



Agenda

Call to Order

Agenda Adjustment

Approval of Minutes

1. Approve April 7, 2026 Minutes

Requests and Communications

1. 1601 Avent Ferry Road
2. Data Center Study Meeting #1

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: Approve April 7, 2026 Minutes

Strategic Priority Area: Vibrant Community

Staff Resource: Kathy White, Deputy Town Clerk

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. April 7, 2026 LUAC Minutes - DRAFT



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 fore 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.

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April 7, 2026 LUAC Minutes*

John Adcock, 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 negotiating 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 an 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

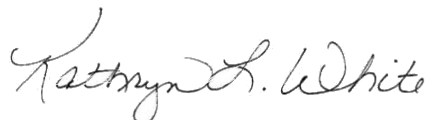
None

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



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 1.

Requests and Communications

Title: 1601 Avent Ferry Road

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource: Grayson Taylor, 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 1601 Avent Ferry Road.

Explanation:

- Laura Holloman of McAdams has requested to meet with the Land Use Advisory Committee to discuss a rezoning application for a development at the south-west intersection of Cass Holt and Avent Ferry Roads.
- The applicant is proposing to rezone approximately 22 acres from RR - Rural Residential to NMX-CD - Neighborhood Mixed-Use Conditional Zoning District. The project proposes 308 Attached and Apartment Dwellings, and 20,000sf of Commercial space.
- The Future Land Use designation for the site is Neighborhood Center and Mixed Residential Neighborhood.

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. 1601AventFerryRd_Application
2. 1601AventFerryRd_ConceptPlan
3. 1601AventFerryRd_StaffReport

General Information

Following a General Inquiry or Sketch Plan Review (pre-submittal) meeting with Staff, if it is determined that a petition for a Rezoning, Comprehensive Plan Amendment, UDO Text Amendment, Development Plan or Major Subdivision Plan will be requested, or if the proposed project is not in conformance with the Town's Comprehensive Plan, staff may recommend that the Petitioner meet with the Land Use Advisory Committee (LUAC) prior to filing a development petition.

To be placed on the next available LUAC agenda, submit a LUAC Request & Communication Application and any supporting documentation to Development Services by the first Friday of any month to be considered for the next available LUAC meeting. LUAC meeting agendas will have a maximum of two (2) items for Requests & Communications. Items will be scheduled in the order that applications are submitted. An application requesting for a project to be placed on an additional agenda cannot be submitted until the Monday after the item was reviewed by the LUAC.

- Visit www.hollyspringsnc.us/2170/Development-Services for a current fee schedule.
- **Land Use Advisory Committee Meetings are held as needed on the first Tuesday of each month at 3 pm.**

Submittal Requirements

All items listed are required for a complete submittal. Incomplete submittals will be rejected and delay the process.

Submit the following items via the CityView Portal by NOON before the first Friday of the month; choose Apply for a Planning & Zoning Review:

- Application Form
- Project Description Statement, or for projects previously presented to the LUAC, a description of changes made to the proposal since the last LUAC meeting.
- One complete set of PDF plans

Once your submittal is deemed complete and accepted, staff will send you a confirmation and advise that submittal fees (if applicable) are available for payment in the CityView Portal.

For questions about your submittal, please reach out to dsintake@hollyspringsnc.gov



LAND USE ADVISORY COMMITTEE

Request & Communication Application

DPM Appendix #A.19 Supplement 20 January 2023

PETITION CONTACT INFORMATION <i>(Attach additional sheets if needed)</i>	
Applicant and Financially Responsible Party will need to register for an account on the CityView Portal.	
Project Applicant Check One: <input type="checkbox"/> Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Design Professional <input type="checkbox"/> Developer	
Name:	Company:
Mailing Address:	
City, State Zip:	
Telephone:	E-Mail:
REQUIRED: Property Owner(s) if different from Applicant/Contact <i>(Attach additional sheets if needed)</i>	
Name:	Company:
Mailing Address:	
City, State Zip:	
Telephone:	E-Mail:

PROJECT INFORMATION	
Project Name	
Project Location <i>Use street address If none, use closes intersection</i>	<input type="checkbox"/> Within Corporate Limits <input type="checkbox"/> Within Holly Springs ETJ <input type="checkbox"/> Pending Annexation
PIN(s)	
Project Acreage	
Current Zoning	Proposed Zoning
Current Future Land Use Designation	
Proposed Future Land Use Designation	
Area Plan Designation <i>If applicable</i>	

PROJECT TYPE <i>(check all that apply)</i>
<input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Text Amendment <input type="checkbox"/> Future Land Use Plan Map Amendment <input type="checkbox"/> Area/Corridor Plan Map Amendment/Name: _____ <input type="checkbox"/> Zoning Map Change: General Use District <input type="checkbox"/> Zoning Map Change: Conditional Zoning District <input type="checkbox"/> Major Subdivision <input type="checkbox"/> Development Plan <input type="checkbox"/> 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)

SITE DATA:
 GROSS STUDY AREA: +/- 22.52 ACRES (9 PARCELS INC R/W)
 NET STUDY AREA: +/- 21.98 ACRES (8 PARCELS LESS R/W)
 EXISTING ZONING: RR
 POTENTIAL REZONING: NMX-CD

