



Agenda

Call to Order

Approval of Minutes

1. August 4, 2026 LUAC Minutes

Requests and Communications

1. Friendship Industrial Project Rezoning
2. Data Center Study Meeting #3

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

Agenda Cover Sheet

Agenda Item#: 1.

Approval of Minutes

Title: August 4, 2026 LUAC Minutes

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Kathy White, Deputy Town Clerk

Action(s):

- Approve Minutes of the August 4, 2026 Land Use Advisory Committee Meeting

Explanation:

- Minutes in draft form are attached for the Committee's review.
- If there are any corrections, please notify the Clerk in advance of Tuesday's meeting so that a corrected version of the draft minutes can be circulated for review before formal approval.

Background:

Funding Source(s):

Attachment(s):

1. August 4, 2026 LUAC Minutes - Draft



Town of Holly Springs Land Use Advisory Committee

Minutes: August 4, 2026

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, August 4, 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: Daniel Weeks, Assistant Town Manager
Scott Chase, Assistant Town Manager
LeeAnn Plumer, Director, Parks & Recreation
Irena Krstanovic, Director, Economic Development
Annie Drees, Mayor Pro Tem
Chris Deshazor, Council member
Van Crandall, Planning Board Representative
Sara Kempin, Planning Board Alternate Representative

Members Absent: Randy Harrington, Town Manager
Chris Hills, Director, Development Services
Kendra Parrish, Executive Director, U&I

Staff Members

Present: Elizabeth Goodson, Assistant Director, Development Services
Sean Ryan, Division Manager – Planning
Conor Ryan Development Services
Brett Gosney, Development Services
Grayson Taylor, Development Services
Chris Ritter-Garcia, Development Services
Catherine Jacobs, Development Services
Cheryl Caines, Development Services
Carrie Kennedy, Utilities & Infrastructure
Nirvaan Chapatwala, Development Services
Kathy White, Board Clerk (recording the minutes)

Agenda Item 2: AGENDA ADJUSTMENT

None

Agenda Item 3: APPROVAL OF MINUTES

Motion to approve minutes of July 7, 2026 as submitted.

Motion: LeeAnn Plumer
Second: Chris Deshazor
Vote: Unanimous

REQUESTS AND COMMUNICATIONS

Item 1 – Data Center Study Meeting #2

Sean Ryan, Development Services, gave a recap of the July 7th meeting, reminding the committee that North Carolina General Statute §160D-107 does not allow us to outright prohibit data centers within our community. So, the purpose of this study is to look at data centers and help determine where do we want them to be located in our community, and what additional standards might we want to apply to business centers to make sure that they are not having great impacts on our community. He noted the timeline of the upcoming meetings until the committee presents their recommendation to Council, stating that we have invited organizations such as Central Pines Council of Governments, Duke Energy and Wake County Economic Development to come speak with the committee and offer their insight. The Community Portal will also be going live within the next day or so. This portal provides transparency and encourages input and feedback from the community.

Conor Ryan, Development Services, gave a presentation on the various types of data centers. He and the committee discussed how data centers could fit within the Future Land Use Map and the zoning districts. The committee discussed what current zoning districts are most consistent with data center uses. He then showed a comparison of data center zoning districts in surrounding communities. The committee discussed building setbacks, buffering and landscaping requirements and what might be needed when considering the UDO and data centers.

Mr. Ryan continued by explaining the different types of noise measurements and how data centers contain several elements that can generate low-frequency noise. He showed a decibel scale that listed the noise levels that are generated by common activities and pieces of equipment. He then gave a comparison of data center noise standards from surrounding communities. The committee then discussed whether noise buffering warrants additional attention in the UDO or Town Code.

Mr. Ryan continued his presentation by discussing building design. He explained that building facades shape the way we interact with the built environment and are a substantial contributor to community character.

Mr. Ryan concluded his presentation by explaining how a data center would not likely trigger a traffic study, as they are similar to a warehouse in terms of trips generated (1 trip per 1,000sq ft). Improvements would likely be limited to site driveways to maintain safety and capacity.

Sean Ryan explained the features of the Data Center Study on the Town's website, showing the study resources and engagement portal. The site will go live within the next day or so.

OTHER BUSINESS

None

Ms. Goodson stated as there was no other business to be discussed, she asked for a motion to adjourn.

Agenda Item 6: ADJOURNMENT

Motion: Scott Chase
Second: Annie Drees
The meeting adjourned at 4:30

Respectfully submitted on September 1, 2026

A handwritten signature in cursive script, reading "Kathryn L. White".

Kathy White
LUAC Clerk



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 1.

Requests and Communications

Title: Friendship Industrial Project Rezoning

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Brett Gosney, Development Services, Elliot Blonshine, Development Services

Action(s):

- No official action by the Land Use Advisory Committee (LUAC) will be taken other than providing verbal feedback on the proposed Rezoning of the property at 4312 & 0 Friendship Road.

Explanation:

- Laura Holloman of McAdams has requested to meet with the LUAC to discuss a rezoning application for a development along Friendship Road.
- The applicant is proposing to rezone approximately 17.2 acres from RR Rural Residential to BRT-CD Business Research & Technology Conditional Zoning District. The development will consist of approximately 208,520 sf industrial and warehouse building.
- Staff has found the request inconsistent with the Comprehensive Plan.

Background:

- The LUAC provides informal review, technical support, assistance, comment, and critique in the assessment of proposed development petitions.

Funding Source(s):

N/A

Attachment(s):

1. LUAC_StaffReport_FriendshipIndustrial
2. FriendshipRd_LUAC_Application



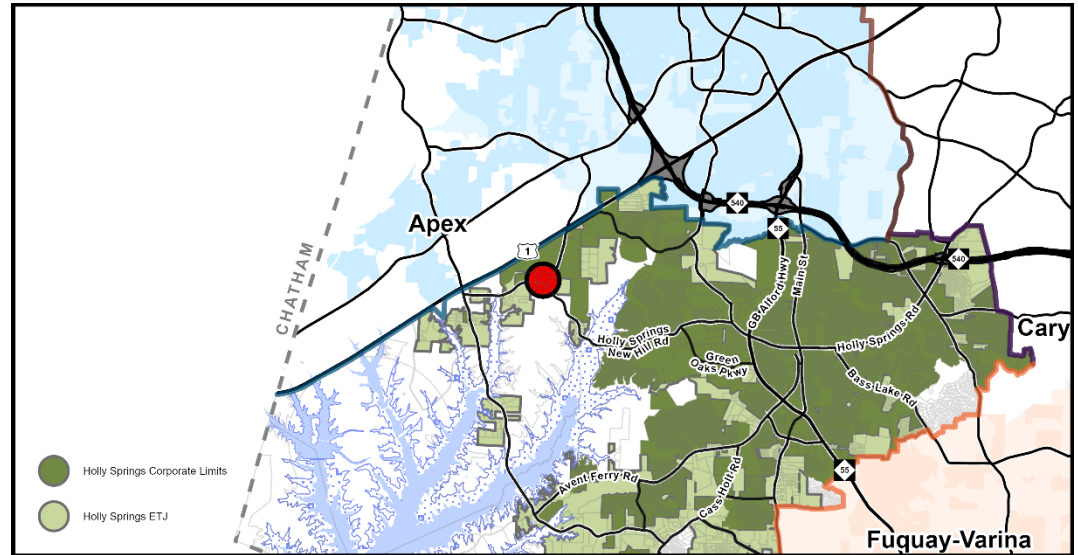
Project Type: Land Use Advisory Committee

Applications Type:
Rezoning / Development Plan

Applicant / Petitioner:
Laura Holloman, McAdams

Property Address: 4312 & 0 Friendship Road

Property Area: 17.2 ac.



Located in: ☐ Holly Springs Corporate Limits ☒ Holly Springs ETJ ☐ Annexation Pending

Project Summary:

A Request & Communications for the Land Use Advisory Committee to discuss the potential development of a 208,520 square foot industrial and warehouse building on approximately 17.2 acres along Friendship Road located closely adjacent to the existing Amgen site.

Requested Action:

No action is requested. The purpose of this agenda item is to provide the applicant feedback and guidance regarding a potential rezoning and development request for the property in question.

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Case Summary

Current Zoning:

RR Rural Residential

☐ Conditional Zoning District

Proposed Zoning:

BRT Business & Research Technology

☒ Conditional Zoning District



Aerial Photograph

Growth Strategy Map:

Places to Transform

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

Innovation Village

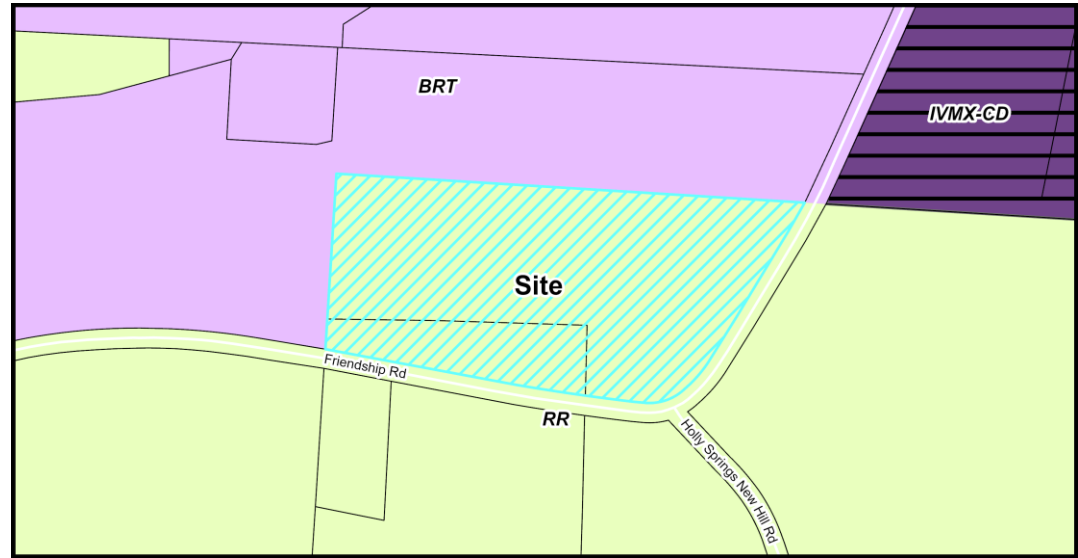
Staff Analysis:

Analyzing the current conditions, and considering the proposed project's development proposal, staff finds that a development including only one type of use, light industrial, would not further the goals of the Comprehensive Plan Designation of Innovation Village. The current areas designated as Innovation Village are largely lacking the commercial uses, such as retail, restaurants, or other goods and service uses, to help support the existing employment centers and given the prominent location of this site within the district, it lends itself to being the best location for supporting commercial. Maintaining the land-use framework established through the Town's long-range planning is important to preserving the overall economic development strategy for the area. A significant departure from the planned mix of employment, commercial, retail, and supporting uses could change the fabric of that strategy and limit the Town's ability to achieve the balanced development needed to support both our targeted industries and the workforce they depend on. Developing the parcel with a mix of supporting commercial uses, office buildings, and limited amount of housing, would create a development that is more consistent with the Innovation Village Designation. As a "Place to Transform" in Holly Springs, the decision makers should recognize that building out this vision is a long-term strategy that requires patience and intentional growth decisions when market conditions align with the Town's goals.

