



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

Agenda Cover Sheet

Agenda Item#: 1.

Approval of Minutes

Title: Approve July 7, 2026 LUAC Minutes

Strategic Priority Area: Growth Management & Economic Vitality

Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):

1. July 7, 2026 LUAC Minutes - DRAFT



Town of Holly Springs Land Use Advisory Committee

Minutes: *July 7, 2026*

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, July 7, 2026 in the Holleman Room at 3:00 p.m. when a quorum was established. Chris Hills 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
Chris Hills, Director, Development Services

LeeAnn Plumer, Director, Parks & Recreation
Chris Deshazor, Council member
Van Crandall, Planning Board Representative
Sara Kempin, Planning Board Alternate Representative

Members Absent: Daniel Weeks, Assistant Town Manager
Irena Krstanovic, Director, Economic Development
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, 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
Carrie Kennedy, Utilities & Infrastructure
Kathy White (recording the minutes)

Agenda Item 2: AGENDA ADJUSTMENT

None

Agenda Item 3: APPROVAL OF MINUTES

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

Motion: Scott Chase
Second: Chris Deshazor

Vote: Unanimous

REQUESTS AND COMMUNICATIONS

Item 1 – 1601 Avent Ferry Road Rezoning

In attendance for this item weas: Laura Holloman, McAdams
Jason Barron, Morningstar Law
Leticia Shapiro Morningstar Law
Alex Barruso – Portman Holdings

The applicant is proposing to rezone approximately 22 acres from RR – Rural Residential to NMX-CS – Neighborhood Mixed-Use Conditional Zoning District. The project proposes 308 attached and apartment dwellings, and 20,000sf of commercial space.

Grayson Taylor, Development Services, gave an overview of the project, stating it's made up of 8 parcels at the intersection of Avent Ferry and Cass Holt Road. The Future Land Use Map lists it as Neighborhood Center/Mixed Residential Neighborhood and explained the features of this designation.

Elliot Blonshine, Development Services, water mains are installed in Avent Ferry Rd and Cass Holt Rd. 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. The project is subject to the Water Resource Management Policy and will be required to provide a Utility Allocation Request to be considered by the Council. The project will be a priority level 2 and will need to commit to 2 allocation elements defined in the policy.

He continued by explaining that sanitary sewer is not available to the 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.

Mr. Blonshine continued, stating that this project has frontage along Avent Ferry Rd and Cass Holt Road and are identified on the Town's CTP as 4-lane, median divided throughfares. The project will be required to construct $\frac{1}{2}$ of the ultimate cross section along the road frontages. Depending on the timing of the Avent Ferry Phase 2 project, these improvements may be mostly complete. 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. He also noted that Avent Ferry Rd 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.

Mr. Taylor gave the staff analysis, saying that this is just for high level feedback, so UDO compliance has not yet been evaluated.

Jason Barron thanked the committee and introduced Alex Barruso, who said this project is still in the works, and he appreciates having committee input. He compares this project with Main Street Vista. It's being designed to create more open space. The biggest difference between this and Main Street Vista is the commercial space. He'd like to protect the stream that runs through the property, and he thinks he can connect the open space to Eagles Landing Park. He thinks it's a great location, and he's looking forward to working with the Town to create something exciting.

Mr. Barron compared this to Oakview Commons, which he thinks is a great addition to the Town. Mr. Barruso said he spoke to someone who is leasing space in Oakview and is trying to model the commercial in this project to what was designed in Oakview. He said that mother nature has created a natural buffer between Eagles Landing and the residential properties but will still allow residents to access the park. Mr. Barron said that this will be a suburban, yet more architecturally modern area.

Chris Hills asked the committee to consider whether this project is consistent with the Comprehensive plan? Does the LUAC support the proposed density? He continued by saying the residential density could be of great value to the residents of the Town. He then opened up for discussion.

Randy Harrington said he appreciated the historical comments about the spring, and maybe that can be addressed somehow to honor the history. He expressed the importance of pedestrian and vehicular safety in this area. He asked if there would be a signal at the entrance and was told it was unlikely. Mr. Blonshine said it more likely it would be right in, right out or maybe a roundabout. Mr. Harrington said he thinks there could be even more commercial space added.

Scott Chase asked about the carriage units. Mr. Barruso said there would either be detached garages for the apartments or carriage units. Mr. Chase said he thought there's a great opportunity to incorporate/pedestrian connection to Eagle's Landing.

Mr. Harrington went on to suggest some park amenities. Mr. Chase said the idea of a roundabout into the development or even internally within the development is interesting. He says this project lends itself well to the residential and commercial goals for the area.