PROPOSED DEVELOPMENT SUMMARY:

COMMERCIAL: 20,000 SF

15,000 SF RESTAURANT/RETAIL
 MIN PARKING: 45 SPACES (3 SPACES/1,000 SF)
 MAX PARKING: 75 SPACES (5 SPACES/1,000 SF)
 PROVIDED PARKING: 75 SPACES

5,000 SF GENERAL RETAIL
 MIN PARKING: 10 SPACES (2 SPACES/1,000 SF)
 MAX PARKING: 20 SPACES (4 SPACES/1,000 SF)
 PROVIDED PARKING: 20 SPACES

RESIDENTIAL: 308 UNITS

1,000 NRSF/UNIT AVG | 308,000 NRSF TOTAL
 4-STORY BLDGS (W/BSMTS) | TYPE VA CONSTRUCTION (292 UNITS)
 8 CARRIAGE BLDGS (16 UNITS)

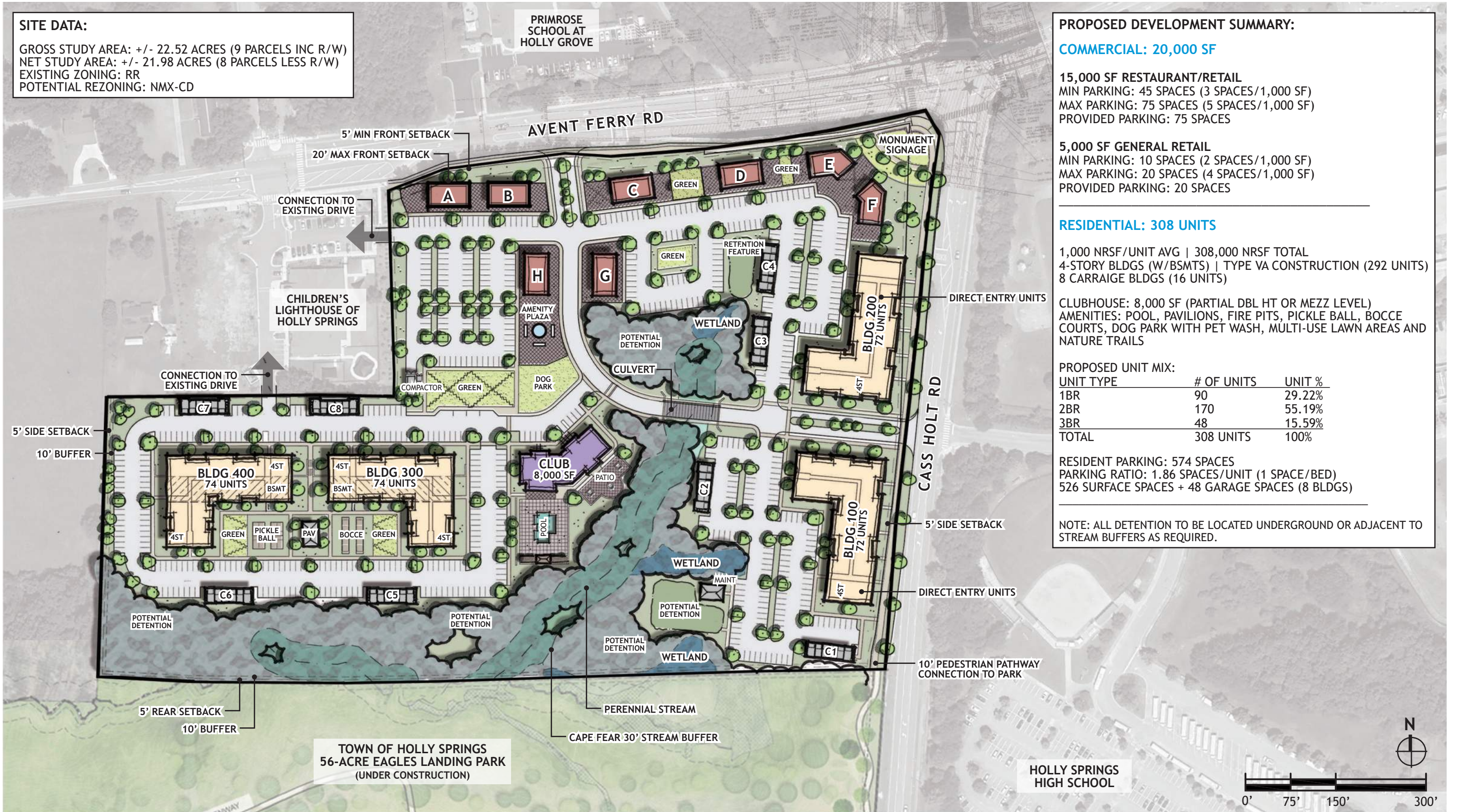
CLUBHOUSE: 8,000 SF (PARTIAL DBL HT OR MEZZ LEVEL)
 AMENITIES: POOL, PAVILIONS, FIRE PITS, PICKLE BALL, BOCCE COURTS, DOG PARK WITH PET WASH, MULTI-USE LAWN AREAS AND NATURE TRAILS

PROPOSED UNIT MIX:

UNIT TYPE	# OF UNITS	UNIT %
1BR	90	29.22%
2BR	170	55.19%
3BR	48	15.59%
TOTAL	308 UNITS	100%

RESIDENT PARKING: 574 SPACES
 PARKING RATIO: 1.86 SPACES/UNIT (1 SPACE/BED)
 526 SURFACE SPACES + 48 GARAGE SPACES (8 BLDGS)

NOTE: ALL DETENTION TO BE LOCATED UNDERGROUND OR ADJACENT TO STREAM BUFFERS AS REQUIRED.





