



April 23, 2018

## MINUTES

The Holly Springs Town Council met in a duly-called special meeting on Monday, April 23, 2018 in the Holleman Room of Holly Springs Town Hall, 128 S. Main Street. Mayor Sears presided, calling the meeting to order at 5:30 p.m. The purpose of this meeting was to deliberate on the Southern Area Planning Initiative findings and potential changes to the Future Land Use Plan and Unified Development Ordinance.

**Council Members Present:** Mayor Sears, Councilmen Dan Berry, Tom O'Brien and Peter Villadsen and Councilwomen Cheri Lee and Christine Kelly.

**Staff Members Present:** Chuck Simmons, town manager; Daniel Weeks, assistant town manager; Joni Powell, town clerk (recording the minutes;) Paul Allen, real estate acquisition agent; Anna Johnson, economic development project manager; Sean Ryan, planner; Elizabeth Goodson, development review engineer; Gina Clapp, planning and zoning director; Kendra Parrish, engineering director; Melissa Sigmund, principal planner; and Mark Andrews, public information officer.

Ms. Clapp opened with an overview of what the zoning and planned uses are in the SAPI boundary area. She then walked the Council through changes in a base map as approved future projects and their respective zoning designations were added. Each map layer represented the addition of proposed uses appropriate to the area, including suburban residential uses, neighborhood village centers, transitional residential, and some commercial uses.

When the final map was illustrated, Ms. Clapp asked for Council direction on remaining undeveloped land in the context of not only Holly Springs's potential growth but that of Fuquay-Varina and Harnett County.

She asked for Future Land Use Plan suggestions on density / intensity; the neighborhood village centers and input on the land capacity analysis impacts presented.

Following a thorough discussion, the Council provided the following summary of suggestions for staff to use in amending Future Land Use and UDO documents:

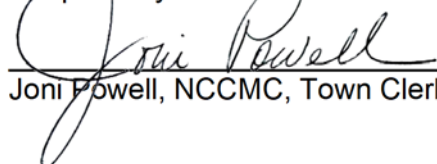
- Consider eliminating the designated Community Growth Areas at Avent Ferry and Cass Holt and Avent Ferry Road and Rouse Roads with additional public input;
- Proposed land use designations to replace existing ones where directed, per the attached chart;
- The proposed designations include language regarding tree preservation, open space requirements and development options.
- Update the Future Land Use Plan Map accordingly.

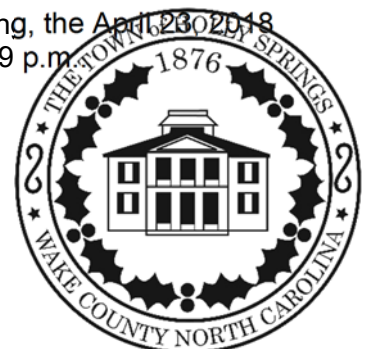
Staff will take these suggestions, among others, and formulate drafts for Council review and direction.

No action was taken in this session, other than direction for staff.

**Adjournment:** There being no further business for the evening, the April 23, 2018 special meeting of the Holly Springs Town Council was adjourned at 9 p.m.

Respectfully Submitted on Tuesday, June 5, 2018.

  
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Joni Powell, NCCMC, Town Clerk



