



Town of Holly Springs
Land Use Advisory Committee
3:00 PM **Tuesday, April 7, 2026**

Regular Meeting
Holly Springs Town Hall
Holleman Room

Agenda

Call to Order

Agenda Adjustment

Approval of Minutes

1. Approve January 6, 2026 Minutes

Requests and Communications

1. Myers - Patterson Project Rezoning
2. Bridgeberry Expansion Rezoning
3. Unified Development Ordinance (26-UDO-01) Semi-annual Amendments

Other Business

Adjournment

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:

kathryn.white@hollyspringsnc.gov 919-567-4033



Town of Holly Springs Land Use Advisory Committee

Minutes: *April 7, 2026*

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, April 7, 2026 in the Holleman Room at 3:00 p.m. when a quorum was established. Elizabeth Goodson called the meeting to order and introduced the members of the Board and Staff members attending.

Members Present: Randy Harrington, Town Manager
Scott Chase, Assistant Town Manager
Daniel Weeks, Assistant Town Manager
LeeAnn Plumer, Director, Parks & Recreation
Annie Drees, Mayor Pro Tem
Chris Deshazor, Council member
Irena Krstanovic, Director, Economic Development
Van Crandall, Planning Board Member
Sara Kemplin, Planning Board Alternate Member

Members Absent: Chris Hills, Director, Development Service
Kendra Parrish, Executive Director, Utilities & Infrastructure

Staff Members

Present: Elizabeth Goodson, Assistant Director, Development Services
Sean Ryan, Division Manager – Planning
Conor Ryan Development Services
Brett Gosney, Development Services
Grayson Taylor, Planner III, Development Services
Rachel Jones, Engineer II, Utilities & Infrastructure
Elliot Blonshine, Development Review Engineer
Chris Ritter-Garcia, Planner I, Development Services
Catherine Jacobs, Division Manager, Engineering & Construction
Cheryl Caines, Senior Planner
Kathy White (recording the minutes)

Agenda Item 2: AGENDA ADJUSTMENT

None

Agenda Item 3: APPROVAL OF MINUTES

Motion to approve minutes of January 6, 2026 as submitted.

Motion: Scott Chase

Second: Chris Deshazor
Vote: Unanimous

REQUESTS AND COMMUNICATIONS

Item 1 – Myers – Patterson Project Rezoning

In attendance for this item: Perry Verille, Davidson Homes
Ed Tang, Withers Ravenel
Ashley Mendenhall, Withers Ravenel
Bayllie Breaux, Withers Ravenel
Marle Altman, Davidson Homes

Perry Verille of Davidson Homes has requested to meet with the LUAC to discuss a rezoning application for a development along People Road. The applicant is proposing to rezone a 21.86-acre site from RR Rural Residential to SR-CD Suburban Residential Conditional District. The development will consist of approximately 34 single-family detached dwellings.

Brett Gosney, Development Services gave an overview of the project, at 6305 & 6317 People Road, located adjacent to the existing Bridgeberry Subdivision. The site is currently zoned as RR Rural Residential. The applicant is requesting a rezoning to SRCD Suburban Residential Conditional District, which is designed to protect, promote and maintain the development of lot to medium density detached dwellings. He showed where the site is located on the future land use map, explaining that it's currently designated as conservation neighborhood. The adjacent Bridgeberry Subdivision has the designation of residential neighborhood. The proposed rezoning of Suburban Residential Conditional District would be for 34 single family lots on approximately 20.5 acres, which would come out to about 1.66 units per acre.

Elliot Blonshine, Development Services, said the site is adjacent to the Bridgeberry Subdivision, so water and sewer extensions are required. The project would be subject to the water resource management policy. They would be required to improve People Road to the Town's minimum standard, which is essentially curb and sidewalk. Additional traditional requirements are to connect to existing stubs, provide other vehicular stubs to adjacent parcels, and also produce a traffic study, which has not yet been submitted. The current configuration of People Road has two connections to Rex Road. This has the potential to create some issues, so ideally, more properties could be obtained and developed with this project. This would allow People Road to either be reconfigured or abandoned, and then this development could create a single access onto Rex Road. The applicant has had conversations with staff about exploring those options and including other parcels to try and address some of those comments. He believes that if that were a possibility, there's an opportunity for this project to connect that road improvement map on the north side of Rex Road between Bridgeberry and Rex Road Elementary.