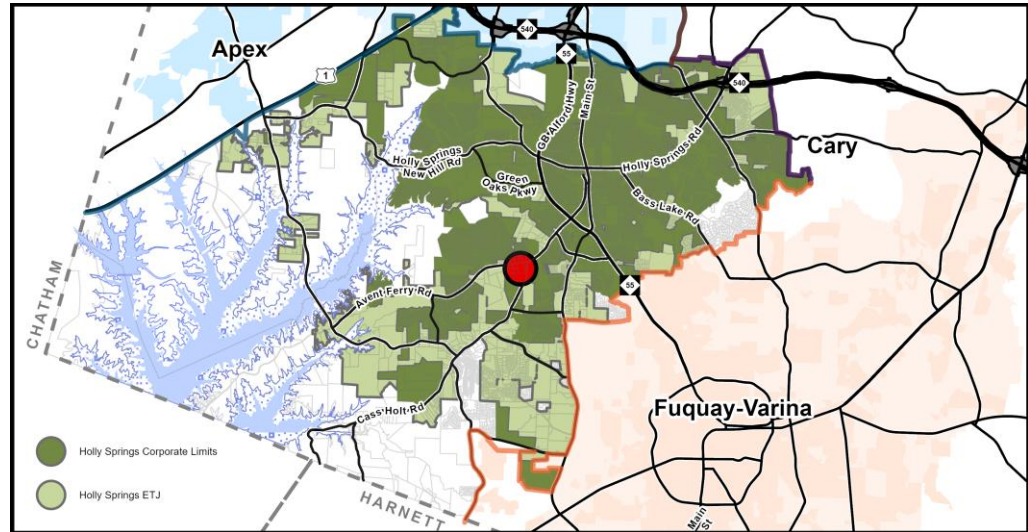
Project Type: Land Use Advisory Committee

Applications Type:
Rezoning

Applicant / Petitioner:
McAdams

Property Address: 1601 Avent Ferry Road

Property Area: 22.53 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 308 Attached and Apartment Dwelling Units and 20,000sf of Commercial development.

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:

- NMX Neighborhood Mixed-Use
- Conditional Zoning District



Aerial Photograph

Growth Strategy Map:

- Places to Transform
- Places to Enhance

Small Area Plan Designation:

N/A

Future Land Use Plan Designation:

- Neighborhood Center
- Mixed Residential Neighborhood

Staff Analysis:

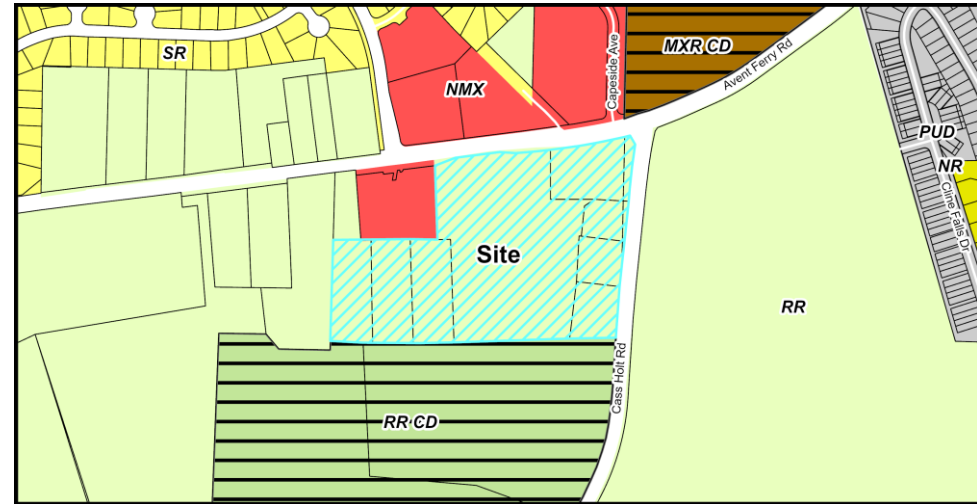
This Neighborhood Center designation is a critical component of the Town's long-range planning goals. Currently, there are no significant non-residential land uses west of the vicinity of NC-55, creating a one-way flow of vehicular traffic to NC-55 for all goods and services. Commercial options further west along Avent Ferry Road have the potential to alleviate the number of vehicles having to travel to commercial centers along NC-55, as they would not need to travel as far. The proposed project generally aligns with the Comprehensive Plan and long-term goals for creating Neighborhood Centers. There are opportunities to enhance plan consistency, including:

- How the project will interact with or affect its neighboring uses, including Holly Grove Elementary, Holly Grove Middle, and Holly Springs High Schools across Cass Holt Road, as well as Eagles Landing Park (south) and adjacent child care centers.
- The Land Use & Character Plan's Future Land Use Map indicates a large portion of this site to be a Neighborhood Center, however the amount, type, configuration, and form of commercial and residential uses proposed should be contextually considered. (e.g. Is this enough commercial space, and at the right height? Are the apartment dwellings at 4-stories aligned with community character goals?)
- Open Space design will be important, as it is believed that this site could be the location of the original springs responsible for the naming of the Town, which should be preserved or memorialized in some fashion.
- With nearby road improvements occurring with Eagles Landing Park, Courtyards at Holly Grove, and the U-5889 Avent Ferry Road widening project administered by the Town, this project should coordinate proposed public improvements with area projects, as well as provide strong multi-modal (walking, biking) connectivity to existing and future nearby projects.



Current Zoning Information

Parcel #	Zoning	Area
0648347891	RR	1.98
0648344427	RR	11.35
0648348578	RR	0.81
0648348451	RR	0.97
0648348137	RR	1.18
0648340276	RR	2.00
0648248286	RR	1.95
0648247206	RR	1.95
0648349767	RR	0.34
Total Area:		22.53



Current Zoning Map

Adjacent Property Current Zoning Information

Subject Property	Zoning	Existing Land Use
	RR – Rural Residential	Detached Dwellings, Vacant
North	NMX – Neighborhood Mixed-Use	Primrose School, Vacant
South	RR-CD – Rural Residential Conditional Zoning District	Eagles Landing Park
East	RR – Rural Residential	Holly Grove Elementary, Holly Grove Middle, Holly Springs High School
West	NMX – Neighborhood Mixed-Use, RR- Rural Residential	Children's Lighthouse, Agriculture

Parcel Rezoning History

Rezoning Number: 22-REZ-01 (Zoning Reassignment)
 Original Zoning: R:30 Residential (Entered into Town ETJ in 2006)
 Approved Zoning: RR – Rural Residential
 Approval Date: March 1, 2022



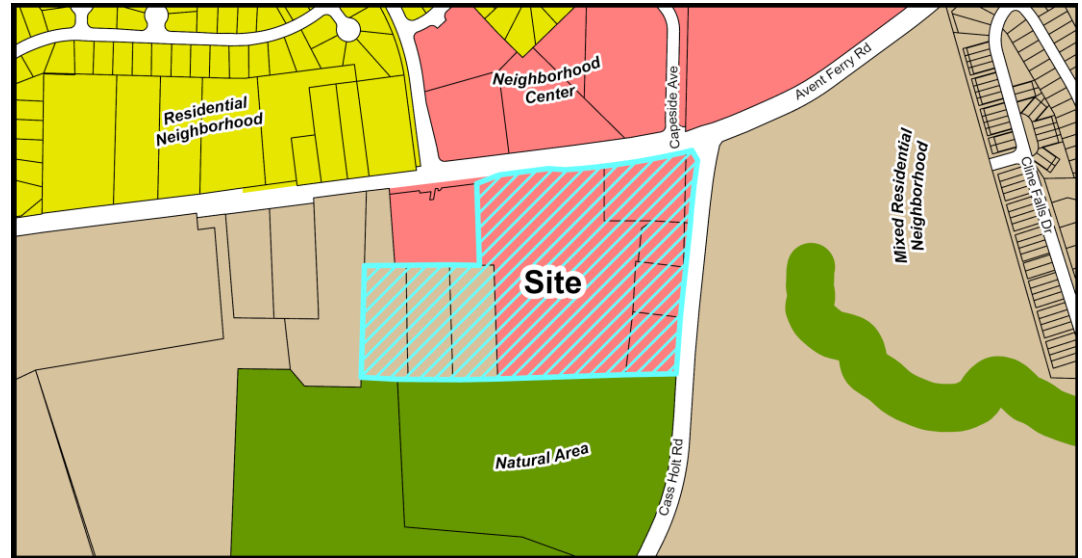
Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Transform
Places to Enhance

Future Land Use: Neighborhood Center
Mixed Residential
Neighborhood

Small Area Plan: N/A



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
<input checked="" type="checkbox"/> Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
<input checked="" type="checkbox"/> Suburban Remix	Activate neighborhood centers
<input type="checkbox"/> Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
<input type="checkbox"/> Context-Sensitive Infill Development Choices	Infill around single use residential areas
<input checked="" type="checkbox"/> Transitions	Complement existing development and avoid incompatibilities
<input checked="" type="checkbox"/> Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
<input type="checkbox"/> Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
<input checked="" type="checkbox"/> 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.

Growth Strategy Map: Places to Enhance

Places to enhance in Holly Springs celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods with single dwelling detached homes on varying lot sizes, or Mixed Residential Neighborhoods with two or more home types (single dwelling detached, single dwelling attached, and multi-dwelling) in the same development. Future infill development in the enhancement areas should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

Future Land Use: Neighborhood Center

Small-scale Neighborhood Centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of Neighborhood Centers transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some Neighborhood Centers may include upper story residential or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from adjacent neighborhoods.

