



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, June 6, 2023. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and five Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Mayefskie, Mayor Pro Tem Berry, Council members Aaron Wolff, Shaun McGrath, Timothy Forrest, and Danielle Hewetson.

Council Members Absent: none.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Daniel Weeks, *Assistant Town Manager*; Scott Chase, *Assistant Town Manager*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Jeff Wilson, *CIO, IT*; Mathew Mutter, *IT*; Corey Petersohn, *Budget and Sustainability*; Cassie Hack, *Director of Communications and Marketing*; LeeAnn Plummer, *Director, Parks and Recreation*; Paige Scott, *Director of Public Works*; Kendra Parrish, *Executive Director of Utilities and Infrastructure*; Paul Liquorie, *Police Chief*; LeRoy Smith, *Fire Chief*; Tina Stroupe, *Finance Director*; Chris Hills, *Director of Development Services*; Elizabeth Goodson, Brett Gosney, Catherine Jacobs, and Sean Ryan, *Development Services*; Kathy White, *Deputy Clerk*.

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

4. Agenda Adjustment: The June 6, 2023 meeting agenda was adopted with changes, if any, as listed: move item 13 off Consent Agenda.

Motion: Berry
Second: McGrath
Vote: Unanimous

RECOGNITIONS

5. Pride of Holly Springs Proclamation

Mayor Mayefskie proclaimed June as Pride of Holly Springs Month and expressed the desire of the Town to support awareness, dignity, and equality for our diverse community. Thomas Rushing accepted the proclamation.

6. Men's Mental Health Month Proclamation

Mayor Mayefskie shared some facts about men's mental health and proclaimed June as Men's Mental Health Month in Holly Springs and invited Andi Curtis, Dr. Micha Krempasky and Rick Shrum from WakeMed to accept the proclamation.

Dr. Krempasky and Mr. Shrum commended the Town for supporting mental health.

7. Great Outdoors Month Proclamation

Mayor Mayefskie proclaimed June as Great Outdoors Month in Holly Springs and invited residents to explore the great outdoors. Parks and Recreation staff accepted the proclamation.

8. Flag Day Proclamation

Corey Petersohn, Administration, gave an overview of the history of the United States' flag, and the celebration of Flag Day. Mayor Mayefskie proclaimed June 14th as Flag Day in Holly Springs.

REQUESTS AND COMMUNICATIONS

9. Presentation of Proceeds from Battle of the Badges Softball Tournament

LeRoy Smith, Fire Chief, said that the Fire Department has partnered with GiGi's Playhouse for the last eight years. He introduced Life Safety Educator Joe Harasti, Assistant Chief Jaimie Holland, Firefighter Austin Stroup, and Lt. Michael Castelloe. Lt. Castelloe explained the history of the Battle of the Badges, and talked about its future. Members of GiGi's Playhouse came forward and spoke about their gratitude for the fundraiser and the support of the Fire Department. Chief Smith presented a check for \$8000 to of GiGi's Playhouse.

10. Transportation Investments Update

Kendra Parrish, Executive Director of Utilities and Infrastructure, said this item was to update Council on progress and delivery schedules of various transportation investments and to discuss the shift in scope of the Avent Ferry Road realignment project. She said that at their retreat in February Council discussed funding strategies for the Transportation Bond projects: Holly Springs Road Widening East and Central; the Main Street Right turn lane; NC 55 right turn lane; and the shift in scope of the Avent Ferry Road realignment. For the non-bond project of Holly Springs Road Widening West, Council discussed pursuing design on the partially funded project.

Ms. Parrish said that the Holly Springs Road East project was within budget and 35% complete. This summer work will begin on the south side, and the project is expected to be complete in the spring of 2025. She said that Holly Springs Road Central is 65% design complete and right-of-way acquisition will happen over the next six to eighteen months with a late 2026/2027 project completion target. The CIP budget is \$11.2 million and the current engineer's estimate is \$12.6 million.