Staff recommends this project explore the incorporation of a mix of uses, including supporting commercial uses, office buildings, and limited amount of housing, on this parcel to help further the goals of the Innovation Village District being a more mixed-use village.

**Current Zoning Information**

Parcel #	Zoning	Area
0629781812	RR	2.74 ac.
0629887564 (portion of)	RR	14.47 ac.
Total Area		17.21 acres



Current Zoning Map

Adjacent Property Current Zoning Information

Subject Property	Zoning	Existing Land Use
	RR Rural Residential	Single Family Home / Vacant
North	BRT Business Research & Technology	Vacant
South	RR Rural Residential	Single Family Home
East	RR Rural Residential	Vacant
West	BRT Business Research & Technology	Vacant

Parcel Rezoning History

Rezoning Number: 22-REZ-01 (2022 UDO Update Zoning Reassignment)

Original Zoning: R-30

Approved Zoning: RR Rural Residential

Approval Date: March 1, 2022

**Land Use & Character Information***Vision Holly Springs Comprehensive Plan Section 1***Growth Strategy Map:**

Places to Transform

Future Land Use:

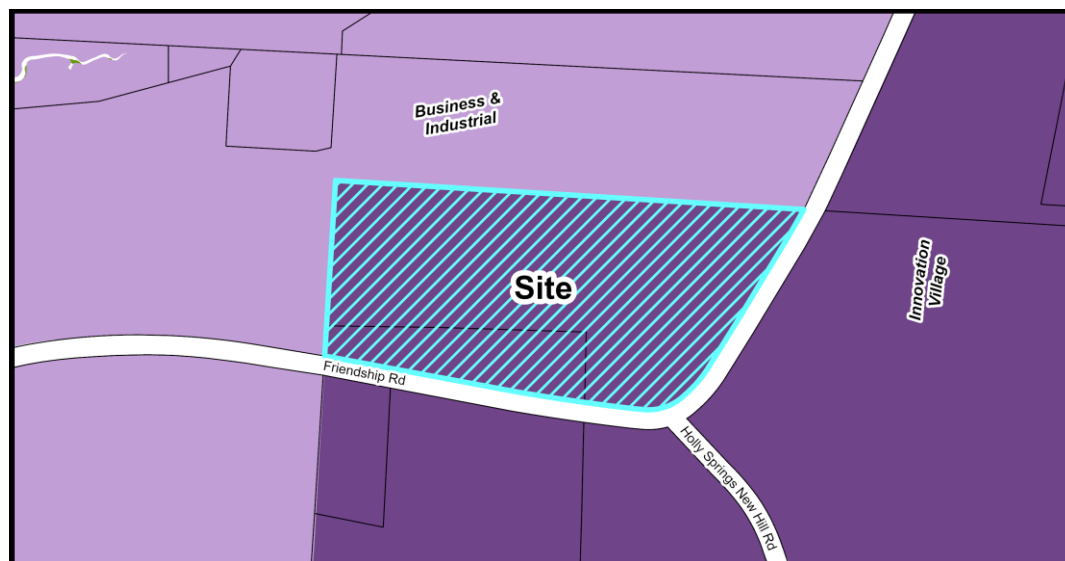
Innovation Village

Small Area Plan:

N/A

The Requested Zoning Map Amendment is:☐ Consistent with the Future Land Use Map☒ Inconsistent with the Future Land Use Map

If a Zoning Map Amendment is adopted and the action is deemed inconsistent with the Future Land Use Map, the Zoning Map Amendment has the effect of also amending the Future Land-use Map.



Future Land Use Map

Important Themes for Transforming Holly Springs:

Eight important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request:

Theme	Description
☒ Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
☐ Suburban Remix	Activate neighborhood centers
☒ Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
☐ Context-Sensitive Infill Development Choices	Infill around single use residential areas
☒ Transitions	Complement existing development and avoid incompatibilities
☐ Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
☐ Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
☒ More Transportation-Land Use Coordination in the Community	Equal emphasis on land use (demand), transportation (supply) and urban design (character)



Land Use & Character Information (cont.)

Growth Strategy Map: Places to Transform

Specific focus areas in Holly Springs provide opportunities to grow and transform in the future. These areas will evolve over time in terms of land use mix, density and intensity, home choices, and transportation options. These are the areas where the Town should emphasize public and private investment – increasing allowable densities and intensities, adding infrastructure capacity, improving access from nearby neighborhoods, investing in the public realm, and encouraging private investment – to diversify the Town's development strategy and support continued growth and economic prosperity in the future. Some areas identified to transform over time will require redevelopment of existing suburban shopping centers or infill development in the Downtown Village District.

Future Land Use: Innovation Village

An **Innovation Village** abandons the idea of a conventional business or industrial park and imagines a mixed-use village that concentrates employment uses in a discernible center surrounded by one or more neighborhoods that support a variety of home densities and choices – including live-work units in the employment center. The design, scale, character, and intensity of development in the **Innovation Village** emphasizes technology, creativity, and innovation, and may support a corporate headquarters, research and development campus, manufacturing center, or other center of excellence and the nearby retail businesses and housing options needed for its employees.

A grid network of walkable streets connects destinations within the employment center and the surrounding neighborhoods. Connected open space throughout the village accommodates recreation facilities, small parks, greenways, and gathering places; preserves tree stands; and helps reduce stormwater runoff.

Key Characteristics Include:

- Building types vary and may include residential townhomes, live/work units and apartments or condominiums, in addition to mixed use commercial, retail, and office uses.
- Buildings should incorporate innovative design techniques and materials.
- Street and block patterns can vary, with a tighter grid in the center of the village and a somewhat looser grid along the edges where the uses are primarily residential.
- Lot width and depth is variable, as appropriate for the desired uses, but no lot should be so large as to compromise the walkable, mixed-use nature of the Village.

Small Area Plan: N/A

Historic Structures: ☒ None

**Land Use & Character Staff Analysis:**

The Zoning Map Amendment is: ☐ Consistent ☒ Inconsistent with the Land Use & Character Plan/Ordinances

Holly Springs has announced more than \$8 billion in life sciences investment and roughly 4,000 jobs since 2021, including Amgen, Fujifilm Biotechnologies, Genetech, and industry suppliers such as Ypsomed. The area near the subject site is rapidly becoming a major employment center, with Amgen's Phase II expansion and Genetech's new campus bringing more than 1,000 additional jobs. These investments are the result of the Town's intentional economic development strategy, which focuses on targeted industry recruitment while supporting the quality-of-life amenities that attract and retain a highly skilled workforce.

As a "Place to Transform" in Holly Springs, the Innovation Village is intended to be the next generation of business park for business owners, entrepreneurs, artists, and manufacturers where technology, creativity, and innovation are emphasized through development design. This area provides unique economic development opportunities for Holly Springs and is envisioned as a progressive employment hub that may support corporate headquarters, research and development, manufacturing and the biotech/pharmaceutical industries. While the Innovation Village is first and foremost an employment center, residential and supporting retail and service uses are integrated throughout, using traditional village design and planning principles.

Specific Planning Concepts for the Innovation Village include items such as *IV-2 Encourage Variety* and *IV-4 Facilitate the creation of a "village"* and are seen as primary concepts to be advanced further with development in this area.

- IV-2 emphasizes the need for a variety of large, medium and small businesses to operate side by side with some benefiting from the proximity to largescale employers, especially manufacturers, and access to US Highway 1.
- IV-4 speaks to creation of a "village" by introducing some supporting commercial uses, office buildings, and limited amount of housing.

Analyzing the current conditions, and considering the proposed project's development proposal, staff finds that a development including only light industrial or warehousing uses does not further the goals of the Comprehensive Plan designation of Innovation Village or further the Town's goals as a "Place to Transform." The CaMP Helix Business Park and Friendship Road area represents one of Holly Springs' most strategic economic development opportunities. Continued development of this area should reinforce the Town's long-term vision and strengthen Holly Springs' position as a global biotechnology hub. With this site being located at a prominent intersection and a gateway to the Innovation Village District, it is uniquely positioned to provide supporting commercial uses, office buildings, and limited amount of housing that the surrounding employment centers will require, making it more valuable as a direct support-use destination rather than as additional industrial space. Existing employers have consistently expressed the need for nearby restaurants, retail, and complementary services to support employees and remain competitive in recruiting and retaining talent. While large industrial development could provide additional industrial inventory, it does not directly address the identified needs of existing employers or strengthen the area's long-term competitiveness. From an economic development perspective, purpose-built facilities responding to identified supply chain needs would provide greater strategic value than additional speculative industrial space.