Mr. Gosney then gave the Staff Analysis, stating that recent changes to this site and the surrounding areas may have created an environment not suitable for a conservation neighborhood. However, with the site being largely flat and without any large tree stands, it might not fit the designation. Additionally, the adjacent school development separates these parcels from other parcels within the Conservation Neighborhood designation, not really allowing this one to build on, and maybe becoming more of an infill related area. Still, staff does recommend the project explores the addition of more parcels along People Road to help cover those gaps.

John Adock, representing Davidson Homes, explained the history of this project, which has evolved from just one parcel with 26 lots to now 2 parcels with 34 lots. He believes what they are proposing is consistent with the Land Use Plan. Davidson homes and Withers Ravenel have prepared a reconfigured plan if People Road ROW is abandoned. They only have two tracts that they have contract rights to at this time. The two parcels combined will have 34 single-family detached homes. It's a proposed density of 1.66 units per acre, which is much lower than the allowable density with a Suburban Residential Conservation District zoning. There are other adjoining parcels that they are trying to obtain, but as of right now, they only have contracts for the two parcels. He explained the challenges they are encountering in obtaining the other parcels.

Elizabeth Goodson asked if there were any questions or clarification needed on the proposed development. Daniel Weeks spoke about tree preservation. Mr. Adcock said that he believes the area has been timbered already. He doesn't believe it was ever used for agricultural purposes. He said there is a single-family home on a 1.4-acre parcel on the property. Mr. Harrington asked if that property would be annexed and connect to water and sewer? Mr. Adcock said they are still in conversation about this, but he believes it will be. Mr. Harrington compared this to Norris Crossing and said it would make the process much smoother if they annexed. Mr. Harrington asked about the open space in Bridgeberry, and Mayor Pro Tem Drees asked if it's owned by the HOA. Mr. Adcock confirmed it is. Mr. Harrington said it makes sense to combine the parcels, and he applauds the developers trying to negotiate this.

Mr. Harrington then spoke about adjacency to the schools. If this were to be approved and developed, you'd have a number of parents who will want to cut across the parcels. Is there any consideration that we have a dedicated access point to the school? Mark Altman said they're in communications with the school system. They want to discourage that because it would be a backdoor entrance which creates security issues. They intend to have one out on the frontage. Mr. Harrington said probably the most popular school connection is at Sunset Ridge. They have a back entrance into the subdivision, and parents use that all the time. I think the school system would be a little more amenable to that.

Mr. Weeks asked if the 1.6 units per acre compares to the Bridgeberry Subdivision. Mr. Gosney said Bridgeberry's is probably closer to 2+ acres.

Chris Deshazor asked about the existing property. How will this development look, and how will it affect this house? How will it affect their access? Mr. Adcock said that there will be three points of access. Davidson Homes is in close communication with the homeowner (the Myers). Mark Altman confirmed there will be emergency access during the construction process. The Meyers are very anxious to get through this process, as they are experiencing well and septic issues and want to connect to Town utilities. Mr. Deshazor asked if there will be tree buffers? Mr. Altman said they're not in the landscaping design process yet. Mr. Verille said the homeowner has staked out what property they are selling and what they are keeping.

Mr. Gosney said that while the group was in discussion, he did some research and said Bridgeberry's actual density is 2.93 units per acre, so they are almost double as what is being proposed here.

Van Crandall asked about the connectivity to the northwest side of the property. Mr. Adcock said the HOA owned open space won't have connectivity, And there are also environmental constraints in that area, which is presenting a problem. Mr. Altman said they've had cursory conversations

with the school system about connectivity in that area. It has road stubs from two different directions, because Seagrove Creek stubs to them, as well as another one that doesn't have a name. If there was any connectivity, it would come from those two places.