Ms. Parrish said that Holly Springs Road widening West was a non-bond project that Council wished to pursue, recognizing the current funding gap. Design is underway for this project that has a CIP budget of \$10.5 million and a current engineer's estimate of \$15.5 million.

Ms. Parrish said the Main St. right turn lane is 100% design complete and right-of-way acquisition is underway. Construction will be from late 2023 to late 2024. The CIP budget is \$1.7 million. The current engineer's estimate is \$2.1 million, but there is an endorsed funding strategy. The NC 55 right turn lane is awaiting final NCDOT approval, permitting is complete and construction is targeted for late 2023 to late 2024. The CIP budget is \$2.7 million with a current engineer's estimate of \$3 million and an endorsed funding strategy. She said that these two projects will be bid together for economies of scale.

Ms. Parrish said that the Avent Ferry Road Realignment has been reimagined as the Downtown Sidewalk Connection. Design will be in-house and a LAPP Grant will provide funding for the \$1 million project that will provide sidewalk connections to the Downtown Village District, the Hunt Center, Womble Park, and Rex Hospital. This would connect at Oak Avenue, where we have right-of-way already. She said staff has spoken to CAMPO about this new scope and they seemed favorable to using the LAPP grant for that. She asked for Council feedback to move forward.

Ms. Parrish said the signal at Avent Ferry Road and Holly Meadow Road at the Holly Glen subdivision entrance has received bids and will appear on the July Council meeting for award. Pending developer contribution, construction could begin in as early as late summer 2023. The CIP budget is \$650,000, which is partially funded via development contributions. She said other updates that would be discussed in more detail at a future meeting include installation of rectangular rapid flashing beacon (RRFB) crosswalk signals at Main & Earp; Main & Maple; Bass Lake & Earp; and Bass Lake & Stinson. Pedestrian improvements are planned on Main St. from the Trellis Point apartments to the Arbor Creek subdivision, and an internal sidewalk connection from Town Hall to

Avent Ferry Road. Traffic calming projects are proposed for several locations including 12 Oaks, Holly Glen, Honeycutt Farms, Town Hall and the Parks at Bass Lake. These could be several different types of projects, including signage, crosswalks, and other tools. She thanked the Public Works Department for their help in getting many of these smaller projects completed.

Council member Forrest said he is in favor of the Avent Ferry sidewalk project as many pedestrians use that route. Council member McGrath asked if the sidewalk was continuous along Main St. and Ms. Parrish said it was.

Consent Agenda

The Council passed a motion to approve all items on the Consent Agenda except Item 13 which was pulled for discussion. The motion carried following a motion by Mayor Pro Tem Berry, a second by Council member McGrath and a unanimous vote. The following actions were affected:

11. Minutes – Council approved the minutes of the May 9, 2023 workshop meeting, the May 16, 2023 business meeting, and the May 23, 2023 Budget Workshop.

12. Holly Springs Road Widening (West) Design and Survey Contract – Council approved the total project design budget of \$2,200,000 for survey, design, and construction plan documentation for Holly Springs Road Widening West (NC55 to Main Street) and authorized the Town Manager to sign and execute the Kimley-Horn design contract in the amount of \$1,889,500. Council authorized the Town Manager to sign and execute any other required agreements, amendments, or change orders necessary to deliver the Holly Springs Road widening (West) project design that are consistent with prior Council action, direction, and within the project budget and approved funding sources.

14. Installment Finance Agreement for Equipment and Vehicles – The Council adopted Resolution 23-16 authorizing the Town Manager to approve and execute Installment Purchase Agreement and directing staff to proceed with closing the loan and obtaining the funds for vehicle and equipment acquisitions not to exceed \$460,000.

A copy of Resolution 23-16 is attached to these minutes.

13. Ting Park Naming Rights Renewal Agreement

The Council moved this off of Consent agenda in order to have the chance to thank Ting for their partnership over the years. CM Hewetson said that the partnership with Ting had been an amazing thing. She said the naming rights were mutually beneficial. She recognized Tom O'Brien, representing Ting and thanked them for the partnership.