Cheryl Caines said she likes the various open spaces but would like to see more of a trail system within. Sean Ryan said he thinks they have the right starting spaces. He likes the carriage houses, and that they offer something different that isn't seen in other locations. He continued, saying as we're weighing what the developers might have to contribute, consider how providing connectivity to other neighborhoods who don't have that. Mr. Barruso asked if the connectivity means to the schools, to the park, to commercial? Mr. Ryan replied it meant connectivity to everything. There's a big gap in that area.

Catherine Jacobs said we need to make sure you're looking at everything holistically and remember that there is a lot of activity in this area. They spoke about anticipated completion date.

Elizabeth Goodson said that the sewer aspect must be considered, there are some challenges in where the easements will need to be. Mr. Barruso asked about the capacity of the area. Elizabeth said that is a challenge, but just as challenging will be the connectivity.

LeeAnn Plumer said to keep in mind that just as residents in the development will want to connect to Eagles Landing, park users will want to connect to the commercial properties, so connectivity is important.

Mr. Hills added that Cass Holt is constrained, so keep that in mind in the design of this development. He thinks the commercial could be increased. This needs to be in line with the mixed-use designation goals. Eagles Landing Park will be our jewel in the area, so be purposeful in the connections to the park.

Mr. Barron asked about the asymmetrical widening at Cass Holt Rd. Mr. Hills said we have to remember the public value of the project. The goal is to serve all of our residents, and we can work together to achieve that goal. They discussed the road at the park now, and what they're trying to accomplish on their own and with the cooperation of developers.

Sara Kempin said it's really important to connect to the older neighborhoods on New Hill and others. She's concerned with traffic and suggested holding the traffic study in the morning when kids are going to school. She also expressed concerns about exiting the project through Children's Lighthouse, since there's a traffic light there.

Van Crandall asked about the retail. It's very close to schools. He asked if there's any way to know how much commercial activity will lean toward children and family's vs people who are living in the apartments. Mr. Barruso said they don't want to have something that every school kid is running to at lunchtime. He can't think of anything that would be catered toward children or high schoolers.

Mr. Crandall asked about the road that loops around the school and said that traffic safety is crucial. He gave some NCDOT study results on intersection designs. He's convinced that roundabouts are the way to go, saying they reduce overall accidents by 90 percent.

CM Deshazor said he and MPT Annie Drees spoke on Sunday, since she couldn't be here today. She doesn't think restaurants are a good idea, and she'd like a back way into Eagles Landing Park. They spoke about how kids go to Sheetz for lunch, and middle school kids ride their bikes. So, make sure you offer plenty of bike parking within the development. He wants to see more connectivity to the Park, He would like to see more retail, which could be anything from a mattress store to a BBQ shop. Walkability is incredibly important in this area. We need to speak about this area as a destination.

Mr. Hills asked if there were any other questions or comments, Mr. Barron said it gave them a broad guide to what they're trying to accomplish.

Item 2 – Data Center Study Meeting #1

Sean Ryan explained on June 16, 2026, the Town Council adopted Ordinance 26-19 to approve an 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.

The State of NC allows a moratorium, as long as municipalities have viable reasons. The UDO was updated by adding a definition of what a data center is. What used to be considered data storage should now be considered a data generating facility. We can't outright prohibit a data center, so we'll have to consider what areas of the Town and ETJ should be considered. The LUAC will meet each month to discuss what needs to be considered and will come up with a recommendation to Council. This first step will take up about 6 months. Step 2 will be draft recommendations. Finally step 3 will be presenting to Planning Board, public hearings and Council action.

He then gave an overview of the upcoming meetings, Duke Energy, Central Pines Council of Governments and the Department of Commerce will be invited to come present to the committee. The team from Utility and Infrastructure will be invited to talk about utility impacts for our water and sewer systems.

Conor Ryan said the current UDO definition for data centers primarily covers what are known as enterprise data center that supports the internal storage and dissemination of data for a specific company. For example, a biotech manufacturer like those we have in town might want an enterprise data center for the research production data that they generate to hold that in their own campus. Enterprise data centers are more accessory type uses, and until recently, were the predominant type of data center in the world. Things have changed, and this definition fails to account for the exponential increase in scale that centers have taken on, along with the increased utility demand and other well documented consequences. As of this week, 28 other local governments have instituted a moratorium of some sort, along with nine that are currently proposing or have approved text amendments addressing data centers. Part of this reason is because 21 data centers have been proposed, approved or constructed across the state over the past year and a half, ranging in scale from a 1.5-megawatt data center at Duke University to a 20-megawatt data center in Greensboro, to a hyperscale, potential gigawatt data center, the Amazon Data Center in Richmond County. He explained that a 1-megawatt data center uses as much electricity as 100 homes. Of the 21 applications, 10 are in municipalities or counties that have a moratorium. The third primary reason we found was general concern for these hyperscale data centers. These are the data centers that dominate the news the 100-plus megawatt developments that largely support AI projects have substantial impacts from heat, on utilities and noise. When these kind of data centers started developing in 2024, the ordinances that define data centers, like Holly Springs', failed to encompass the scale impacts that now exist.