Key Characteristics of a Neighborhood Center include:

- Building types are primarily commercial on the ground floor, but may include residential or office uses on upper floors or at the edge of the commercial center.
- Buildings may be up to 3 stories in height.
- These areas include a variety of shared public open spaces throughout a walkable, activated environment. These centers may include formal and informal open spaces such as greens, squares, plazas, and community gardens.
- Specimen tree preservation is encouraged.
- Grid street patterns with high connectivity for all modes of transportation.
- Lots are primarily rear-loaded to maximize walkability and reduce the emphasis on automobiles.
- Front setbacks should be minimal, with storefronts pulled up to the street to enhance walkability.



Land Use & Character Information (cont.)

Future Land Use: Mixed Residential Neighborhood

This character area includes several housing types that provide a range of home choices (densities) in the same neighborhood. Small blocks and a grid network support a well-connected, cohesive community. A comprehensive and connected open space network with a centralized gathering space and smaller open spaces distributed throughout the neighborhood.

Key Characteristics Include:

- Streets are generally in a grid network.
- New residential uses have off-street parking at the side or rear of the lot to enhance streetscape and walkability.
- Development should be sensitive to existing natural resources including large tree stands and drainage ways.
- Very walkable, with sidewalks, bike facilities, paths, and trails providing pedestrian connectivity.
- Lot width and depth are variable.
- Front-facing garages should be avoided. Where garages face the street, they should be set back significantly from the façade of the building.
- Building types are primarily residential and may include single dwelling detached homes, single dwelling attached, multi-dwelling, and accessory dwelling units.
- Small infill projects may not be required to have a mix of housing products within the new development; rather they should complement adjacent existing buildings while providing new housing options.

Small Area Plan: N/A

Historic Structures: None

Land Use & Character Staff Analysis:

Staff's analysis of the project is based on the concept plan provided, the Town's Comprehensive Plan, and overall long-term strategic Town goals. Requirements of the Unified Development Ordinance are not included in this analysis; however the UDO will impact design as the project moves forward through the development review process.

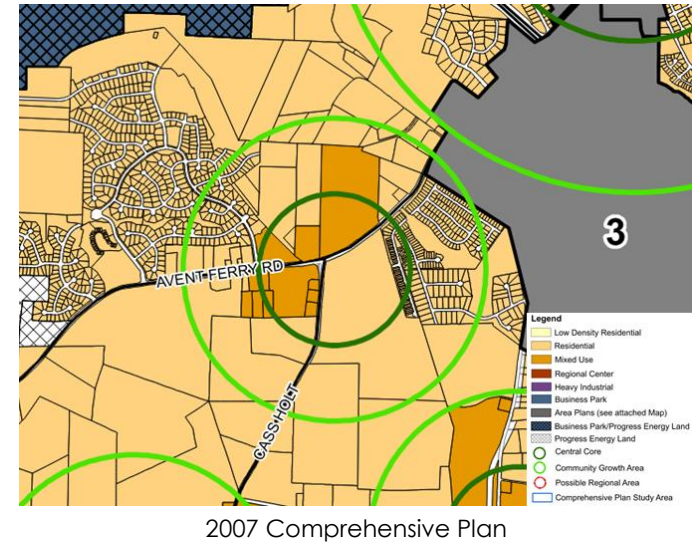
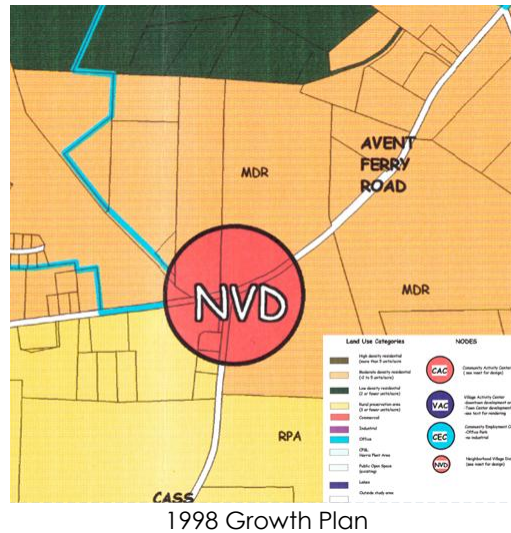
The site has a Future Land Use Designation of Neighborhood Center and Mixed Residential Neighborhood. This specific Neighborhood Center also has a long history in Town plans, and is vital to establishing commercial uses west of NC-55. Commercial uses should be considered to assist in reducing vehicular traffic to NC-55, which could warrant a higher amount commercial square footage at this site. A summary of this history includes:

- The 1998 Growth Plan identified a portion of the subject parcel as a "Neighborhood Village District" which was described as "centers for neighborhood activity that will include grocery stores, offices, drug stores, service and specialty stores, as well as some convenience stores such as gas stations and other auto oriented services. Higher density residential development, such as multi-family and traditional neighborhood residential, would also be found in and around the NVD."



Land Use & Character Information (cont.)