Action: Motion to approve a three-year agreement extension with Ting, Inc. for naming rights at North Main Athletic Complex and stadium (currently named as Ting Park and Ting Stadium.)

Motion by: Berry

Second by: Forrest

Vote: unanimous

PUBLIC HEARINGS

15. Pine Springs Preparatory Academy Rezoning 23-REZ-02

Brett Gosney, Development Services, said the purpose of this item was to consider a request for a Zone Map change from MXR CU Mixed-Use Residential Conditional Use to MXR CD Mixed-use Residential Conditional District at 220 Rosewood Centre Drive. He showed where the property is located within the town limits and reminded the Council and the public that a school is a legal nonconforming use and that nonconforming uses may not be enlarged, expanded, increased, or extended. Currently schools are only allowable through a Conditional District rezoning in all

Residential Use Districts. The site is currently zoned Mixed Use Residential and designated as N. Main Street District in the Land Use and Character Plan. He reminded the public of what a Conditional District accomplishes and the design goals associated with it, and showed the footprint of the proposed addition. He said the UDO standard in a Conditional District is a building height of 60 feet. The applicant is requesting 55 feet. The UDO requires a 10-foot type B perimeter buffer, and the applicant is proposing a 30-foot Type B.

Catherine Jacobs, Development Services, said that the applicant was proposing to replace the modular buildings but not to increase the number of students or teachers, so the existing water and sewer services and roadway infrastructure did not require any studies.

Planning Board Representative Roger Bess said that the Planning Board voted to recommend approval with a vote of 9 – 0. There were no negatives discussed in this plan. The Planning Board felt that the School was upholding their promise to replace modular units with permanent structures.

Mayor Mayefskie opened the public hearing and the following input was received:

Bruce Friend, Head of School at Pine Springs, spoke for the applicant. He gave an overview of the school and said that they are one school with two campus buildings, one for K-5 and the other for 6th- 8th grades. He said the modular building has been in use since August of 2019 and was never intended as a permanent solution. He said the original site plan was approved with the current building extended to where the modular building currently sits.

Mr. Friend said that this approval would allow them to no longer use any modular building. The expansion would include office space and classroom space but would not increase the overall K-5 enrollment. He showed floor plans and elevations for the proposed building and asked Council to vote in favor of the rezoning.

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

MPT Berry asked if the school anticipated using public bonds to fund the addition. Mr. Friend said they did. Council member Wolff asked what the projected cost would be. Mr. Friend said just under \$5 million. Council member Wolff asked if any of the \$100,000 in Powel Bill Funds appropriated by the General Assembly from Holly Springs to Pine Springs Prep would go towards this project. Mr. Friend said that money went to the general budget and he couldn't tell whether any of it would go toward construction.

Council member McGrath asked if they were going to increase their enrollment. Mr. Friend said the middle school would increase enrollment, but K-5 would stay the same as this year. Council member McGrath asked if the TIA was done based on maximum enrollment or current. Ms. Jacobs said it is typically done for maximum enrollment, so there should be no changes. Council member McGrath brought up the proposed partnership for the signal, and the Powel Bill funds, and said that it was important for traffic reasons not to increase the traffic in that area. Mr. Friend said he was pleased to hear about the sidewalk project because that would open it up for more students to walk to school, which would reduce their traffic impact.

Action: Motion to adopt Ordinance RZ23-04 to adopt the statement of compatibility and approve the rezoning.

Motion by: Berry

Second by: Forrest

Vote: unanimous

NEW BUSINESS

16. Fiscal Year 2023-24 Operating and Community Investment Plan Budget Adoption

Corey Petersohn, Administration, said this item was to adopt the Fiscal Year 2023-2024 Operating budget and Community Investment Plan. He reminded the public that key budget

takeaways were to secure the Town's future water supply and wastewater treatment capacity; to invest in parks and greenways; and to strengthen the Town's emergency preparedness and capability to respond quickly to emergency 911 calls. He directed people to the Town website or the Clerk's office to get more information.

