry asked Chris Hills, Development Services Director, if in the new UDO this would be a waiver or a variance request. Mr. Hills said this would be either an administrative variance or a Board of Adjustment variance. MPT Berry asked for later clarification of the process.

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

Action: Motion to adopt Resolution 22-08 to make and accept the Findings of Fact for consideration of and to approve SEU and Variance.

Motion by: Wolff

Second by: Berry

Vote: unanimous

A copy of Resolution 22-08 is attached to these minutes.

NEW BUSINESS

12. Green Oaks Tech Center Detailed Master Plan

Cheryl Caines, Development Services, said this project was eligible to choose which UDO to proceed under. The applicant has chosen to proceed under the 2002 UDO. The proposed detailed master plan is the first step in dividing the Green Oaks Tech Center Planned Unit Development (PUD) into development sites. The site is designated Innovation Village on the Land Use and Character Plan, and was zoned Planned Unit Development in October 2021. The Detailed Master Plan will divide the property into three development districts with a total of 6 to 30 nonresidential lots across all three districts.

Rachel Jones, Development Services, said that the site is served by public water, reclaimed water, and sewer. The Traffic Impact Analysis (TIA) studied the same intersections as were studied for the Thales expansion discussed earlier: recommendations were the realignment of Holly Springs New Hill Rd./ Old Holly Springs Apex Rd. intersection, and the future extension of Old Holly Springs Apex Rd. to Thomas Mill Rd. The developer agrees to pay a proportionate fee for the intersection realignment, construct eastbound second through lane to NC 55, pay a proportionate fee toward improvements at Bennet Knoll/Old Holly Springs Apex Road, a proportionate fee toward improvements on NC 55. Holly Springs New Hill Road will be widened across the property frontage to NC 55, per the Town's ordinances and standards, and turn lanes at site drives, and off-site improvements made per the TIA.

MPT Berry asked about the connector road that intersects with the previous project. Ms. Jones said it is not warranted at this time, so the wording in the Agreement is to continue to monitor. It will have to be reevaluated as projects come in. MPT Berry asked if this was considered as part of the Thales TIA. Ms. Jones said it was.

Matt Beard, Parks and Recreation, said that there is already a sidepath along Green Oaks Parkway, and along Holly Springs New Hill Road. He showed where greenways will be built within the property between the Innovation District and the Southern Edge District and connecting north to the internal roads where there would be a 10-foot sidepath and dedicated cross walks. This allows the Town to be responsive to the ultimate location of the signalized crossing to the north side where there is existing sidepath.

Joanna Holder, Planning Board Representative, said that the Planning Board recommended approval with a vote of 5-3. The issues discussed involved traffic and the timing of all these projects layered on each other, and whether they would be ready for the growth of the Town. They also passed a motion that Town Council prioritize the intersection of Holly Springs New Hill Road and the extension of Holly Springs Old Apex Road to Thomas Mill Road.

MPT Berry asked Rachel Jones to comment on that extension. Ms. Jones showed where the extension would be. It is not currently funded, there is no design and it is not in the CIP for the next five years. What was studied was the realignment. MPT Berry asked if that potential connection is outside the boundary of the project. Ms. Jones said it is. There will be a stub within the site that will direct people to the extension once it is completed.

Council member McGrath asked about phasing of the realignment and whether it would happen prior to the second lane construction. Ms. Jones said the realignment is already in design, so it will probably track prior to the additional east bound lane.

Elizabeth McMillan, Crescent Communities, said that this site is next to Crescent Communities' The Yield project which has two biomanufacturing buildings under construction. She said the PUD would extend The Yield and the Holly Springs Business Park and attract new business to town as well as accelerating the infrastructure improvements in the surrounding area. She said the area was rezoned in late 2021 and was rezoned to a Planned Unit Development (PUD). She explained the development would be phased, with the site divided into six "pods" and off-site improvements would be phased also.

Ms. McMillan outlined the full transportation improvements including widening New Hill Holly Springs Road, contributing toward the realignment of the intersection of New Hill Holly Springs Road and Old Holly Springs Apex Road, dedicated turn lanes, and installation of signals, and monitoring of other intersections for future signalization. The intersection realignment will be constructed by the time of first 250,000 square feet of development.

Council expressed excitement about the coming development and expressed appreciation for the partnership on the transportation improvements.

Action: Motion to approve Detailed Master Plan 21-MAS-05 for Green Oaks Tech Center, with the conditions listed in the agenda packet.

Motion by: Berry

Second by: Forrest

Vote: unanimous

OTHER BUSINESS

Mayor Mayefskie said there are several upcoming events in town. He will be at the Hunt Center on Saturday to plant a tree for Arbor Day. The Masonic Lodge is having their 175th anniversary this week with Brunswick stew on Saturday and it is open to the public. The Community Litter Sweep is this Saturday starting at Ting Park and a group from the Mayor's Youth Advisory group will be participating in that.

Council member Forrest said he attended Holly Springs Fire Department CPR training and he highly recommends that the public attend those classes. He asked about Bridgewater flooding over the weekend. Randy Harrington, Town Manager, said they were looking into it and would follow up with a report.

Council member McGrath asked that information be provided to Council on the historical background for what road improvements were associated with other schools, and what they have ever done regarding unfunded taxpayer liabilities, specifically when Oak View was put in.

MANAGER'S REPORT

Randy Harrington, Town Manager, said it would be 3 weeks before the next meeting. At the end of March is the Battle of the Badges. For this round it is being expanded. Not only Holly Springs Police and Fire Departments, but Town of Apex and Fuquay-Varina police and fire departments. Sat. March 26th, there will be four games at Ting Stadium, Dick Sears Field, and there will be five games on Sun. March 27th. Proceeds will benefit NC First Responder Peer Support Group. It will be a fun event for a great purpose. Information is on the Town Website at the calendar section.

CLOSED SESSION: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(4) to discuss three Economic Development opportunities.

Motion by: Berry

Second by: Forrest

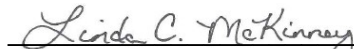
Vote: Unanimous

Motion to seal the minutes of the closed session was made by Council member Wolff, seconded by Council member Forrest and passed with a unanimous vote.

Motion to leave closed session was made by Council member Wolff, seconded by MPT Berry and passed with a unanimous vote.

Adjournment: Mayor Pro Tem Berry made a motion to adjourn at 10:05 pm. It was seconded by Council member Wolff and passed with a unanimous vote.

Respectfully Submitted on Tuesday, April 5, 2022.



Linda C. McKinney, Town Clerk

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