He showed a map where parcels would be zoned for data centers by right, parcels where conditional district zoning would be required and in Carolina Springs PUD, where a special use permit would be required.

Sean Ryan said he wanted to make sure the Committee understands what the goals are for this study.

Mr. Hills said we have to understand that not all data centers are the same. There are small, manageable centers that could fit very well in the Town.

Van Crandall opened discussion by stating he has studied data centers. One of the things that has come up in the US and in NC has to do with public input, and how the public needs to be able to understand the decision process. He hopes this is going to be addressed. Transparency and accountability are going to be extremely important. How this recommendation is presented is going to be very important on how it's received by the public.

Randy Harrington said the success of a project is affected greatly by community engagement. If a contractor comes in with vague proposals, the public becomes suspicious. If the company is open and transparent, the public is more open.

Mr. Crandall asked if the Town's website can have a page about this topic and what is being discussed. He read results of a study on public engagement related to data centers. The first item was prohibiting Non-Disclosure Agreements (NDAs). Chris Hills said there was an ED announcement in Wayne County last week that required an NDA. Mr. Harrington said he would like no NDA's for a data center.

Sara Kempin expressed concerns about the water usage if data centers were built in Holly Springs, Fuquay-Varina, Cary, stating that if that were to actually happen, it would put a strain on our water table. We have to be mindful of that.

Mr. Crandall asked about the parcels that would allow data centers by right. Sean Ryan said that that zoning was written under the old UDO using old usage estimates. That's why it's important to get this new ordinance correct. By right would mean they wouldn't even have to hold a public hearing. The parcels that could be rezoned to allow data centers would still have to go through a process, but it might put centers in areas we wouldn't like. He continued with a question about the fiber loop that the town just put in. Is there any storage that we could accommodate a data center?

CM Deshazor said he wants to get back to the point of today's meeting, which is to focus on what our goals are for this recommendation. We don't need to talk about what could happen so far in the future. He said Annie Drees' concerns were about harvesting reclaimed water. Who provides power to these centers when the power goes down?

Mr. Ryan said they can turn off energy to centers if they're having residential outages, but then those residents have to listen to their generators.

CM Deshazor says we need to focus on the legal considerations of allowing these centers. Do we need to have conversations with Harnett County and Sanford regarding our water usage. Mr. Harrington said their likely response would be that they'll always bring you allocated "X amount" of gallons, but it's up to you to figure out who you want to allocate that.

Mr. Harrington asked if we should have an industry expert to come speak to the committee. He said there's a concept of a closed loop system that uses huge fans to cool the water, but there's still a lot of evaporation. His other concern is volume – both decibel and tonal levels need to be considered.

CM Deshazor said this is why having a website is so important, We need to get the correct information out to the public. We're not advocating for or against or saying because this is for data that we're using.

Chris Hills said this is the point of having these meetings. He expects there will be some sort of legislation change by the time this moratorium expires, We need to reach out to experts, other municipalities that have already started this process.

Scott Chase said we should probably get Wake County Economic Development engaged with us as well.

Van Crandall suggested having a brainstorming session so we can get the goals set. Mr. Harrington asked if, in some regards, our goals are the guiding elements, or is it a statement of a few values from the guiding group? We need to update some of the technical UDO standards that might relate to sound buffering and some of those elements.

Mr. Hills said the goals of the group have not yet been set in stone, because we're going to be learning so much during the process. We're going to have to re-circle each meeting. The public engagement portal should be launched by the end of the month or early in August. And the next meeting of the LUAC will be on August 4th.

OTHER BUSINESS

None

Chris Hills stated as there was no other business to be discussed, he asked for a motion to adjourn.

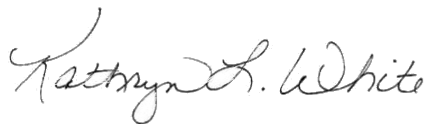
Agenda Item 6: ADJOURNMENT

Motion: Scott Chase

Second: LeeAnn Plumber

The meeting adjourned at 5:03pm

Respectfully submitted on August 4, 2026



Kathy White
LUAC Clerk



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 1.

Requests and Communications

Title: Data Center Study Meeting #2

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 a detailed presentation on the land use and transportation considerations of data centers, including comparative analysis of other data center use regulations.

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
August 4, 2026

Funding Source(s):

N/A

Attachment(s):

None