- The 2007 Comprehensive Plan identified the subject parcels as “Mixed-Use” within a “Community Growth Area,” which were described as areas that promote a “mixed use commercial core that includes a civic amenity, higher density residential surrounding the core, transitioning to lower density residential expanding outward to the boundaries of each Growth Area.” It was envisioned that the Community Growth Area at Avent Ferry Road and Cass Holt Road may be able to support a neighborhood commercial center approximately 50 to 75 acres in size.



- During the drafting of the 2019 Land Use & Character Plan, public feedback for commercial uses at the Cass Hold Road and Avent Ferry Road intersection was generally supportive and neighborhood oriented commercial at the intersection for Avent Ferry Road and Cass Holt Road was reaffirmed by designating the subject parcels as Neighborhood Center. An example of a typical neighborhood center is shown in the adjacent image that was adopted with the Comprehensive Plan (showing an open space in green, commercial in red, and residential in tan).



This Neighborhood Center designation is a critical component of the Town's long-range planning goals. Currently, there are no significant non-residential land uses west of the vicinity of NC-55, creating a one-way flow of vehicular traffic to NC-55 for all goods and services. Commercial options further west along Avent Ferry Road have the potential to alleviate the number of vehicles having to travel to commercial centers along NC-55, as they would not need to travel as far.

Commercial options closer to residences also creates the possibility of walking or biking to this site as it is a shorter distance, further removing vehicles from the road. Upon adoption of the 2019 Land Use & Character Plan, this specific Neighborhood Center encompassed approximately 107 total acres, upon which 75 acres was believed to be developable. A portion of Eagles Landing Park (17 acres) was initially included in the Neighborhood Center but was



Land Use & Character Information (cont.)

removed with the approval of the rezoning to support the park use, leaving approximately 62 acres for the Neighborhood Center. With the approved 24-REZ-03 Graham Wood Rezoning of ~40 acres for age-restricted attached and detached dwellings, the current 22-acre site is what remains assumed as feasible commercial property.

Overall, the proposed concept plan is mostly many goals and themes consistent with the Land Use & Character Plan, as it provides commercial square footage near neighborhoods (Establishing Mixed-Use Activity Centers) and additional housing choices for residents (Increase Home & Neighborhood Choices). This project also shows potential to follow the theme of Suburban Remix, where large box-store retail is avoided, and human-scale goods and services are provided with compatibility with nearby uses and any future development.

However, specific plan themes should be reconsidered as they may be less consistent, including both Transitions and More Transportation-Land Use Coordination. Achieving a high degree of walkability and multi-modal development will assist in safety and reduced vehicular traffic at this intersection. Coordination with the Eagles Landing Park and properties to the west will ensure appropriate transitions as well.

Other potential inconsistencies and topics worth examining include:

- Neighborhood Centers encourage ground-floor retail, where none is currently proposed.
- A key characteristic is that buildings may be up to 3 stories in height, however the apartment dwellings propose 4 stories.
- Specific Community Character recommendations including CC-1 Establish a Discernable Neighborhood Structure, CC-3 Improve Parking Design, CC-6 Promote Compact Mixed-Use Development in Appropriate Character Areas, and CC-8 Increase Walkability, will impact site design.
- The site contains the assumed original location of the Town's namesake: (natural) springs. The natural features of this property should be considered a highlight of the project, and incorporated into site design.

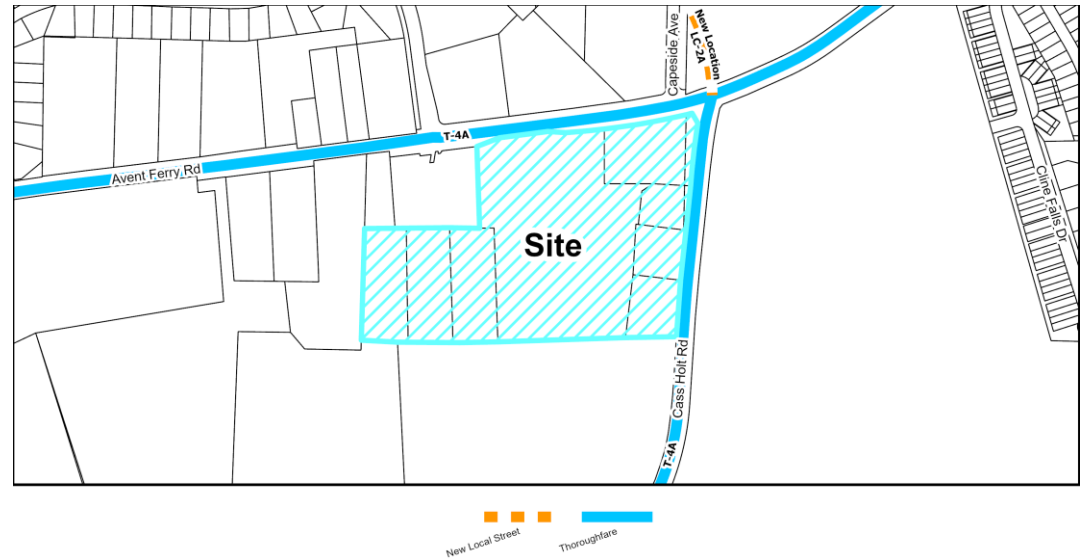


Transportation Information

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 Avent Ferry Road and Cass Holt Road and are identified on the Town's CTP as 4-lane, median divided thoroughfares (T-4A). The project will be required to construct 1/2 of the ultimate cross section along the road frontages. Depending on the timing of the Avent Ferry Phase 2 project (NCDOT STIP project U-5889), these improvements may be mostly complete.

