



Oct. 3, 2017

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, Oct. 3, 2017 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 Tom O'Brien, James Cobb, Hank Dickson and Peter Villadsen and Councilwoman Cheri Lee.

Council Members Absent: None.

Staff Members Present: Charles Simmons, town manager; John Schifano, town attorney; Joni Powell, town clerk, (recording the minutes); Len Bradley, parks and recreation director; Gina Clapp, director of planning and zoning; Sean Ryan, planner; Kendra Parrish, director of engineering; Leroy Smith, fire chief; Billy Whitehead, information technology technician; 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. Jamal Brown, pastor of Holly Springs United Church of Christ.

4. Agenda Adjustment: The Oct. 3, 2017 meeting agenda was adopted with changes, if any, as listed below.

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:

Sayo Adeymia 1108 Kentworth Drive -- Ms. Adeymia addressed the Council, speaking in favor of the Main Street Square development plan amendment as she is moving her primary care medical practice into the subject building. She said she is hopeful to move into the building and does not want to move her practice away from Holly Springs.

6a. Bullying Prevention Month - Mayor Sears introduced Sara Carter, director of operations of Youth Thrive, who requested Mayor Sears to proclaim October 2017 as Bullying Prevention Month in Holly Springs. The mayor launched a local campaign four years ago to raise public awareness to the issue of bullying.

Ms. Carter explained that Youth Thrive is a collective impact partnership aimed at creating better conditions for Wake County youth to thrive. They are partnered with more than 40 organizations that share a common vision of ensuring that all Wake County youth are prepared for college, career, and ultimately, for life. One of the key issues that they as a collective are addressing on behalf of youth is bullying.

October is National Bullying Prevention month, and Youth Thrive in conjunction with our Wake County community of partners, is launching a Bullying Prevention Campaign – STAND UP! SPEAK OUT!

According to the National Education Association (NEA), more than 3.2 million students fall victim to a bully every year; approximately 160,000 students miss class every day because they are afraid to confront their bully. In Wake County, bullying was reported by 1 in 5 (19%) of surveyed high school students which closely mirrors national statistics. Every seven minutes, a young person experiences bullying, and 85% of the time, no one steps in. Young people who are bullied can experience a range of negative physical, school, and mental health issues which can persist through adulthood.

Mayor Sears presented a proclamation declaring October as Bullying Prevention Month.

Action: None.

6b. Sky Hawks and Wings Over Springs Presentation – Mr. Doug LeRoy said the Holly Springs Skyhawks appreciate the Holly Springs Parks and Recreation Department for partnering and facilitating the first annual Wings Over Springs on Sept. 2.

As president of the Holly Springs Skyhawks, Mr. LeRoy presented a \$1,000 check to the Holly Springs Parks and Recreation Department for future enhancements at the Holly Springs Remote Control (RC) Flight Field and a \$400 check to Jim Wasley for the Meg's Smile Foundation.

Action: The Council approved a motion to accept a donation from the Holly Springs Skyhawks in the amount of \$1,000.

Motion by: Cobb

Second by: Dickson

Vote: Unanimous

6c. 2017 Community Planning Month – Mayor Sears presented to Planning and Zoning staff a proclamation declaring October as Community Planning Month. Ms. Clapp briefed the Council on the goals, objectives and work of the town's Department of Planning and Zoning.

Action: None.

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 Dickson and a unanimous vote. The following actions were affected:

7a. Minutes – The Council approved the minutes of the Council's regular meeting held Sept. 5, 2017.

7b. Budget Amendment \$20,425 – The Council adopted an amendment to the FY 2017-18 budget in the amount of \$20,425 to accept insurance proceeds and cover costs of hail damage.

7c. Resolution 17-42 - The Council adopted Resolution 17-42 declaring certain personal property surplus to the needs of the town. *A copy of Resolution 17-42 is attached to these minutes.*

8a. 06-DP-09-A06, Main Street Square Elements C, D, and E – Mr. Ryan said this agenda item was last presented to the Town Council at the Sept. 5 meeting. The Town Council tabled the item in order to allow the applicant to make modifications to the building elevations. There were concerns raised that the building did not feature enough decorative elements consistent with other buildings in Main Street Square and that the height was not compatible with the building on the other side of Werrington Drive.

The applicant made revisions to the building elevations based on Town Council's discussion. The height of the building was not modified; however, the revisions include variation in building material color (both red and beige tone brick), larger windows along Werrington Drive, additional awnings, a decorative stone banding to indicate the building height level, decorative brick insets, and roofline variation.

The Main Street Square Planned Unit Development (PUD), originally submitted in 2005, was intended to provide an ideal setting for a creative, mixed use development that advanced the principles of traditional neighborhood development. The plan consists of multifamily apartments, condominiums, townhomes, and single-family dwellings, as well as office and retail spaces.

The applicant is requesting to amend Building 1 located in Element C, D, & E of the Main Street Square PUD. The current approved plan is for a two (2) story, 21,000 square foot office and retail building. The applicant is proposing to modify the building to one (1) story with 10,500 square feet of office and retail. The building footprint will not change, except for minor modifications to show actual modulations in the building façade. New elevations for the building are included with this amendment. Element C, D, & E was last modified in 2013 to reduce Building 5 (Dunkin' Donuts / Garner Appliance building), directly across Werrington Drive from Building 1, from a two (2) story building to a one (1) story building.

Trey Adams, representing the applicant – Mr. Adams said he actually appreciated input received at the last meeting to make their product better. He went over the new elevations, making special note of architectural details that were added at the suggestion of Council members and planning staff.

Councilman Dickson said the new design better blends into the original Main Street Square buildings yet is different enough that it is distinct. Councilman Cobb agreed. He said the original building fell flat.

Councilman Villadsen said he feels the design is better than the original; however, his concern remains that the building is not two story as originally planned. He said the loss of office space that could be there if the plan were not amended concerns him.

The developer said tenants who expressed interest in occupying the new building are hoping the project remains on schedule, and they feel they will have plentiful space that will afford the opportunity to grow into the space.

He added that retaining these growing healthcare businesses in Holly Springs is important.

Action: The Council approved a motion to approve Development Plan Major Amendment #06-DP-09-A06 for Main Street Square Elements C,D, & E Amendment as submitted by Bass, Nixon, and Kennedy, Project Number 04-08042, dated Revised 08/07/2017 with the following condition:

1. All previous approval conditions for Main Street Square PUD and Main Street Square Element C, D and E Development Plan will apply to this amendment.

Motion by: Dickson

Second by: Cobb

Vote: The motion carried following a 4-1 vote. Councilman Villadsen voted against the motion.

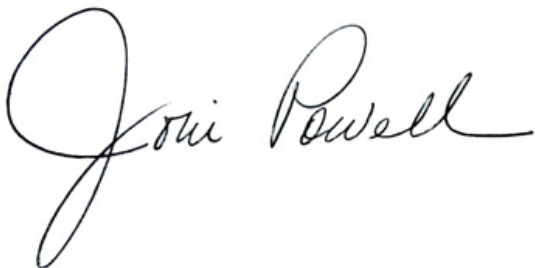
9. Other Business: None that resulted in Council action.

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

11. Closed Session: none.

12. Adjournment: There being no further business for the evening, the Oct. 3, 2017 meeting of the Holly Springs Town Council was adjourned.

t. 17, 2017.



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