Market demand for these support uses has been demonstrated in Holly Springs. Oakview Commons, located approximately three miles away, opened this year and was approximately 90% preleased before receiving its first Certificate of Occupancy. More than half of its



tenants are locally owned businesses. Preserving this property for retail, commercial, and other complementary uses helps to support the targeted industries, enhance the employee experience, encourage local business growth, and advances Holly Springs' long-term economic development vision. As a "Place to Transform" in Holly Springs, the Town must emphasize public and private investments to continue diversifying the Town's development strategy and recognize that building out this vision is a long-term strategy that requires patience and intentional growth decisions when market conditions align with the Town's goals.

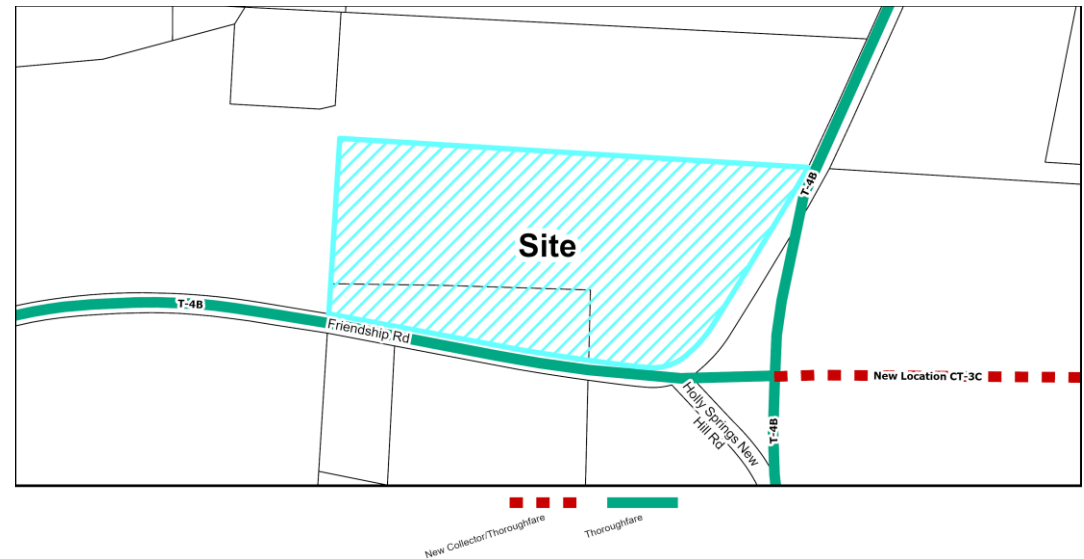


Spark Life Science Campus in Morrisville

The Spark Life Science Campus in Morrisville is an example of the expectations of the Innovation Village design concepts. This site integrates multiple uses such as office, manufacturing, and retail through connected opens spaces in the interior of the site. While this site is integrating multiple uses, additional retail or restaurant uses could be incorporated into the Innovation Village design that is envisioned for Holly Springs.

**Transportation Information***Vision Holly Springs Comprehensive Plan Section 2***Comprehensive Transportation Plan**

Road Widening along Project Frontage	☒ Required
	☐ Not Required
New Location Roadways	☐ Required
	☒ Not Required
Hotspot/Safety Study Location	☐ Yes ☒ No



Roadway Map

Comprehensive Transportation Plan Summary**Road Widening along Project Frontage:**

This project has frontage along Friendship Road, which is identified on the Town's CTP as a 4-lane, median divided thoroughfare (T-4B). Constructing ½ of the ultimate cross section along the property frontage is required by the UDO. Based on the provided Concept Plan, the applicant is showing the required frontage widening.

New Location Roadways:

There are no new CTP roads through this project. For context, there is a new location roadway on the east side of the Friendship Road / Holly Springs New Hill Road intersection. This new road will create a 4-way intersection and is planned to connect to Cinder Station Road. As part of the Friendship Master Plan TIA improvements, design plans are being created to realign and signalize this intersection. Once complete, this will set up for the future fourth leg extending east. This project is proposing to connect new driveways to Friendship Road. The proximity of the proposed driveways to the intersection of Friendship Road and Holly Springs New Hill Road will be further evaluated and coordinated with NCDOT. Staff anticipate restrictions on left turn movements at some of these driveways. The northernmost driveway onto Friendship Road could be revised to share the "Employee Drive" as shown on Exhibit 1. Driveway locations and interconnectivity with adjacent parcels will be further evaluated by staff as this project moves forward.

Hotspot/Safety Study Location:

There are no hotspot or safety study locations nearby.

Improvement Prioritization:

N/A



Transportation Information (cont.)

Traffic Study Policy

- ☐ Traffic Study Required ☐ Tier 1
 ☐ Tier 2
 ☐ Tier 3
 ☐ Traffic Verification Memo

Traffic Study Summary

A Traffic Scoping submittal has not yet been provided to staff to evaluate the study tier or study intersections. Based on the conceptual size of the building, staff anticipates a tier 2 or 3 study, which will require coordinating with Staff and potentially having NCDOT review the traffic study.

Transportation Staff Analysis:

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

Provided the project commits to road widening and other traffic improvements identified from the required traffic study, this project would be consistent with the Comprehensive Transportation Plan/Ordinances. As the project advances through our process some key items to consider are:

- Driveway access onto Friendship Road and incorporating shared driveways and connectivity with the adjacent Friendship Industrial Park parcels.
- Burying or relocating overhead powerlines such that they are hidden from the streetscape, and street trees can be installed.
- Traffic impacts to the corridor and advancing the timing of improvements from the Friendship Master Plan TIA or adding additional improvements.



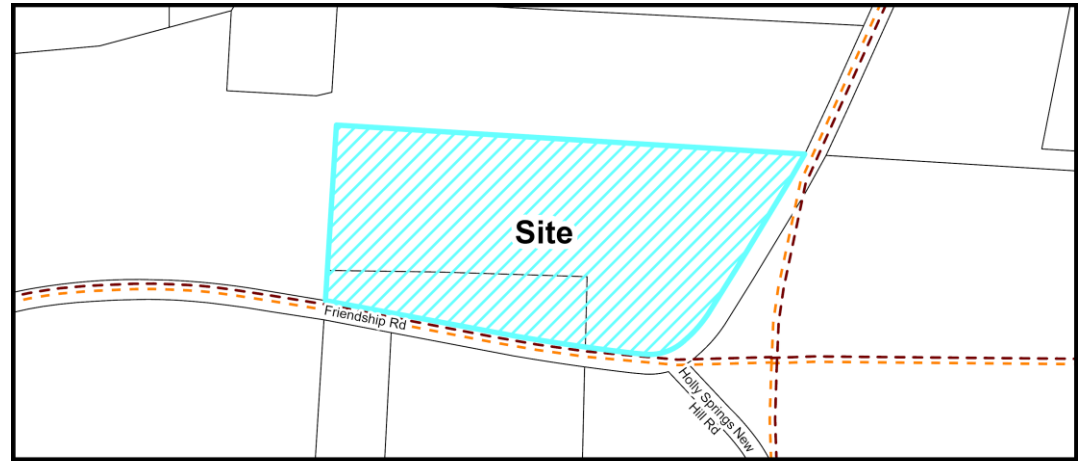
Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



- - - Proposed Wide Outside Lanes
 - - - Proposed Sidewalk
 - - - Proposed Sharrow
 - - - Proposed Sidewalk
 - - - Proposed Wide Outside Lane
 - - - Existing Sidewalk
 - - - Existing Greenway
 - - - Proposed Greenway
 - - - Proposed Sidepath

Active Transportation Map

Required Active Transportation Improvements

☐ Greenway

☐ Sidepath

Parks, Recreation, & Greenways Summary

This parcel is not located within a Park Search Area and is not required to install a greenway or sidepath.

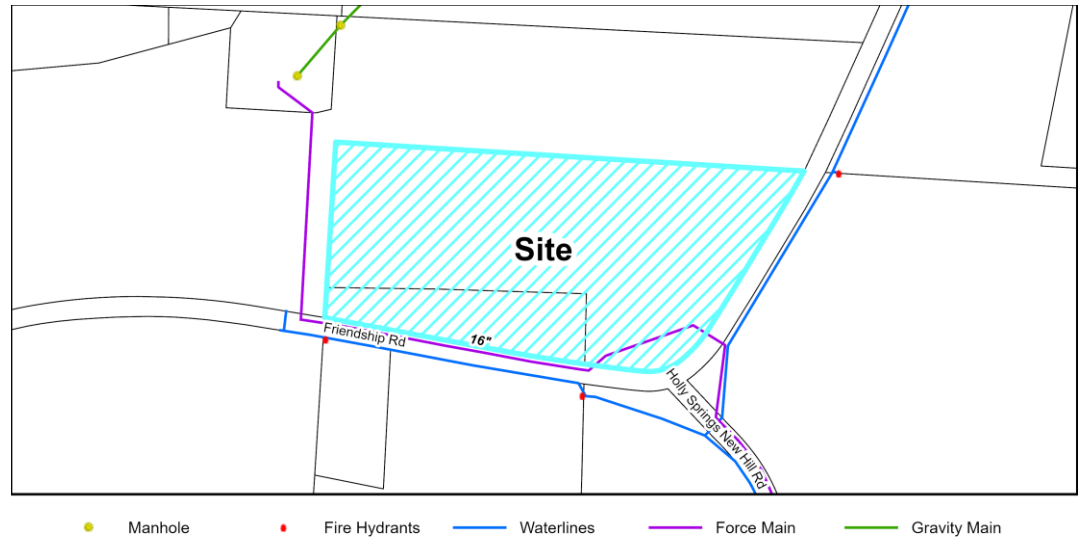


Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

Utility Availability

Water	☒ Yes ☐ No ☒ Study Required
Sanitary Sewer	☐ Yes ☒ No ☒ Study Required
Reclaim	☐ Yes ☒ No ☒ Study Required



Utility Map

Infrastructure & Utility Summary

Water:

Water mains are currently installed across the property frontage. Any proposed extensions into the site will be reviewed by staff and further coordinated through the Fire Flow Analysis required with the Development Plan. Any extensions or improvements to the Town's water system are required to be constructed by the developer.