New Location Roadways:

There are no new CTP Roads through this project. The project is required to connect to and extend drive aisle stubs from the adjacent Children's Lighthouse development and is also required to create new street stubs to adjacent parcels. The provided plan does not include a stub to the western property line. There is no available roadway connection to the south to Eagles Landing Park. As an alternative to meet the UDO's connectivity requirements, staff has suggested constructing a pedestrian connection to Eagles Landing Park along the western side of the project's southern border. This could extend into the park site and connect to the nearby greenway trail.

Hotspot/Safety Study Location:

Avent Ferry Road at Cass Holt Road/Capeside Avenue is identified as a hotspot in the Town's CTP. The Long-Term recommendation for this intersection is to re-align Capeside Avenue to create a 4-way intersection. These improvements will be implemented with the Courtyards at Holly Grove project and the Avent Ferry Phase 2 project (NCDOT STIP project U-5889).

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

Town staff has held a Traffic Scoping meeting and this project falls within a Tier 3 traffic study. The traffic study has not yet been submitted, so improvements are not yet identified. The following intersections will be analyzed with the study:

- Avent Ferry and Moonstone
- Avent Ferry and Holly Meadow
- Avent Ferry and Cass Holt
- Avent Ferry and Ralph Stephens
- Avent Ferry and HWY 55
- Avent Ferry at school drives
- S Main at Ralph Stephens
- Piney Grove Wilbon at Honeycutt
- Cass Holt at Honeycutt
- Cass Holt and Eagles Landing Park drive
- Honeycutt and Vontega
- Cass Holt and new site drive
- Avent Ferry and new site drive

Transportation Staff Analysis:

Based on the site plan provided, changes should be made to provide multi-modal connectivity to the west, and pedestrian connectivity to the south with Eagles Landing Park. With nearby road improvements occurring with Eagles Landing Park, Courtyards at Holly Grove, and the U-5889 Avent Ferry Road widening project administered by the Town, this project should coordinate proposed public improvements with area projects, as well as provide strong multi-modal (walking, biking) connectivity to existing and future nearby projects.

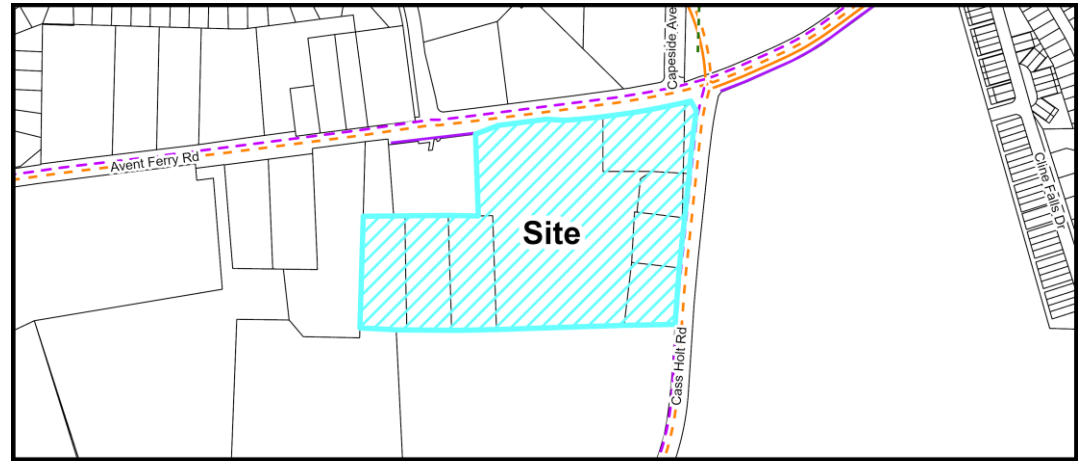


Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

- Yes
- No



Active Transportation Map

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

Required Active Transportation Improvements

- Greenway
- Sidepath

The Town's Active Transportation Map includes sidepath along Cass Holt Road and Avent Ferry Road. Courtyards at Holly Grove is planning to install a 10' sidepath connection to Eagles Landing Park along the west side of Cass Holt Road. Children's Lighthouse installed an 8' sidepath along their frontage. The U-5889 Avent Ferry Road Widening project is planning to extend the 8' sidepath from Children's Lighthouse to the 10' sidepath on Cass Holt Road.

Parks, Recreation, & Greenways Summary

This site is not within a Park Search Area, and onsite parkland dedication would not be required. The subject parcels are immediately to the north of Eagles Landing Park, which is currently under construction.

Parks, Recreation, & Greenways Staff Analysis:

Sidepaths are required along both the Cass Holt and Avent Ferry Road frontages. Staff encourage exploration of a greenway connection through this site to Eagles Landing Park.