MPT Drees spoke about how much timber clearing has already taken place, or current conditions. Mr. Altman said that Mr. Myers told him when he purchased the property 20 years ago, he did much of the clearing. MPT Drees asked who maintained People Road, and was told it's NCDOT's, and they're usually willing to sign it over/abandon it. MPT Drees said the conceptual plan is not the same as what they actually own now. Pretty soon, they're going to have to decide which plan they're going to go with. Sara Kemplin asked who owned parcel 6, and was told it's vacant, but there are living heirs and there is a current lawsuit.

Chris Deshazor spoke about walkability to the school. Bus service is an issue anyway, so they need to make it a safe way to walk to school. Mr. Adcock agrees but said the school doesn't want a back-door entrance. However, he agrees with the importance of connection and walkability.

Randy Harrington asked if there are traffic signals at Buckhorn Duncan and Rex Road and was told there are not. He expressed concerns about traffic management and complaints from residents about not being able to make left turn lanes out of their development.

Elizabeth Goodson asked if there were any further comments, and opened discussion if there were concerns about the consistency with the Comprehensive Plan. Chris Deshazor says the area is Conservation Neighborhood for a reason, and Mr. Adcock said that's what they want. Scott Chase asked what the density goal is for a Conservation Neighborhood. Brett Gosney explained what the goals are. Elizabeth explained that the Conservation Neighborhood was designated before the school was there. Mr. Verille said they also have to consider the current market. Annie Drees asked if there was lifeline of the quarry and landfill along the northern region and was told they didn't know.

As there were no further questions or comments, Ms. Goodson thanked the applicants and invited the group for the next item into the meeting.

Item #2 - Bridgeberry Expansion Rezoning

In attendance for this item: Sarah Van Every, McAdams
John Martin, McAdams
Raymond Rinker, Taylor Morrison
Chris Ferragato, Taylor Morrison

Sarah Van Every of McAdams has requested to meet with the LUAC to discuss a rezoning application for a development adjacent to the Bridgeberry Subdivision on Rex Road. The applicant is proposing to rezone a 42.71-acre site from RR Rural Residential to SR Suburban Residential with the Conservation Subdivision option. The development will consist of 68-80 single family detached dwellings. The Future Land Use designation for the site is Conservation Neighborhood. The Future Land Use designation for the adjacent Bridgeberry Subdivision is Residential Neighborhood.

Conor Ryan, Development Services began the presentation by showing the location of the site, current and proposed zoning. The current Future Land Use designation is Conservation

Neighborhood, where 30-50% of the buildable land on site be preserved as permanent open space, with housing clustered together on small lots. This project proposes rezoning the site to SR Suburban Residential, with the conservation subdivision option provided in the UDO. The site plan includes 68 to 80 units (75 currently shown), with a minimum lot size of 7500 square feet and a minimum lot width of 60 square feet.

Elliot Blonshine gave an overview of the Public Utilities. The site is directly adjacent to the Bridgeberry subdivision, so water lines can be extended into the site through the typical means. Sewer was proposed to be sent by gravity station to the Bridgeberry pump station, which is not sized to serve this parcel, so they're considering topography and sending it to the west to the Norris Branch Regional Pump station. There are no UDO or CTP requirements to provide road frontage improvements. A traffic impact analysis is required. A secondary entrance is required for any new homes constructed on the site.

Conor Ryan gave the Staff Analysis, stating that there are general inconsistencies with the site design, the current future land use designation and the existing development pattern. The current site design does not reflect the clustered housing or contiguous open space defined by the conservation neighborhood future land use designation. However, building conservation subdivisions, as envisioned by the comprehensive plan, would be visually and functionally different than the existing development of Bridgeberry. In either case, the topography of the site will require significant grading and likely the installation of substantial retaining walls. This will impact the ability to keep much of the site undisturbed. There are also future considerations in play related to infrastructure, particularly with the sewer direction and the construction of the conservation at Harris Lake, and the ability of fire and rescue to serve the site effectively.