Sanitary Sewer:

The Friendship Pump Station is northwest of this project. Gravity sewer extensions to that pump station are expected with this development and a Sewer Study is required with the Rezoning application. Any extensions or improvements to the Town's sewer system are required to be constructed by the developer.

Reclaim:

Reclaimed water is currently installed along the eastern property frontage. An extension along the southern property frontage of Friendship Road will be required with this development. A Hydraulic Analysis for the reclaimed extension will be required with the Development Plan. Any extensions or improvements to the Town's reclaimed water system are required to be constructed by the developer.



Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

- ☒ WRMP Applicable ☐ Tier 1
☐ WRMP Not Applicable ☒ Tier 2
 ☐ Tier 3

Allocation Elements

- ☐ Public Infrastructure Improvements
☐ Sustainable Design
☐ Work Force Housing
☐ Open Space/Tree Preservation

Water Resource Management Policy Summary

This project is subject to the Water Resource Management Policy. At this time, a Sewer Scoping meeting has not been held, and anticipated sewer demand is not known. The project will be required to submit a Utility Allocation Request to be considered by Town Council.

Utility Allocation Summary

Priority Level: Priority Level 2

Allocation Assignment: Non-residential

Allocation Requested: TBD

Staff Determination: Staff anticipates sufficient allocation is available in the Non-Residential assignment to support this project.

Infrastructure & Utility Staff Analysis:

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

Provided utility extensions and any identified improvements are completed in accordance with Town standards and the required engineering studies, this project will likely be consistent with the Comprehensive Plan.



Decision-Making Information

Staff Analysis

Analyzing the current conditions, and considering the proposed project's development proposal, staff finds that a development including only one type of use, light industrial, would not further the goals of the Comprehensive Plan Designation of Innovation Village. The current areas designated as Innovation Village are largely lacking the commercial uses, such as retail, restaurants, or other goods and service uses, to help support the existing employment centers and given the prominent location of this site within the district, it lends itself to being the best location for supporting commercial. Maintaining the land-use framework established through the Town's long-range planning is important to preserving the overall economic development strategy for the area. A significant departure from the planned mix of employment, commercial, retail, and supporting uses could change the fabric of that strategy and limit the Town's ability to achieve the balanced development needed to support both our targeted industries and the workforce they depend on. Developing the parcel with a mix of supporting commercial uses, office buildings, and limited amount of housing, would create a development that is more consistent with the Innovation Village Designation. As a "Place to Transform" in Holly Springs, the decision makers should recognize that building out this vision is a long-term strategy that requires patience and intentional growth decisions when market conditions align with the Town's goals.

Staff recommends this project explore the incorporation of a mix of uses, including supporting commercial uses, office buildings, and limited amount of housing, on this parcel to help further the goals of the Innovation Village District being a more mixed-use village.

Land Use Advisory Committee Consideration & Action

The Land Use Advisory Committee's duties and responsibilities are:

1. Provide informal review, technical support, assistance, comment and critique in the assessment of proposed development petitions upon the request of a petitioner for a proposed development;
2. Provide informal review, technical support, assistance, comment and critique in the assessment of proposed development petitions upon the request of the unified development ordinance administrator when proposed projects are not in strict compliance with the rules and regulations of the unified development ordinance or comprehensive plan;
3. Review and make recommendations to the town council of studies, plans, or ordinances relating to the regulation of land use;
4. Perform any other related duties that the town council may direct.

Land Use Advisory Committee Decision Type: Advisory Decision

Advisory Decision

The Land Use Advisory Committee must provide informal review, technical support, assistance, comment and critique in the assessment of proposed development.



The Land Use Advisory Committee should consider whether or not the proposed land use standards, densities, site & building design, or other development standards are appropriate for the property and consistent with the Vision of Holly Springs Comprehensive Plan. Technical standards of the Unified Development Ordinance are addressed once a Development Plan or Subdivision Plan is submitted for review.

LUAC Discussion

The Land Use Advisory Committee is being asked to discuss the acceptability of the development proposal and consistency with the Land Use & Character expectations for development.

LAND USE ADVISORY COMMITTEE Request & Communication Application

DPM Appendix #A.19 Supplement 20 January 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)*

Applicant and Financially Responsible Party will need to register for an account on the CityView Portal.

Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☐ Design Professional ☐ Developer

Name: _____ Company: _____

Mailing Address: _____

City, State Zip: _____

Telephone: _____ E-Mail: _____

REQUIRED: Property Owner(s) if different from Applicant/Contact

(Attach additional sheets if needed)

Name: _____ Company: _____

Mailing Address: _____

City, State Zip: _____

Telephone: _____ E-Mail: _____

PROJECT INFORMATION

Project Name _____

Project Location
*Use street address
If none, use closes
intersection*

☐ Within Corporate Limits ☐ Within Holly Springs ETJ
☐ Pending Annexation

PIN(s) _____

Project Acreage _____

Current Zoning _____ Proposed Zoning _____

Current Future
Land Use Designation _____

Proposed Future
Land Use Designation _____

Area Plan Designation
If applicable _____

PROJECT TYPE *(check all that apply)*

- ☐ Comprehensive Plan Amendment
 - ☐ Text Amendment ☐ Future Land Use Plan Map Amendment
 - ☐ Area/Corridor Plan Map Amendment/Name: _____
- ☐ Zoning Map Change: General Use District
- ☐ Zoning Map Change: Conditional Zoning District
- ☐ Major Subdivision
- ☐ Development Plan
- ☐ Other: _____

LAND USE ADVISORY COMMITTEE Request & Communication Application

DPM Appendix #A.19 Supplement 20 January 2023

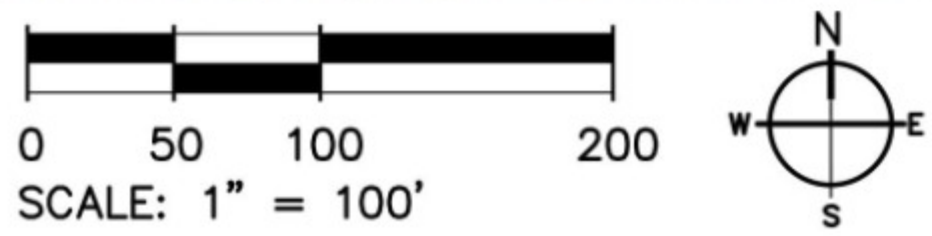
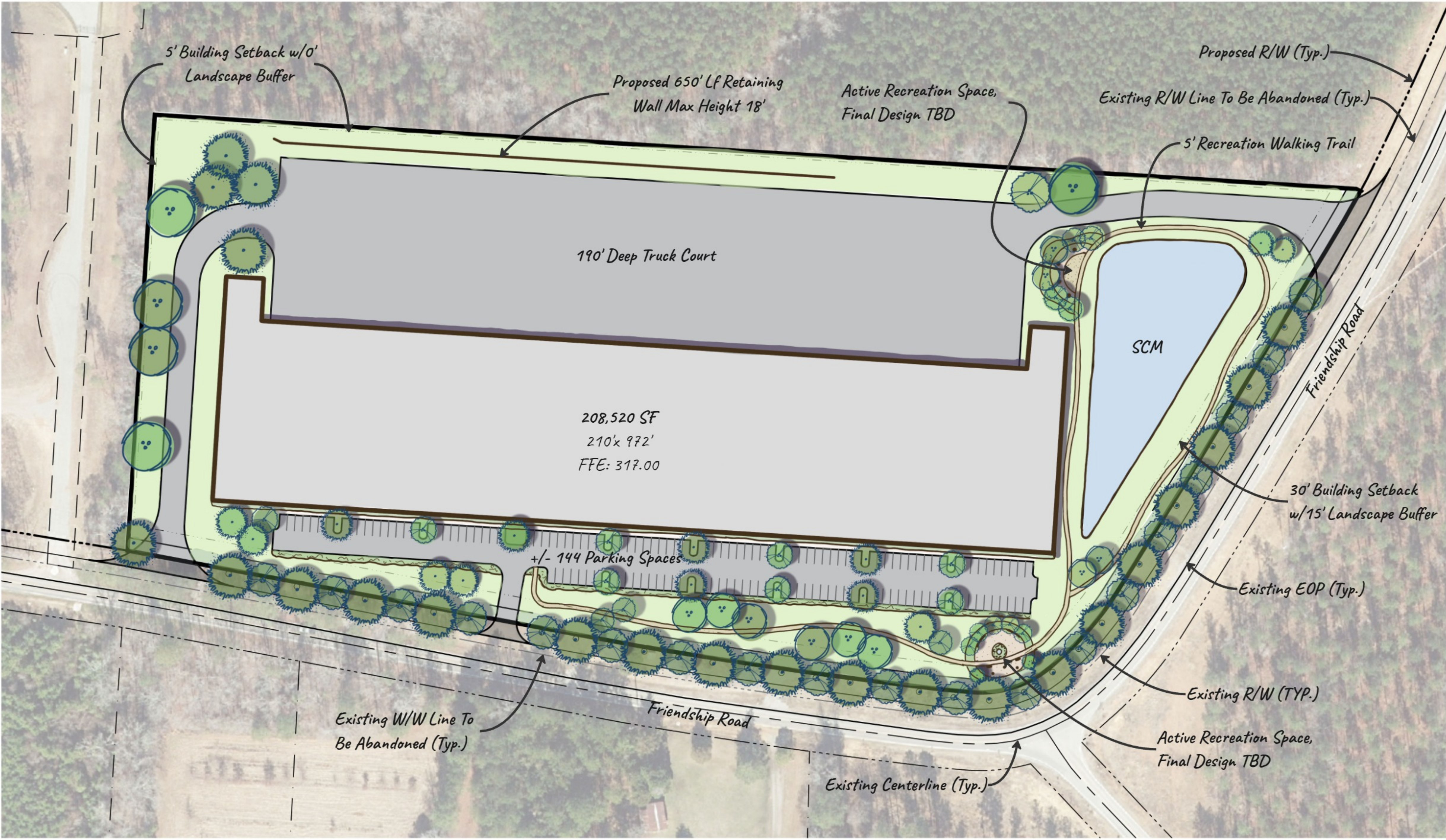
LUAC MEETING REQUEST

LUAC Meeting Date Requested:

Note: A maximum of two items shall be scheduled per LUAC meeting agenda in the order that they are received, your request will be placed on the closest meeting date to the date requested.