MPT Berry said it was not lost on him what we are asking of residents. The success of economic development has led to immense growth and the increase in fees is a reflection of that need. He understands that this will be an impact on households and he appreciates the communities support in moving the Town forward in these projects.

Council member Forrest thanked staff for working hard on the budget to enable us to not have a property tax increase in an environment of cost escalation.

Council member McGrath said the budget is always a lot of work to balance needs and wants. This year we are getting to that compromise. We have budgetary pressures on all sides. We are having to delay needed infrastructure to do this, so some people will not be satisfied with the speed of getting projects completed. He spoke of the challenges given the long time frames needed for these infrastructure projects.

Council member Wolff said to residents, every time we raise a rate we are raising it on ourselves too. These are growing pains that we knew were going to happen when we approved the Economic Development projects that are coming to town. But once those projects come to fruition, the benefits will be enormous, shifting the tax burden off of residents and onto corporate entities. We know it is not easy and all of us struggle to find the right balance. But he wants residents to know that over the next decade these investments are going to pay us back tenfold. He said Council appreciates people's patience as these projects come to fruition.

Action: Motion to adopt the Fiscal Year 2023-2024 Operating Budget and Community Investment Plan along with associated capital project ordinances, reserve ordinances, and updated personnel policy.

Motion by: Berry

Second by: Forrest

Vote: unanimous

Copies of Ordinances 23-16, 23-17, 23-18, 23-19, 23-20, 23-21, 23-22, 23-23, and 23-24 are attached to these minutes.

17. Order Authorizing Wake County Tax Administrator to Levy and Collect Property Taxes

Tina Stroupe, Finance Director, said that each year Council is required to pass an Order by July 1 authorizing Wake County to levy and collect property taxes on behalf of the Town. Wake County then distributes collections monthly to Holly Springs.

Council member McGrath asked if this was standard for every municipality in Wake County. Ms. Stroupe said it was and Randy Harrington, Town Manager, said it was standard across the whole state.

Action: Motion to adopt Council Order 23-02 directing Wake County to levy and collect property taxes for the Town of Holly Springs.

Motion by: Forrest

Second by: Berry

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 public comments were received in writing: comments from David Charters and Sarah Brown regarding high school students parking in Honeycutt Farm; a comment from Sarah Brown

regarding dead trees in the buffer zone between Darter Lane and Piney Grove Wilbon; and a petition from residents of Honeycutt Farm regarding high school students parking in Honeycutt Farm.

The following public comments were received in person:

Dana Seymour said she was here to draw attention to the issue of high school students parking in Honeycutt Farms. They have parked hazardously on Darter St., Clapper Ln. and Alumroot Rd., colliding with trees and fire hydrants. They are blocking intersections and fire hydrants, and speeding through the neighborhood. They are disruptive, screaming, and shooting air powered toy rifles. Police have been called many times. They are littering, playing loud music, and shouting obscenities. She said when she tried to talk to them they laughed and later she found trash in her front yard. She said she had collected signatures on a petition from all the homeowners requesting no parking signs on the three streets from Monday to Friday. They hope to deter the students from parking in their neighborhood.

Tanya Palumbo, Chamber of Commerce, said she was here to give an update on Springs Fest. It was very successful with 95 vendors 11 food trucks and 8 entertainers. She said she saw many of them there. She congratulated Lt. Parrish of the Holly Springs Police Department for his assistance in traffic management. She said the shuttles from Ting Park were highly utilized. Ultimately 8,000 to 10,000 people attended and downtown businesses were very happy. She said the Chamber looks forward to growing the event next year. Additionally, she said the 1st Responders Appreciation lunch will be on Aug. 9th at 12 Oaks. She thanked the Council for their support.

Howard Babbitt, said his company, Carolina Trash Pickup, had recently submitted a bid to collect trash and recycling for the Town. He said they were long term residents of Holly Springs and they would love the opportunity to serve the Town with Trash & Recycling. His son Alex Babbitt thanked the Town for the work that went into preparing the RFP. Dominique Babbitt said they take a lot of pride in their work and that she works with Wake Football Club. Mr. Babbitt listed some municipalities and businesses that they service in Wake and Harnett Counties.