Elizabeth Goodson asked for the Applicant Statement. Sarah Van Every with McAdams introduced Raymond Rinker and Chris Farragato with Taylor Morrison, and John Martin with McAdams, who is the Engineer for this project. She then gave the rezoning process to date, saying they've had a neighborhood meeting, with three or four people on the call, who were generally positive. They liked the continuity, the 50ft buffer to Bridgeberry and the amount of open space. The sketch plan meeting with staff was held 10 days ago, and they're planning on submitting the official rezoning plan soon. She went over the concept plan, showing the tree preservation at 30%. She understands the concerns with staying consistent with Bridgeberry and maintaining the conservation of the existing open space. She feels it meets the Conservation Subdivision requirements.

Ms. Goodson opened discussion to the Committee. Mr. Harrington asked if the property to the south is owned by Duke (yes)? Would you envision all of the lots and homes be similarly sized? Mr. Rinker said it would be between 2800-3600sq ft per lot.

Mr. Weeks asked Mr. Blonshine about the secondary access. Mr. Blonshine said currently, the only way out is to go to Buckhorn Duncan, so there would need to be some other access. If any development has more than 100 units, you must have two access points. MPT Drees asked what their plans were for the second access. John Martin from McAdams said they'd have to pursue other land acquisitions.

CM Deshazor asked if there was any discussion in the neighborhood meetings about the traffic coming through the neighborhood. By adding 75 houses, each with an average of 2 cars that's 150 cars going through the neighborhood. Ms. Van Every said people asked typical questions

about that as well as how long construction would last. She said the TIA/MOU has been agreed upon but has not yet been submitted.

Mr. Harrington asked if there was any traffic signalization at Salemberry Dr. and Buckhorn Duncan Road (no). He also asked who owned adjoining property in regard to the secondary access. Mr. Martin said they're still in the process of determining where the secondary access would be. They're exploring any and all prospects.

Ms. Goodson said there's two parts to that vision; the emergency access, but there's also the secondary access for the actual neighborhood. I want to speak a bit more about the sewer. From what I understand from the team is that in order to run sewer to this site, there was some grading that was being proposed. How does doing that much grading adhere to the spirit of the Conversation Neighborhood? Mr. Martin said he feels while there would be quite a bit of grading, it still preserves the natural state. Significant grade change is going to happen regardless of the utility setup.

Mr. Harrington said it would be better not to have two pump stations near each other. Ms. Goodson said there may be the possibility of taking the Bridgeberry pump station down. Mr. Martin said in the conservation theme, it may be possible to take Bridgeberry down before it gets to full capacity.

Mr. Weeks asked if the construction vehicles would go through Bridgeberry? Ms. Van Every said yes, and this was discussed at the neighborhood meetings.

Sean Ryan asked about the preservation/reforestation plans. Ms. Van Every said they'd be submitting those plans later.

Mr. Harrington asked if there are any opportunities on other locations of pump stations? MPT Drees said the second access is a critical consideration. Rachel Jones said the Bridgeberry pump station also accommodates other properties outside of the Bridgeberry Development. Mr. Martin said he's working with Mr. Blonshine on this. Ms. Jones said they are planning on eventually shutting down that pumpstation.

Mr. Ryan asked them to take into consideration that the closest fire station is FS2 on Avent Ferry Road close to Highway 55. We know that our fire department experiences some challenges hitting their target response time down in this area already. Ms. Goodson said FS5 is being discussed, but there are no concrete plans at this point. Mr. Harrington said there is a property identified which is further along than some other discussions. The Convenience Center on Rex Road is the expected future site for Fire Station Five. We've got two stations that we're working on. This one right now is second in line.