Existing Future Land Use Designations	Proposed <u>Council-Directed</u> Future Land Use Designations
<p><b>Low Density Residential</b></p> <p>This land use designation is intended to provide areas for large lot development, and to provide for limited public and institutional uses that are compatible with a low density residential area. The low-density development designation allows up to 2 units per acre, which will promote the conservation of desirable characteristics of the land, preserve agriculture land, and protect rural areas from the encroachment of scattered urban-type uses that may inhibit the overall development of the community. This land use designation should be located near the periphery of the planning boundary in areas not expected to be developed for intensive urban or suburban uses. The designation is envisioned to provide accommodations for significant environmental areas such as watersheds and unique natural features. By reducing development densities in these sensitive areas, more natural vegetation will remain to protect water quality. Additionally, these less dense areas will be located primarily to the south and west of town. Acceptable development types in this category include subdivisions with large lot sizes of a half acre or more.</p>	<p><b>Rural Residential</b></p> <p>0 – 2.5 units/acre (typical zoning districts: R-30, R-20, and R-15)</p> <p>Agricultural preservation</p> <p>Single-family detached residential</p> <p>Limited or no common open space required</p>
<p><b>Residential</b></p> <p>The Residential category is intended to provide for a wide range of residential densities and limited public and institutional uses. Densities may range from 2 units per acre up to 8 units per acre. Provided, however that within certain CGA's and Regional Centers as specified, densities may exceed 15 units per acre. As development extends further from the cores densities will decrease. When business and commercial uses locate at major intersections adjacent to residential areas, concern should focus on the intensity of the proposed uses, appropriate buffering of adjacent uses, and the appearance of those uses to limit the impacts on the adjacent residential areas.</p>	<p><b>Suburban Residential</b></p> <p><del>2 – 3.25 units/acre (typical zoning districts: R-15, R-10)</del></p> <p><del>Single-family detached residential</del></p> <p><del>Two-family and Townhomes (attached residential) as part of a Development Option Plan or Planned Unit Development, not to exceed 35% of total units or 50% of total units if less than 25 acres</del></p> <p><del>Common open space and amenities encouraged</del></p>
	<p><b>Transitional Residential</b></p> <p><del>3.25</del> 2.5 - 6.8 units/acre (typical zoning districts: R-10, R-8, R-MF-8)</p> <p>Single-family detached, Two-Family and Townhome attached residential</p> <p>Common open space and amenities required</p>
	<p><b>Urban Residential</b></p> <p>6.8 - 15 units/acre (typical zoning districts: R-MF-8, R-MF-15, LB)</p> <p>Single-family detached infill, Two-Family and Townhome attached, Condominium and Apartment residential</p> <p>Limited commercial uses as part of a mixed use project</p> <p>Common open space and pocket parks required</p> <p>Generally located adjacent to commercial or a part of a Neighborhood Village Center</p>

<p><b>Mixed Use</b></p> <p>The Mixed Use category is intended to provide for a wide range of Commercial, Business, and Higher Density Residential. Residential may be that of a much higher density, provided that the residential is associated with a mixed use project or immediately adjacent to major commercial developments in certain CGA's and Regional Centers. The Mixed Use designation defines the core area of each Community Growth Area and areas along N. Main Street. Proposed developments within the Mixed Use designation should include multiple land uses, mixed use buildings, or provide a compatible use for the area that is not already provided to create a mixed use setting. The goal for each Mixed Use area is to create a "village-like" atmosphere with areas that are interconnected and pedestrian friendly.</p>	<p><b>Neighborhood Village Center</b></p> <p>Local/neighborhood convenient commercial (typical zoning districts: LB)  Upper story residential allowed (up to 8 units/acre) as part of a mixed use project  Limited Two-Family and Townhome attached residential, Condominium and Apartment residential allowed as part of a mixed use project</p>
	<p><b>Institutional</b></p> <p>Government owned properties (Town, Wake County Public Schools, etc.)</p>
	<p><b>Commercial</b></p> <p>Large scale/big box commercial (typical zoning districts: LB, CB, GB)  Upper story residential, Two-Family, Townhome, Condominium and Apartment (unlimited density) allowed as part of a mixed use project</p>
<p><b>Heavy Industrial</b></p> <p>Heavy Industrial areas are designed to provide land for intense industrial uses, such as quarries and landfills. Heavy Industrial areas should be concentrated to a general location in order to achieve the maximum benefit when providing infrastructure to prospective and existing industrial clients...</p>	<p><b>Heavy Industrial</b></p> <p>Intense industrial uses- such as quarries and landfills</p>