Tracy Kerr said she wanted to talk about the parking concerns in Honeycutt Farm. She said her family has lived on Darter St. for two weeks and didn't realize how much they would be impacted by high school parking and the litter in their yards. She has found drug paraphernalia in her yard. She moved there to be close to the high school, and loves all the activities. She just didn't realize that they would become a parking lot and drop-off zone for parents. The students have not responded kindly when neighbors talked to them about the problem. They instead set off their car alarms simultaneously starting at 7 am. She said there was a disconnect on who erected the no parking signs. The police have been present, and the students scattered. But she understands that the police cannot be there every school day. She asked that a solution be found.

Warren Leonard had left the meeting and did not speak.

Brett Christensen said he was also here to talk about the Honeycutt parking issues. They moved into a house on Alumroot Rd. in February and it is like living in a high school parking lot. The garbage and recycling trucks have trouble getting in due to the students parking along the road. Getting in and out of their driveways has been an issue. The police presence has helped, but hasn't prevented them from creeping further into the neighborhood. The amount of trash on Darter Street looks like a landfill due to the trash left by the students. He would like a fence put up to keep the community quiet and clean. He would like to work with the city to come up with a solution.

OTHER BUSINESS

Randy Harrington, Town Manager, thanked the residents with concerns for coming to the meeting. He said the residents have been very helpful in providing pictures and videos and describing the problems. This is a short-term and a long-term project. We have had an added police

presence, which has helped. But this problem is like a balloon – if you squeeze it the problem moves elsewhere. There needs to be a long-term solution to this in partnership with the school system, and the neighbors in Honeycutt and Garrison, and staff. We have Public Safety and Public Works and Utilities and Infrastructure departments working on this project. He said that Scott Chase, Assistant Town Manager, was the point of contact to work with this team. We want to work with the residents to come up with a solution that doesn't negatively impact residents, and we want a plan in place before school starts back up in August. He explained that Council has to adopt a no parking ordinance before they can be enforced and said the Town would correct that and we hope to find some other solutions to help this problem.

John Schifano, Town Attorney, explained how each area needs to be designated No Parking by Council in order for the police to enforce it.

Council member McGrath asked if there had been any outreach to Wake County Public Schools. Mr. Harrington said that staff has reached out to them and we are working with them to see if they have any adjustments that could be made. Council member McGrath asked if it was inadequate design for this high school that caused this. He said that whenever they build a school the Town is stuck with the infrastructure improvements. He asked if pressure could be applied to the school system to see if that was an inadequate design. Mr. Harrington said the school only issues parking passes to Juniors and Seniors. It is unclear if this is only sophomores, along with parents using it the neighborhood. We need to have some discussions about that. Our high school seems to have a higher percentage of students who choose to drive to school.

Council member Hewetson asked if we have any idea of the number of students who are parking off school property. Mr. Harrington said he does not know, and asked Chief Liquorie to come forward if he had an answer. Chief Liquorie said we are trying to take a comprehensive approach to this using all the Town departments mentioned earlier. When our presence is there, it moves the problem elsewhere. Sgt. Brienzi has been working with the Holly Springs High School and the Principal has pledged his support. It's not as simple as knowing how many spots the school is short. In theory, if you don't get a permit you shouldn't be driving to school, but we need to figure out the full answer to not just push the problem down the street.

Council member Wolff said kids will be kids and if the parking is legal they are going to park there. But the behavior needs to be addressed. He encouraged parents to have conversations with their students to address these behaviors. We should put it out that parents not use that area as carpool drop off. He asked that we put out a public statement because he thinks parents are not aware of the problems. He said we are about to build a park across the street and need to think about how to prevent this problem there. Chief Liquorie said that Parks and Recreation had been working on how to allow a balance of parking at that park.