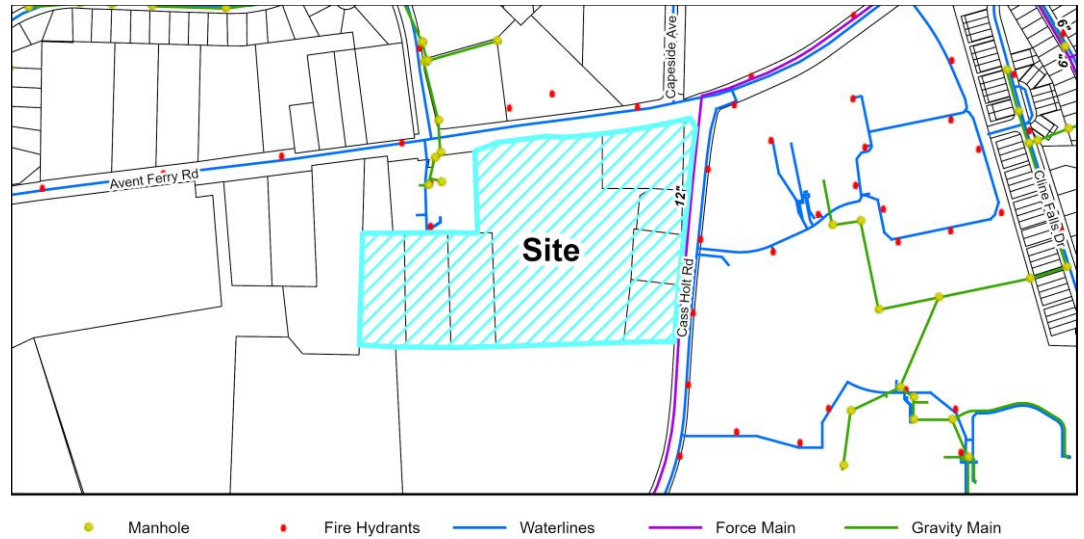


Infrastructure & Utility Information

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 installed in Avent Ferry Road and Cass Holt Road. The project will be required to tie to these existing mains and extend throughout the site. A Fire Flow Analysis will be required with the Major Subdivision Plans.

Sanitary Sewer:

Sanitary sewer is not available to this project. The site will be required to connect to the gravity sewer outfall installed by Eagles Landing Park near the Stonemont Subdivision. A sewer study will be required with the first rezoning submittal.

Reclaimed:

This project is outside of the Town's Reclaimed Service Area.

Infrastructure & Utility Information (cont.)



Water Resource Management (WRMP) Policy

- WRMP Applicable
- WRMP Not Applicable
- Tier 1
- 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 and will be required to provide a Utility Allocation Request to be considered by Town Council. This project will be a priority level 2, and will need to commit to 2 allocation elements defined in the policy.

Utility Allocation Summary

- Priority Level:** Priority Level 2
- Allocation Assignment:** Residential – attached & Non-residential.
- Allocation Requested:** TBD

Infrastructure & Utility Staff Analysis:

The information provided to date is not yet sufficient to determine consistency with our Infrastructure and Utilities section of the Comprehensive Plan. A sewer study will be submitted with the rezoning, and will be reviewed by Town staff for consistency with Town ordinances and policies.



Decision-Making Information

Staff Analysis

This Neighborhood Center designation is a critical component of the Town's long-range planning goals. Currently, there are no significant non-residential land uses west of the vicinity of NC-55, creating a one-way flow of vehicular traffic to NC-55 for all goods and services. Commercial options further west along Avent Ferry Road have the potential to alleviate the number of vehicles having to travel to commercial centers along NC-55, as they would not need to travel as far. The proposed project generally aligns with the Comprehensive Plan and long-term goals for creating Neighborhood Centers. There are opportunities to enhance plan consistency, including:

- How the project will interact with or affect its neighboring uses, including Holly Grove Elementary, Holly Grove Middle, and Holly Springs High Schools across Cass Holt Road, as well as Eagles Landing Park (south) and adjacent child care centers.
- The Land Use & Character Plan's Future Land Use Map indicates a large portion of this site to be a Neighborhood Center, however the amount, type, configuration, and form of commercial and residential uses proposed should be contextually considered. (e.g. Is this enough commercial space, and at the right height? Are the apartment dwellings at 4-stories aligned with community character goals?)
- Open Space design will be important, as it is believed that this site could be the location of the original springs responsible for the naming of the Town, which should be preserved or memorialized in some fashion.
- With nearby road improvements occurring with Eagles Landing Park, Courtyards at Holly Grove, and the U-5889 Avent Ferry Road widening project administered by the Town, this project should coordinate proposed public improvements with area projects, as well as provide strong multi-modal (walking, biking) connectivity to existing and future nearby projects.

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.



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 2.

Requests and Communications

Title: Data Center Study Meeting #1

Strategic Priority Area: Growth Management & Economic Vitality

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

Action(s):

- No action is requested.
- Development Services will provide an overview presentation to begin the Data Center study process.
- Key discussion points will include overall goals and identification of stakeholders.

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 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.

Land Use Advisory Committee
July 7, 2026

Funding Source(s):

Attachment(s):

None