DISCUSSION TOPICS

What specific topics or questions are you seeking feedback from the LUAC?
(attach additional sheets if needed)



PHASE ONE

- 1 DEDICATED EMPLOYEE DRIVEWAY
- 2 SEPARATE TRUCK DRIVEWAY
- 3 MULTI-USE GREENWAY TRAIL
- 4 OUTDOOR AMENITY COURTYARD
- 5 SERVICE AND LOADING DOCK
- 6 FIELD SPORTS & DINING PARK
- 7 PRESERVED STREAM AND WOODLAND



Phase One accommodates users ranging from 100k-500k SF as planned.

Each speculative building has 36' clear heights, the ability to mezzanine 100% of the structure, a roof that can support 30k SF of penthouse space and ample room for ancillary utility yards and central plant space, as needed.



SITE KEY

Campus OVERVIEW

- 1 PHASE 1 DEVELOPMENT
- 2 FIELD SPORTS & DINING PARK
- 3 MULTI-USE FITNESS TRAIL
- 4 ECONOMIC DEVELOPMENT PROJECT AREA
100+ Acres currently reserved for build-to-suit lease and select land sale opportunities while the balance of the campus is developed on a speculative basis.
- 5 WETLAND RECREATION
- 6 MIXED- USE DEVELOPMENT
- 7 WOODLAND AMENITY PARK
- 8 LAKE AMENITY PARK

100+ ACRES

currently dedicated to economic development projects of **1 MILLION SQUARE FEET** or more.



ARCHITECTURAL INSPIRATION

CLASS A INDUSTRIAL DEVELOPMENT · HOLLY SPRINGS, NORTH CAROLINA

Three precedent studies and a governing design framework for early massing, glazing, and material conversations on the Longleaf Industrial site.



1. Warm Modern Industrial

Wood-tone entry surround and glazed corner volume warming a light industrial precast field



2. Cantilevered Glass Canopy

Building A — two-story glazed lobby with projecting entry canopy and metal panel reveal



3. Dark Contemporary

Charcoal metal panel massing with a faceted glazed entry volume and vertical panel rhythm

Town of Holly Springs

Architectural Design Guidelines

- Governed by the Town's Unified Development Ordinance (UDO, eff. 3/1/2022) — there is no separate stand-alone design-guidelines document.
- High-quality, durable facade materials required (masonry, glass, architectural metal panel); smooth-face block and highly reflective metal discouraged on primary elevations.
- Long warehouse walls must be visually broken up with material/color changes, reveals, or glazing at regular intervals.
- Primary entries require enhanced architectural treatment — canopies, glazing, and human-scale detailing distinct from the warehouse mass.
- Rooftop and ground-mounted mechanical, utility, and loading equipment must be screened from public streets and adjacent uses.
- Perimeter landscape buffers and tree preservation areas required between industrial sites and adjacent streets/uses.

Source: Town of Holly Springs UDO — hollyspringsnc.gov/418 · summary only, confirm exact standards with Development Services



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 2.

Requests and Communications

Title: Data Center Study Meeting #3

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Sean Ryan, Development Services, Conor Ryan, Development Services

Action(s):

- No action is requested.
- Central Pines Council of Governments will provide a detailed overview of their data center research, including:
 - the evolution of data centers, and specifically what new technologies are coming into prominence today (e.g. closed loop systems),
 - public engagement best practices,
 - regional impacts for data centers, and
 - how other jurisdictions are capturing the differing scales and needs of data centers
- In addition, community engagement portal results and comments are attached, dated 08/24/2026.

Explanation:

- On June 16, 2026, the Town Council adopted Ordinance 26-19 to approve a up-to 12-month moratorium on the acceptance, processing, and approval of development applications for data centers, cryptocurrency mining, data processing, and other uses associated with data centers as specific uses within the Town of Holly Springs corporate limits and its extraterritorial jurisdiction.
- The purpose of the moratorium is to allow the Town sufficient time to study, develop, and consider appropriate amendments to the Unified Development Ordinance (UDO) and related policies addressing the unique land use, infrastructure, environmental, and operational characteristics of data center development.
- These considerations may include, but are not limited to, impacts on water consumption, energy demand, backup power generation, noise, land use compatibility, and transportation infrastructure.
- The Land Use Advisory Committee will lead the Town's efforts to study the issue and draft recommendations for Town Council consideration.

Background:

- NCGS §160D-107 allows local governments to adopt temporary moratoria on any development approval required by law, except for the purpose of developing and adopting new or amended plans or development regulations governing residential uses.
- The duration of any moratorium shall be reasonable in light of the specific conditions that

Land Use Advisory Committee
September 1, 2026

warrant imposition of the moratorium and may not exceed the period of time necessary to correct, modify, or resolve such conditions.

- Should the Town determine that the issues and conditions giving rise to the moratorium have been resolved before the established termination date, the Town Council may repeal or lift the moratorium prior to its expiration.

Funding Source(s):

N/A

Attachment(s):

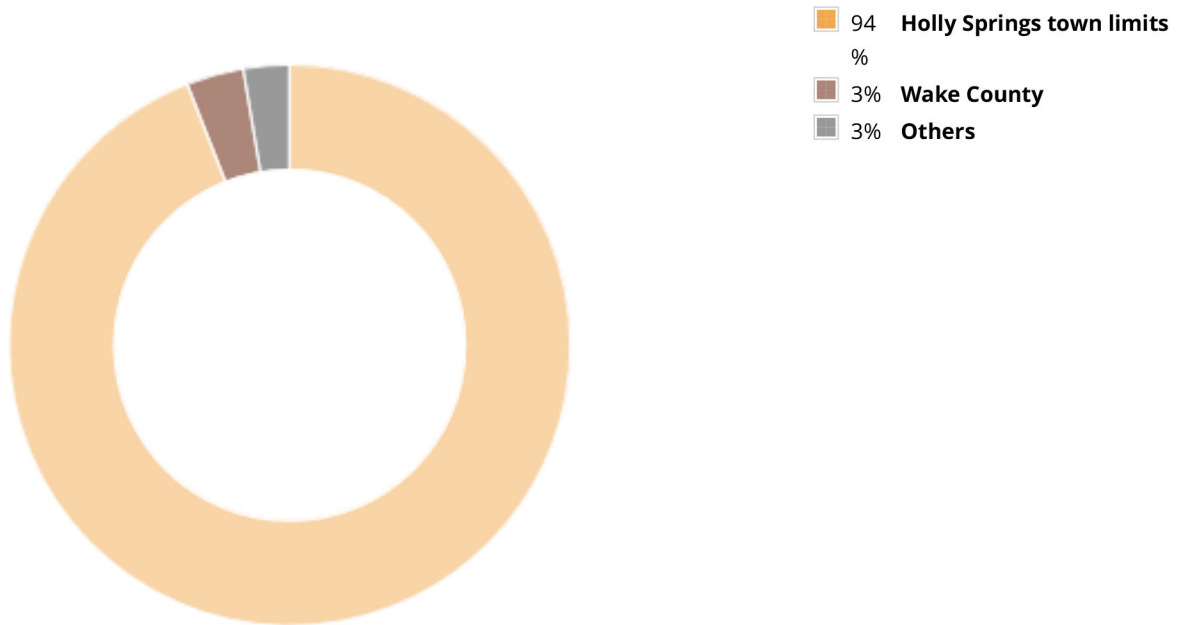
1. DataCenterPortal_Results08242026

Land Use Advisory Committee Data Center Study

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
1,265	155	711	120

Where do you live?



151 respondents

What topic areas related to data centers concern you most?

88%	Water/Sewer Utility Use	121 ✓
88%	Electricity Use	121 ✓
72%	Noise	98 ✓
63%	Land Use Compatibility	86 ✓
47%	Lighting	64 ✓
26%	Building Design or Aesthetics	35 ✓
22%	Other	30 ✓
4%	I am not concerned with any of these topic areas	5 ✓

137 Respondents

Poll Questions 'Other' Responses:

Harm to bees and other ecosystems

8/23/2026

Environmental / Nature & Wildlife Distruption

8/19/2026

Environment

8/13/2026

Environmental impacts

8/12/2026

affect on taxes

8/11/2026

Flock cameras

8/10/2026

Health impact, environmental impact and other topics

8/9/2026

NO DATA CENTERS!! NO!

8/9/2026

Cost to Town taxpayers initially and over time

8/9/2026

Health issues for the residents

8/8/2026

Environment/Nature

8/8/2026

Safety from data disruption targeting

8/7/2026

Cancer rates on people who live in the town where a data center has been built.

8/7/2026

Heat generated by the facility

8/7/2026

Harm to bees and other ecosystems

8/7/2026

Impact on humanity as a whole.

8/7/2026

Air Pollution

8/7/2026

Pollution

8/7/2026

Health impacts

8/7/2026

Pollution (emissions during regular use and backup/diesel generator) impacting air and water contamination beyond listed noise/light pollution and utility use. And wildlife impact (flora and fauna).

8/7/2026

POLLUTION

8/7/2026

Share Feedback

I'm strongly against private data centers using local/municipal/public resources to increases corporate or technological efficiency and profit

8/24/2026

I would like to see the Town of Holly Springs set specific building design standards that keep these facilities from becoming eyesores. There should be required to pay full price for their water & sewer and electricity use for the life of the facility. We should require a GOLD LEED certification, at a minimum. And, finally, there will also be a temptation to locate these businesses in or near neighborhoods inhabited by the most vulnerable citizens because the land will be cheaper. Proper analysis of the impact on the citizens who live closest to these buildings should be documented and mitigation steps should also be taken.