Council member Forrest said if we do send out information it would be fair to ask the school to send out the same information. With that said, he knows we need time for community engagement. We don't want this to happen without Honeycutt input, but we need something by August.

MPT Berry said before Honeycutt Farms was a pipe dream, this has been a problem in Garrison. The last two mornings he has seen the police out there and it just shifts the kids down to other streets. If there are no parking signs there, they need to go up in the other neighborhoods. Kids are going to find the path of least resistance, but it has become problematic and we need to come back with solutions. But it's not all on us. We need Wake County Public Schools to work on solutions on their end. If a letter to their administration would be helpful to drive the partnership he would be supportive of that. Because the park project was brought up, we didn't get assistance on the road improvements from Wake County Public Schools, so if there is a plan to share parking at the park, it shouldn't be free.

Council member Forrest said he hopes the residents have heard that Council is concerned. He thanked Chief Liquorie and his team who responded when his mother-in-law died. He said that June 6th is D-Day He discussed what happened in 1944 during WWII and expressed his thanks to the veterans who fought in that war.

Council member Wolff said that June is Wear Orange Month, which is dedicated to ending gun violence. He said that no matter where you stand on *how* it should be addressed, we all agree

it *should* be addressed. He said more Americans died by guns in 2021 than any year on record. The major cause was suicide, followed by mass shootings. Gun death is the leading cause of death in children and teens – more than car accidents. Whatever you believe, we can all agree that this is unacceptable. Each of us should think of what we can do. Make sure weapons are safely stored, and if you know someone going through a difficult time, make sure they have support.

He said Happy Pride Month to the LGBTQ community and wished them happy celebrations. He expressed that Pride was about more than sexuality. It's about who you are in your deepest core. He said the current rhetoric is scaring them and the laws that are getting past that are targeting them, and they are scared or some leaders who see in their community a scapegoat. They deserve dignity, pride, privacy and equality. The past year has not been easy for our LGBTQ community or for our Town. People's sense of belonging and safety has been hurt. And the sense of trust between us has been hurt. He said this is sad. We can all agree that we are stronger together. We cannot be strong in pieces, or together if we are ignoring or separate parts of our community. It is a crack in our foundation. It makes us weak and leaves us incapable of reaching our fullest potential.

Mayor Mayefskie said that May 17th had America's Best Restaurants TV show was in town featuring Blind Pelican. He got to sit in on it and watch the production. Once he knows when it is going to be broadcast he will put the news out. On May 18th he took a tour of Amgen with Mr. Harrington and Irena Krstanovic to see where the facility is. They are on track and on time, and he's excited about the future.

MPT Berry said for the past 12-18 months he has been engaging with numerous people on the traffic light at Honeycutt Farms. It was a requirement when the development was approved. The developer says it's due to delays on easements and Duke Energy delays. The signal is in progress and should hopefully be up by the end of June. He said that zoning conditions are all we have to hold developers to these conditions. He hopes we have learned a lot about what these conditions are for. We are in the business of trying to make our stakeholders happy, but we have these conditions for a reason. He is excited to see the traffic light go up, and thanks the team for holding back the Certificates of Occupancy until the developer holds up their end of the bargain.

He said he went to the Memorial Day celebration at Holly Grove. If you haven't seen that event, it is one of the most powerful Memorial Day celebrations that the town has. He thanked the Principal of Holly Grove for including them again this year. Finally, he said Springs Fest was one of the best events we've had in a long time. He thanked the Chamber and the staff who assisted.

Council member McGrath said he appreciated the move of the Public Comment to this point in the meeting. He said he thinks we might want to think about expanding the electronic meeting policy to allow residents to make comments remotely. He asked staff to look into how difficult that would be.

He said that the lack of partnership with Wake County Public Schools was due to the actions of the legislature and he would like something to be put on the legislative agenda to work with the General Assembly to see how something can be worked out to allow us to know what is coming forward and to create a better partnership between state, county, and the Town.

