



Town of Holly Springs
Land Use Advisory Committee
3:00 PM **Tuesday, August 4, 2026**

Regular Meeting
Holly Springs Town Hall
Holleman Room

Agenda

Call to Order

Agenda Adjustment

Approval of Minutes

1. Approve July 7, 2026 LUAC Minutes

Requests and Communications

1. Data Center Study Meeting #2

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: 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