8/24/2026

Thank you for taking time to consider the impact on our town and residents before considering any future giant data centers.

8/23/2026

ABSOLUTELY NOT!! There is ENOUGH construction going on around this entire area, the last thing we need is a large data center further disrupting the community. Not only that, prices are astronomical as it is, and NC lawmakers just let Duke Energy slide after STEALING MONEY from their customers with NO OTHER OPTION to change providers!!!! People are barely scraping by, and this is what you're focused on?

The water levels are already at an extreme low; let's preserve what we have left and leave nature, wildlife, and their habitats alone. Geniuses in government seem to forget humans cannot live without water and nature, yet they're the ones constantly gobbling it up in idiotic and unnecessary ways. We have homelessness, housing affordability, and food insecurity issues across the state and community, and your biggest priority is a data center??!! Are you kidding me?? Cause you feel the need to follow suit with all the other states, towns, and counties following suit behind the man in charge in Washington who should be in PRISON?

GETFOH. The community will be PISSED, and I guarantee people will show up in numbers to any town meeting to oppose this awful consideration.

8/19/2026

Data centers should not be given any tax breaks, discount on electricity or water usage. They should also be held to the same standard as residents who do not adhere to noise ordinances and should be fined proportionally based on value. If residents are fined \$100 for breaking a noise ordinance, business should be fine \$10,000 per violation/per day. They should also have to put up a significant cash bond for site cleanup for any contamination they cause.

8/18/2026

We do not want or need a data center in holly springs. The land can be used in a manner to help improve our community, not detract.

8/18/2026

We do not need or want data centers either within our city limits or in the extra territorial areas outside of the city limits. The extraordinary use of power, water and the noise that these data centers bring with them risks our water levels and possible toxins in the water, especially when we are facing a drought and water restrictions. The amount of power that is required to operate them will force the residents to pay more for electricity and risks our power grid. The noise levels are unacceptable and the residents of Holly Springs do not want to live with these issues that will never go away and will deplete our ability to sell our homes for market value.

We already deal with a dump that stinks and it is my opinion that any value a data center would bring would be over ridden by the negatives.

We want our children to grow up healthy and there is no guarantee that these data centers won't poison or harm its resident's health.

Please do the right thing for your residents and put a permanent moratorium on data centers - don't kick it down the road - JUST SAY NO forever! Our beautiful city would be ruined - we already have the nuclear plant - why would you put another risk near us?

The people DO NOT WANT A DATA CENTER!!!! Listen to your people.

8/17/2026

No data centers!!

8/15/2026

I'm grateful the town is looking into this!

8/12/2026

The rise of electricity usage amd proces will negatively impact residents, the use of backup generators and other energy backup pollute the air and raise the temperature within a 3 mile radius of buildings. As an HR person, I'm also concerned about the overstated job numbers. Data centers need very few staff which doesn't add jobs for residents. Imagine if other businesses were built in the same place and tripled the number of people employed

8/12/2026

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8/11/2026

Can each person on the Town Council state verbally where they stand on Data Centers in Holly Springs?

If they are committed to doing everything their power to prevent them from coming to Holly Springs and also offer to resign or recuse themselves from any decision making if a close friend, family or loved one is directly involved in the land development, construction, or the direct financial awards from data centers.

8/11/2026

I am completely uninterested, as a resident of the Holly Springs community, for a data center to be placed in Holly Springs or truly and nearby cities now or in the future (I realize there's a moratorium in place until next year). We know data centers can be loud and are a huge strain on our water supply. I can't imagine how this would be good for the community or its people.

8/11/2026

Water is recycled so not concerned about that. Power - as long as they can generate the power or pay fair to ensure our bills doesn't go up, should be good.

Data Centers also bring lot of job opportunities so we need to balance

8/10/2026

mass surveillance cameras that illegally collect data on private citizen distributed by friends of the man at the top of the one of the largest child sex trafficking operations in recorded history strikes me as a little inconceivably dystopian. #DEFLOCK

8/10/2026

We don't want there to be any loopholes in the LDO or UDO for data centers, artificial intelligence processing facilities, and crypto-mining operations so these uses cannot slip into general industrial or commercial catch-all categories and leave us unprotected.

We should be able to amend any LDO and UDO to protect our town and citizens. It should be written that any data center, AI processing facility or crypto-mining operations would be fined a hefty daily fee for any violations. Violations would cover noise, vibration and environmental. It should include that these corporations will pay for their own energy for it's proven that they strain utility infrastructures with gas, coal and nuclear projects. There is evidence that communities have been funding the private corporation utilities with prices rate increases to residents.

We would want it to include 5,000-foot buffer, demand no decommissioning of bonds and protects us from low-frequency vibrations that can travel up to 1 mile. We need to mandate strict decibel and peak particle velocity (PPV) limits.

The citizens of Holly Springs do not want corporations to force their data centers into our communities. There are already dozens of lawsuits claiming data center approval violated public notice laws or zoning regulations with local officials defending their processes.

Our community and elected officials need to take the time to ensure that we develop and implements the strongest protections for the citizens of Holly Springs.

8/10/2026

Nobody wants this

8/9/2026

We are already overbuilt here in HS, if the recent drought conditions and the need to limit water use didn't set off any bells in your brains that the town needs to seriously consider water consumption and conservation when considering any building we definitely didn't do the benefit to the town we thought we did this past election. A data center would destroy the already fragile ecosystem. You should reconsider the 3 new housing developments you just approved. When is the council going to consider the infrastructure of the town and surrounding areas before building more here?

8/9/2026

Data centers destroy everything around them- it would sink holly springs in the ground. You would destroy Holly springs if you added a data center, bad for the environment and everything around it. We are currently in a water restriction because of a drought, if we added a data center where would we be. Just no, you are horrible for even considering it!

8/9/2026

With the success that the Town has had attracting life science companies, I see no need to recruit data centers.

8/9/2026

Water usage can already be subject to restrictions, adding a major water usage development makes no sense without expanding the available water to meet that demand. Same concern with power usage. Unless there is additional capacity that will not lead to increased rates, why would we as residents want to add a data center.

8/9/2026

NOT NEEDED.

8/9/2026

Not necessary here. You want it? KEEP IT IN CITY LIMITS!

8/9/2026

I believe data centers are becoming a critical component to infrastructure. Just as our nuclear power plant is an asset of the area, data centers too could become important assets. The more assets, the more value that the area has. My concern is missing the opportunity to leverage the necessity of the data center with recouping utility costs and subsidizing utility costs for the area. In other words, data centers provide an opportunity for obtaining commitments from the corporations to cover costs and subsidize the community.

8/9/2026

Make the ban permanent. If you say you can't, change things so you can. Data centers are a scourge on our land and an affront to hardworking people in our community. They enable an experimental industry (AI) that is unproven and may be a fad that has long-term environmental, human and financial consequences. Long-term, it has been proven that the number of jobs a data center provides are far fewer than promised. A data center in the community causes distress to people close by. It causes increased power bills (oh, but just trust the gigantic corporations like Meta who promise they'll pay their own way -- not like they've spent their entire existences doing things to harm humans in the name of capitalism, see the nearly \$1B fine they just got ordered to pay for the harm they've done to children). It harms water quality. It harms air quality. And for what benefit? Nothing of consequence. Why are we treating this like it's a fait accompli? You're in charge, not Meta or Amazon or any of the rich developers. My votes helped put you all in charge (I even voted for Danielle, despite my progressive politics). If you don't stand up for the working everyday residents of the town when it counts the most, my vote will help remove you at the next available election, and your legacy among your community will be one of ruination. Do you think any single resident of Holly Springs will think, in 10 years, "Wow, we're really glad that data center is here!"? The answer is a firm and clear no.

Do. What's. Right.

8/9/2026

This is not the type of thing people are asking for. We want more open spaces, green spaces, third spaces, etc. Data centers don't add jobs. They contribute to overall pollution, poor life quality, poor air quality, pollution of drinking water, etc. No one wants these. Don't spend taxpayer time and money on them. We want parks, playgrounds, real quality of life enhancements.

8/9/2026

I don't want data centers anywhere near myself or my family. They're a drain on resources and it usually ends up being taxpayers who end up footing the bill. I'm all for expansion and development as the town grows but I vote no on data centers.

8/9/2026

I feel that to continue to clear the land and to disregard overuse of the natural resources we had been graced with would undermine the beauty and character that make Holly Springs the exquisite, special community that it is. I choose the integrity of the area over commerce.

8/9/2026

I strongly oppose a data center

8/9/2026

Land use committee decisions and process needs to be much more transparent and understood by public. This info is not disseminated enough and impacts residents around Holly Springs.

8/9/2026

We do not need data centers in Holly Springs! They simply consume energy and water we'll need (and children, grandchildren, etc will need); they provide very, very few permanent jobs - all for what? So people can ask AI idiotic questions and buy more garbage from Amazon?

8/9/2026

No data centers! They are terrible for the environment and society

8/9/2026

With over 25 years of experience as an IT Engineer and Auditor—including a background in power plants, data centers, and as the author of a bestselling book on data centers—I would welcome the opportunity to support your research and data center study.

Although I was unable to attend the last two public hearings, I intend to participate in future sessions starting September 1st, once the schedule and location details are confirmed.

8/9/2026

Please check what was the impact to the people and town where the data centers are already functioning. There are a lot of studies and documentaries also available on internet.

Also, why do they need towns? Why can't they install these centers away from towns and populated areas?

8/8/2026

See concerns noted above.

8/8/2026

Is there a study or a site where citizens can review pros and cons of data centers in a community such as hours? Ross Perot's EDS Corp had a corporate data center on Forrest Lane in Dallas in the 1980's which is a model of how a data center could look, operate, and contribute to the local community as well as its larger corporate community of clients.