He said that lots of ground is being broken for Peterson Station, but he doesn't see any activity on road improvements they are supposed to be doing. The intersection at Stephenson Rd. continues to be problematic and we need to get the light and road improvements done. Finally, relative to Memorial Day, D-Day, and Men's Mental Health month, please check with your friends and neighbors and ask if they're doing ok.

Council member Hewetson said Springs Fest was an amazing event and the Holly Springs Police Department were wonderful. It felt very safe and she and her children enjoyed it. Summer at the Springs just started and last week was wonderful. The Concert at Ting Park was also a big win. Seeing these things in Holly Springs is exciting.

MANAGER'S REPORT

Randy Harrington, Town Manager, said that June 11th is the last day to pre-purchase rain barrels. Monday June 19th free movie showing of Hidden Figures at 6:30 pm at the Cultural Center.

On Wednesday, June 21st there will be a Community Garden public meeting. We are in the process of putting together a community Garden at Sugg Farm. It is a drop-in family event from 5 to 7 pm.

He expressed the Town's condolences to the family of Robert Eason, a 25 year veteran of the Town who worked at Bass Lake. Our hearts go out to his family.

He said we want to give Council an update on some land use cases that are coming before the Council in a relative near term. The thought is not to go into heavy level of detail, but to make you aware and, if you have any feedback, to send it back to the applicants.

18. Preview of Upcoming Development Services Land Use Cases

Sean Ryan, Development Services, said Council the purpose of this item was to update Council at a high level on upcoming development services land use cases that could come before Council in one to six months. He went through the following projects:

- Elliott Farm – Conditional Zoning District
- Cass Holt Road – Conditional Zoning District
- Friendship Innovation – Conditional Zoning District
- 1100 Piney Grove Wilbon – Conditional Zoning District
- Symphonia – Conditional Zoning District (and intersection realignment issues)
- Lassiter Rd. Convenience Store – Conditional Zoning District
- Estes Lane Townhomes – Conditional Zoning District
- Regan Tract – Conditional Zoning District

Council member Forrest asked how much Council could say if they haven't seen the packet. John Schifano said that rezoning is legislative, so Council is free to discuss their desire to change any of these rural residential zones from a non-specific point of view. Council member Wolff said this is more residential development than he has seen in his years – has it ramped up? Chris Hills, Director of Development Services, said it has ramped up. Council member McGrath said we have talked about this and all these people are going back to what used to be in the land use plan. He hopes that they have all seen the water utilization policy and understand its throttling effect. Council member Wolff asked Kendra Parrish, Executive Director of Utilities and Infrastructure, what "bucket" these projects were in. Ms. Parrish said that if they have submitted prior to July 1 they are in bucket 3, which is already accounted for. It is new applications that come in after July 1 that would utilize the policy. Mr. Hills said a fair amount of them are in bucket 3. A lot of these are covered by the 5,000 that we told you were in the pipe line. We will provide a briefing to break that out, but most of these are accounted for. Council member McGrath said our utilities don't go out that far.

CLOSED SESSION: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(3) to discuss *Holly Springs v. Adams*.

Motion by: Berry

Second by: Forrest

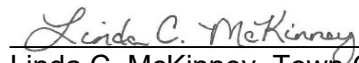
Vote: Unanimous

Motion to leave closed session was made by Council member McGrath, seconded by Council member Forrest and passed with a unanimous vote.

Randy Harrington, Town Manager, gave Council an update in open session on the Village Gate development request to reduce workforce housing from the agreed upon 50 to 25. The total number of residential units is also being reduced but at a lower percentage (20%). Council discussed how they wished staff to proceed. Consensus was to tell the developer to make the reduction in workforce housing units proportionate to the reduction in overall housing units.

Adjournment: Mayor Pro Tem Berry made a motion to adjourn at 9:47 pm. It was seconded by Council member Forrest and passed with a unanimous vote.

Respectfully Submitted on Tuesday, June 20, 2023.

A handwritten signature in cursive script, reading "Linda C. McKinney", is positioned above a horizontal line.

Linda C. McKinney, Town Clerk

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