Ms. Kempin commented about other locations of the secondary access, as she has concerns with so many people getting in and out of Bridgeberry. If people need to get out of there in a hurry, it could be a problem. Could there be other opportunities to explore?

As there were no other questions or comments, Ms. Goodson thanked the applicants for coming and continued to the next item.

Item #3 Unified Development Ordinance (26-UDP-01) Semi-Annual Amendments

Cheryl Caines, Development Services, explained the proposed UDO Text amendments package that will go before the Town Council in a Public Hearing on May 19th. There are 20 parts to the amendments, some major changes and some minor changes.

Currently, Special Use Permits are required for Group Homes, Childcare Centers in residential areas, drive throughs in Neighborhood Mixed Use, Community Support Facilities, Major Infrastructure/Utilities, Large Solar Energy Systems, Wireless Communications Towers. We are proposing they go from SUPs to Conditional Zoning Districts. They would go from a Quasi-Judicial to a Legislative Process and would involve enhanced citizen participation. They would have site specific design or standards to address. MPT Drees asked how this would affect the Board of Adjustment? Would they have enough to do? Cheryl said in the last year they only had 4 Special Use Cases. Mr. Harrington suggested that maybe Quasi-Judicial cases be handed over to the Board of Adjustment.

Ms. Caines continued by explaining the uses allowed in NMX. CM Deshazor asked, for comparison, how large My Way is, to visualize how a proposed “neighborhood bar” would be. Mr. Ryan explained that the bars discussed actually operate as a restaurant with a special ABC permit. They are looking to classify/permit a bar that doesn’t serve food with a different kind of ABC permit.

They discussed the proposed fuel station allowances of limiting them to 4 fuel pumps and not placed within 300ft of thoroughfare streets. Mr. Harrington suggested less focus on how many pumps they have and focus more on the lot size. Mr. Ryan said the intent is to push them away from the thoroughfare to allow for more walkability.

Ms. Caines then spoke about Drive Through and Car Wash Uses. We are recommending no circulation in front of buildings in all zones, and for Car Washes, no accessory structures/use in front or corner yard.

Ms. Caines continued by explaining the proposed changes regarding EV Parking at Schools. Several schools have been constructed since these local parking standards were imposed in the code. What we’ve had is some feedback from both the public and private schools that the EV requirements don’t fit very well with their operations. She explained the proposed changes of 10% of all staff spaces be EVSE-Ready in developments with 20-50 spaces. In 50 or more spaces in a single development, the standard being proposed is 20% of all staff spaces – 2 spaces shall be EVSE, and the remainder shall be EVSE-Ready.

Mr. Crandall asked how these EV Parking policy changes compare to other municipalities. Ms. Caines said there really isn’t a pattern across other local municipalities or across the country. We’re all still learning, It’s better to have the infrastructure ready as the needs increases. Mr. Crandall said EV sales are increasing globally. CM Deshazor says he feels we should leave the standard the way it is, because we’ve been requiring EV-ready, and no one is going back and adding it. Mr. Crandall agreed. MPT Drees asked if Pine Springs meets the current standard. Mr. Taylor said they have 5 EV spaces and 18 EV-ready spaces.

MPT Drees asked if there would be any consideration of noise limits for bars in residential areas. Ms. Goodson said the same noise ordinances would apply.

After further discussion on all the proposed changes, Ms. Goodson called for a motion to endorse the proposed UDO changes as presented.

Motion: Annie Drees
Second: Chris Deshazor

OTHER BUSINESS

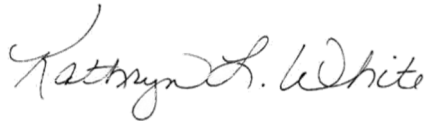
None

Elizabeth Goodson stated there was no other business to be discussed and asked for a motion to adjourn.

Agenda Item 6: ADJOURNMENT

Motion: Randy Harrington
Second: Annie Drees
The meeting adjourned at 5:03pm

Respectfully submitted on July 7, 2026



Kathy White
LUAC Clerk