8/8/2026

I am from Northern VA where data centers have gone in everywhere. They have changed the entire area so much that people have moved out of areas and neighborhoods. I would not want to see a data center in our town.

8/8/2026

Did anybody think this through?

- one could say that data centers and AI open the possibility to create wealth for everyone, freedom from tedious hard work. There is no indication that big companies that force data centers and AI development have any intention to share wealth.
- A proposed data center in Texas will use the electricity equivalent to 5,000,000 households, not to speak of the water requirements. Currently all alternative energy sources are ignored in favor of fossil fuels and nuclear power. Almost all climate scientists agree on the role of fossil fuels in global warming and climate change. We currently see heat waves and droughts all over the world. Nuclear plants cannot use water that is already too warm. So we need to burn more gas and coal?
- This looks like a vicious circle that makes our lives more miserable without any benefits but for some few that already earn money in the billions and are still greedy. Most people will have to live paying higher utility bills, face water shortages, polluted air and noise

8/8/2026

I am very concerned about the fact that a data center would deplete water that will head downstream to our own supply in Harnett and Sanford!

8/8/2026

My biggest concern about data centers is first where they will be place within the town and equally important is how data centers will affect water and electricity use causing likely increases in private residents' utility bills. Noise and lighting are also major concerns.

8/8/2026

I am against building data centers in the town of Holly Springs for all the reasons listed in the survey.

8/8/2026

We already have a landfill nearby why would we need a data center also? We don't need our town to look and feel like the dumpster of the area. It is worry some the increasing of the price in the services like water and electricity and knowing that the resources are barely available for our community.

8/8/2026

We are a growing community. We should not put a data center in our town. They have been proven to hurt the environment and not bring the financial, tax, or employment benefits. They say they do in order to get into a town. There are thousands of other places in North Carolina they can build a data center. There should not and does not need to be one in Holly Springs.

8/8/2026

I am vehemently opposed to ANY data center concept anyplace in Holly Springs or Wake county overall.

8/8/2026

I urge the town council to not approve the construction of data centers within Holly Springs. The tax revenue and temporary construction jobs do not offset the permanent costs associated with these facilities: enormous electricity and water demands, noise, loss of developable land, strain on local infrastructure, and potential increases in utility costs for residents. A project with such significant community impacts and relatively few permanent jobs is not the right long-term investment for our town.

8/8/2026

Data centers are notorious for their excessive water and electricity usage. They can and do affect the quality of water reaching the community but also affect the overall water pressure reaching our homes. In a drought situation, its the homeowners who have to control usage while the data centers continue to consume. With Holly Springs buying our water from outside the town, we face water shortages already with the normal growth of our our town and the cost to get quality water has been increasing. This will be an extreme drain on our already valuable resource.

As for electricity, Duke is already struggling to support the electrical needs of the community and the state as a whole. Encouraging home owners to allow their control of our cooling systems during high demand times, tracking/scoring our usage during peak times, allowing for electricity buy back options for solar power equipped homes and offering sustainable options at a cost increase to the home owners, these all point to a company trying to minimize their investments into the grid, maximize profits and provide terrible service. They continue to raise rates and can barely keep up with the needs now. A data center is a complete power hog and could dwarf the amount of electricity used by an entire city depending upon the size of the center. How will this further put a strain on us? It's not sustainable.

Holly springs continues to grow at a good pace with the tax payers and businesses we bring in today. Yes, it also puts additional strain on our resources, but pound for pound against a data center, its miniscule. I don't believe that we need the tax dollars that much to degrade the experience of the community. It's uncalled for and no one wants these type of centers in the community or near their homes to begin with. Cities are rejecting these projects consistently due the multitude of issues that arise from their installation. The ones that do allow data centers find out the hard way how tax greed can destroy a communities integrity and resources. In addition, these decisions are usually made against the tax payers wishes, through backdoor deals and through pushing a rosey outlook of the installation only to hurt the trust in our leaders.

Holly Springs is growing, overflowing with amenities and providing those who move here the life that they are looking for in a small-ish town. We look to our leaders to protect what has been built. Data centers do not protect, they steal and my hope that our leadership is wise enough to understand the burden they place upon a community and make the right decision to extend the moratorium indefinitely.

8/8/2026

It takes a lot for Americans to agree on anything these days. However, I have noticed that most people are firmly against data centers. I understand that it's hard to say no to money, but this is an issue where it is exponentially better to just say no and we can move on to the next thing we all disagree on.

<https://stpp.fordschool.umich.edu/sites/stpp/files/2025-07/stpp-data-centers-2025.pdf>

8/8/2026

These data centers are absolute utility sponges. And yes, they may create jobs at the start to build the center, but once it's built, the vast majority of those workers move on since it only take very few humans and tons of water to keep these centers operational. Our utility bills are high enough as it is, and with more and more people moving to the area, I don't feel we can handle providing what the data center needs on top of peoples needs.

8/8/2026

No ty.

8/8/2026

It's disturbing to see what was a quaint town trying to transform in to something it isn't and shouldn't be. There's nothing wrong with being a quiet bedroom suburb. We don't want to be Cary or even Fuquay. Some developments are low grade and will be semi blighted before too many years. Any energy hog industry like a data center must be required to supply its own resources like electricity and be self sufficient in sewage disposal. Developing its own power generating plant keeps Duke Energy from raising our already high rates even higher. Higher taxes to supply the infrastructure for data centers are oppressive on senior citizens. We don't have unlimited financial resources or jobs that might provide for higher incomes. We've pit in our 40+ years in the workforce and it's time to live out our final years in peace, enjoying what we have saved for living and family. Please don't destroy Holly Springs in the name of progress.

8/8/2026

I do not want any data centers in Holly Springs.

8/8/2026

I don't want a data center in my community. I would much rather have greenways and small businesses and shops that are actually good like downtown Apex has been getting. You've already approved apartments near Harris Teeter without considering how much more traffic that's going to bring to an already high traffic area.

8/7/2026

Probably less impact to traffic and infrastructure than current rate of high density home building - could be a better tax revenue source.

8/7/2026

I don't think data centers would be good members of our community. There are documented instances of these centers running wells dry, driving up energy costs for communities in the area, and having a strong negative impact on the environment. I think we should do everything we can as a town to protect our families from absorbing the consequences of building a data center here. As far as I'm concerned, there isn't any good that comes from them and their power-hungry companies.

8/7/2026

No, data center is welcome near Holly Springs!

8/7/2026

Do not build in HS please. Study and see cancer rates and how data centers affect water.

8/7/2026

If the Town cannot outlaw data centers per state law, at least the Town should put environmental constraints on the zoning, design and construction process. Such constraints include: the data centers required to upgrade the electrical grid so the cost of electricity to town residents does not go up; gas-fired generators of electricity are not allowed, as they give off greenhouse gases exacerbating global warming; develop their own source of water and supply system so the cost of water to town residents does not go up; develop a way to eliminate the heat generated by the data centers so the surrounding areas do not experience temperature rise; minimize nighttime lighting at the data center to limit the light disturbance to neighboring communities; limit the noise generated by the facility so the noise does not disturb neighboring communities; require vegetative buffers around the facility to shield the noise, light, and sight of the building from the adjoining areas; required any water discharged from the facility to be tested and monitored frequently, and reports submitted to the Town.

8/7/2026

Worried about Water Consumption - is something like closed-loop liquid cooling feasible?
But more concerned with local communities footing higher electrical bills because of the energy consumption.
We should require data centers to pick up more than their share of the electrical impact.

8/7/2026

I'm most concerned about the environmental impact of a data center.

8/7/2026

Thank you for studying this. We have concerns about water and electricity usage as well as noise and light pollution.

8/7/2026

The environment will suffer and the residents of Holly Springs will pay the price with the possibility of water contamination and higher utility rates

8/7/2026

We do not want or need a data center here! Don't ruin our nice, quiet city with a center that no one needs here.

8/7/2026

We don't need them in Holly Springs. We have enough industry and commercial tax base.

8/7/2026

Don't want any data centers in town, period. Thanks for the opportunity to comment.

8/7/2026

Data Centers in other areas on this country show extensive use of resources (water, electricity). Residents report increased noise (Memphis) and rise in utility costs.

Where is the benefit in day to day lives that justifies the billions of dollars spent? At this point we see AI out of control in labs. This web is increasingly providing confusing content that is AI created. Does anybody have any idea where all this will lead? AI and robots are and will take over more and more jobs (some scientists say that 90% of jobs are done through robots and AI by 2040). What will younger generations do to create a living that has meaning?

8/7/2026

We like Holly Springs with its emphasis on family. Industry is important, manufacturing is important, but if you are allowing me a choice if I want a huge data center in my Neighborhood of Holly Springs, I would politely decline.

8/7/2026

Build up people, not machines.

8/7/2026

F\$%! No

8/7/2026

I am concerned with ALL of the above! I've read and hear too many accounts of the negative effects from these centers. They consume an exorbitant amounts of water & electricity increasing utility bills for those in the area. They are loud and bright. We DO NOT want them in the Holly Springs community. We moved back here for the quiet, beauty, and quality of this area. If such a facility was to come here, we will be forced to sell and move. Most of the community are opposed to this project!

8/7/2026

I would ask the committee to incorporate specific technical requirements for data centers:

1) C-Weighted Sound Standards: Standard dBA limits ignore low-frequency hums and sub-audible pressure waves, even when the amplitude ("loudness," though not audible to humans) may be high enough to impact health. Require sound compliance to be measured in C-weighted decibels (dBC) and 1/3-octave bands at property lines, with penalties for noncompliance.

2) Prohibit Potable Water for Cooling: Require closed-loop or dry-cooling technologies to protect municipal water allocations and eliminate high-temperature chemical blowdown into municipal wastewater systems.

3) Setbacks & Indoor Enclosures: Restrict data centers to heavy industrial zones with expanded residential setbacks, requiring all rooftop mechanical equipment and generators to be fully enclosed in acoustic housing.

4) Third-Party Baselines & Cost Coverage: Require developer-funded, Town-appointed independent baseline environmental and sound monitoring prior to permit approval, and ensure all utility grid upgrades are funded 100% by the applicant to prevent unnecessary utility price increases for residents.

I have nothing against industrial development, I just don't want to see residents suffer unforeseen impacts.

8/7/2026

Data centers utilize a ton of water or electric (depending on how they are cooled) and the infrastructure is not present to support it. IF they are allowed in, they should be the ones to fully pay to upgrade the system and then some to be able to support their operations, and not put that bill onto the tax payers. We get absolutely nothing from their presence, but will have to suffer for their usage. It puts a strain on the system that we will take the brunt of with power outages, or water limitations because they're using it.

8/7/2026

I've been here 27 years and there hasn't been a reason for me to wanna move but if a dead center comes, that would be one of the reasons

8/7/2026

There is nothing good about a data center coming to Holly Springs. The noise the pollution should retail the town that we don't want it here. It's bad enough. We have to deal with the dump now we have to deal with the data center.

8/7/2026

There are already tons of reported issues with data centers as well as uncertain future issues that we do not know yet. I moved here to get away from bad political decisions and if you approve any data center ever in our area it will be an end to a political career. I refuse to raise my children in a place that is ok being an experimental ground for data centers that can pollute our water, air, strain our electrical grid and become a target for terrorism. You are enabling big tech companies and AI from having control over our society if you approve any data center in Holly Springs. You will have an exodus of residents and lose taxpayer dollars. For the love of mankind do not approve any data center or crypto mining center ever!

8/7/2026

I am opposed to any and all construction of data centers and/or any infrastructure that may support them, within, in relation to, or as a part of the Town of Holly Springs NC and its ETJ (extraterritorial jurisdiction). If data centers are built within our town it should be considered a criminal failure on the part of our elected, appointed and hired officials to protect the people of our town and those residing within its ETJ from what should be considered a clear and present danger. Town officials, elected or otherwise, should consider themselves liable and answerable to the courts and prosecution to the fullest extent that the law allows if they allow these criminal enterprises to come to fruition in Holly Springs or its ETJ.

8/7/2026

I don't want data centers anywhere near Holly Springs.

8/7/2026

I don't want data centers to affect how we enjoy the outdoors in Holly Springs (noise) and we're already on water restrictions this year, how could we support the water usage of a facility like this?

8/7/2026

There is no place to site such a thing in HS.....although they are not a beautiful addition to the landscape, but unless people stop using technology, they are a necessity. Much of these moratorium efforts tend to be virtue signaling. The town needs to accept them as a reality. The size of these facilities will get smaller over time, just like cell phones and computers. Focus more on requirements for siting them, not fending them off.

8/7/2026

No data centers should be approved for Holly Springs. EVER! They drive up our electricity costs and drain our water supply, with little benefit to citizens. We have had enough of gifts to billionaires.

8/7/2026

Data Centers have been around for decades without issue. We have them all over. It is what makes us part of the Research Triangle Park. We do not need to put a blanket exclusion on these important pieces of IT infrastructure.

8/7/2026

Data Centers should be designed in a way that would have no negative impact, neither to the environment nor to the cost of living.

8/7/2026

We don't need these here. They are a benefit to the companies not the town. Invest in companies that benefit our town and our residents. Local businesses, fun things to do, etc.

8/7/2026

- rising electricity rates caused by data centers.
- enormous water use that data centers consume.
- data centers don't bring meaningful economic development, especially in the form of jobs.

8/7/2026

Concerned with all of these but whatever the facility is should be using as much reusable energy as possible potentially with environmentally friendly chillers (using rainwater or processed grey water from internal uses or both) for cooling and heating, waste treatment capabilities and renewable energy for electricity with battery storage to draw a majority of the power as required with expansion capabilities. The facility also does not have to look like a big box and some of the infrastructure and compute space can be underground which also makes the use of power & water less as a result of thermal ground heating and cooling requirements. In the end I support Data Centers, it is not something that can be stopped and it's silly to assume these forums can haunt progress but we can influence how they are developed how they use power, water & sewerage and we can influence how traffic enters and exits the facility so as to lessen the impact on traffic. If the owners of the facility are going to make a bucket of money long term they should spend up front on the overall design and this should be a mandatory requirement.

8/7/2026

I'm very concerned about the added cost, water, and electricity data centers will use. It'll have a big impact on our area.

8/7/2026

There are already several towns in other states that are being negatively impacted by data centers and Holly Springs should never be added to that list. NO DATA CENTERS

8/7/2026

These data centers are going to shutter their doors once the AI investment boom cycle ends and most of these companies consolidate or are liquidated. We don't need that crap in Holly Springs. The jobs they bring are fairly minimal as data centers mostly operate themselves. I'm a software engineer, I'm very familiar with this space.

While we're on the subject of terrible ideas, mass surveillance of the public using public funds is unacceptable. It's not just Flock, it's all of the companies.

8/7/2026

Having seen and lived near a data center in virginia, the conditions here are not favorable for their usage, nor do they provide any benefits for the town. The council should look at a town fee/perpetual payments in order for any permits to be considered

8/7/2026

As long as a data center uses a closed loop water cooling system and follows distance-based noise regulations for occasional generator use during power outages, I think they could be a great neighbor, especially compared to other more intensive or disruptive industrial land usage types. I'm in favor of well-regulated designed, well-regulated data centers coming to Holly Springs.

8/7/2026

I'm asking you to make Holly Springs' data center moratorium mean something more than a delay. I've watched what's happened across Wake, Chatham, and Orange counties: developers wait out the moratorium, then come back with the same footprint under a different name. Holly Springs is a town people chose because of mature plentiful trees, clean water, neighborhoods you can live contentedly in. A 190-acre server farm doesn't add to that; it draws down the water table, spikes the power grid, and hands residents noise and heat in exchange for a handful of permanent jobs. I'm not asking you to be anti-growth, but to protect the growth that already made this a place worth living in, and to say no to the kind that doesn't.

8/7/2026

Traffic and with many new developments of homes town houses I would imagine it would cause even higher volume of traffic. There's a lack of store fronts and restaurants. But overall Holly Springs is a great city! It has grown so much in the 13 years we have been here. Would love to see the majority of downtown Main Street with more store fronts and places to park.

8/7/2026

Data centers are a net negative. They consume too many resources (land, water, energy, building materials, tech equipment), degrade the environments around them (air, water, land, light, noise), produce minimal jobs after construction, and produce far too little benefit (a couple security guard jobs, yet another LLM or crypto mining resource, rent for the landowner, minimal sketchy tax avoidance collection). Keep them out of our town, county, and state.

8/7/2026

We shouldn't be adding data centers in Holly Springs when the land could be used for better purposes. We are in a drought and water is going to continue to be more of a finite resource and it shouldn't be wasted on a data center. Also data centers shouldn't be getting tax breaks on electricity while Duke energy continues to increase electricity prices on residents.

8/7/2026

these things should be nowhere near this area

8/7/2026

As long as they provide power and water, they would be beneficial.

8/7/2026

Towns and counties can protect local ratepayers by enacting strict zoning laws, utility infrastructure mandates, and financial protection frameworks before any data center applications are approved. Local governments are using several key proactive strategies to insulate residents from skyrocketing energy and water costs:

1. Eliminate "By-Right" Zoning & Enact Conditional Use RequirementsRemove Automatic Approvals: Municipalities like Loudoun County, Virginia, have eliminated "by-right" zoning for data centers. This forces all developers to go through a rigorous, public Conditional Use Permit (CUP) or special exception process.Mandatory Front-End Assessments: Before any land use is approved, require developers to submit binding, independent impact assessments covering local grid capacity, water resource depletion, and heat generation.
2. Pass "Developer-Pays" Infrastructure OrdinancesOnsite & Offsite Infrastructure Costs: Draft local ordinances mandating that the developer must pay 100% of the costs for utility upgrades, including new electrical substations, transmission lines, water pipelines, and sewer extensions."Bring Your Own Energy" (BYOE) Rules: Towns can require data centers to generate a specific percentage of their own power on-site using clean energy or microgrids, preventing them from draining the municipal or regional grid.
3. Implement Local MoratoriumsPause and Study: If local regulations are lacking, towns can enact immediate temporary data center moratoriums (typically 6 months to 2 years). This stops the clock on incoming applications, allowing the community to study grid impacts and draft protective ordinances before any ground is broken.
4. Require Co-Location and Strict Resource Efficiency CapsClosed-Loop Water Mandates: Require that any approved facility utilize the most efficient closed-loop cooling systems available on the market. This virtually eliminates the heavy water draws that strain municipal water utilities and drive up local water rates.Campus Acreage Caps: Cap the total allowable footprint for data center developments (e.g., capping total countywide data center land use at 1,500 acres) to stop unchecked expansion from triggering massive, systemic grid overhauls.
5. Prohibit Local Tax Subsidies and IncentivesBan Fiscal Handouts: Towns should proactively ban or sunset local economic development incentives, property tax breaks, and utility discounts for data centers. Forcing data centers to pay standard or premium commercial tax rates ensures the local government captures enough revenue to offset general infrastructure wear and tear.
6. Coordinate "Large-Load" Utility TariffsMinimum Billing Clauses: If the town operates a municipal utility, it should establish a specialized "Large-Load" or "High-Impact" tariff class. This requires data centers to pay for their reserved power capacity in full, ensuring they can never shift the financial risk of unused or emergency energy spikes onto residential ratepayers.

8/7/2026

There is absolutely NO condition that we want ANY data centers here. Ever. And although i voted wholeheartedly for this council, I will work tirelessly to unseat any member who votes for, or allows data centers in our area. Also, we do not need flock cameras or license plate readers.

8/7/2026

We do not need data centers to power AI. HUMANS are valuable and need to be utilized over AI. We lived without it before and do not need it affecting every aspect of our lives. Our utilities do not need to rise because of this. Stop only thinking about money

8/7/2026
