



Planning and Zoning Commission Work Session

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, July 25, 2024 | 7:00 PM

Chris Adams | Adrian Dekker - Chair | Mike Grayeski - Vice Chair | Eric Huminski | Andy Norris

AGENDA

I. CALL TO ORDER

II. WORK SESSION GUIDELINES

III. OLD BUSINESS

IV. NEW BUSINESS

- A. **A-01-2024**, applicant EC New Vision Georgia, LLC requests annexation of 23.12 +/- acres located off of Arthur Drive, Cherokee County, GA, tax parcel 288 of tax plat 15N14 and tax parcels 119 and 124 of tax plat 15N20.
- B. **MA-01-2024**, applicant EC New Vision of Georgia, LLC requests rezoning of 23.12 +/- acres located off of Arthur Drive, Holly Springs GA, tax parcel 288 of tax plat 15N14 and tax parcels 119 and 124 of tax plat 15N20, from R-40, Single Family Residential Estate (County), to TND, Traditional Neighborhood Development (City).
- C. **A-03-2024**, applicant PR Land Investments, LLC requests annexation of 5.54 +/- acres located off of Old Pioneer Trail, Cherokee County, GA, tax parcel 196 of tax plat 15N19.
- D. **MA-05-2024**, applicant PR Land Investments, LLC requests rezoning of 28.24 +/- acres located off of Old Pioneer Trail, Holly Springs, GA, tax parcels 196, 197, 198, 199, 200, 200A, 201, 202, 203, 223, and 226 of tax plat 15N19, from R-40, Single Family Residential Estate (County) and TND, Traditional Neighborhood Development (City), to TND, Traditional Neighborhood Development (City).
- E. **MA-04-2024**, applicant Dominion Development and Acquisitions requests rezoning of 10.07 +/- acres located off of Holly Springs Parkway, Holly Springs, GA, tax parcels 009, 011, 012 and 013 of tax plat 93N20, from GC, General Commercial, to HDMFR, High Density Multi-Family Residential.

- F. **MA-06-2024**, applicant Wilson's Classic Homes requests to amend stipulation number 2 of rezoning ordinance MA-06-2016 to reduce the open space requirements for Sagebrooke Subdivision located off of New Light Road.

V. REPORTS

VI. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: July 25, 2024

AGENDA ITEM: A-01-2024, applicant EC New Vision Georgia, LLC requests annexation of 23.12 +/- acres located off of Arthur Drive, Cherokee County, GA, tax parcel 288 of tax plat 15N14 and tax parcels 119 and 124 of tax plat 15N20.

EXECUTIVE SUMMARY:

Applicant, EC New Vision Georgia, LLC, requests annexation of 23.12 +/- acres located off of Arthur Drive, Cherokee County, GA, tax parcel 288 of tax plat 15N14 and tax parcels 119 and 124 of tax plat 15N20.

FISCAL IMPACT:

N/A

ATTACHMENTS:

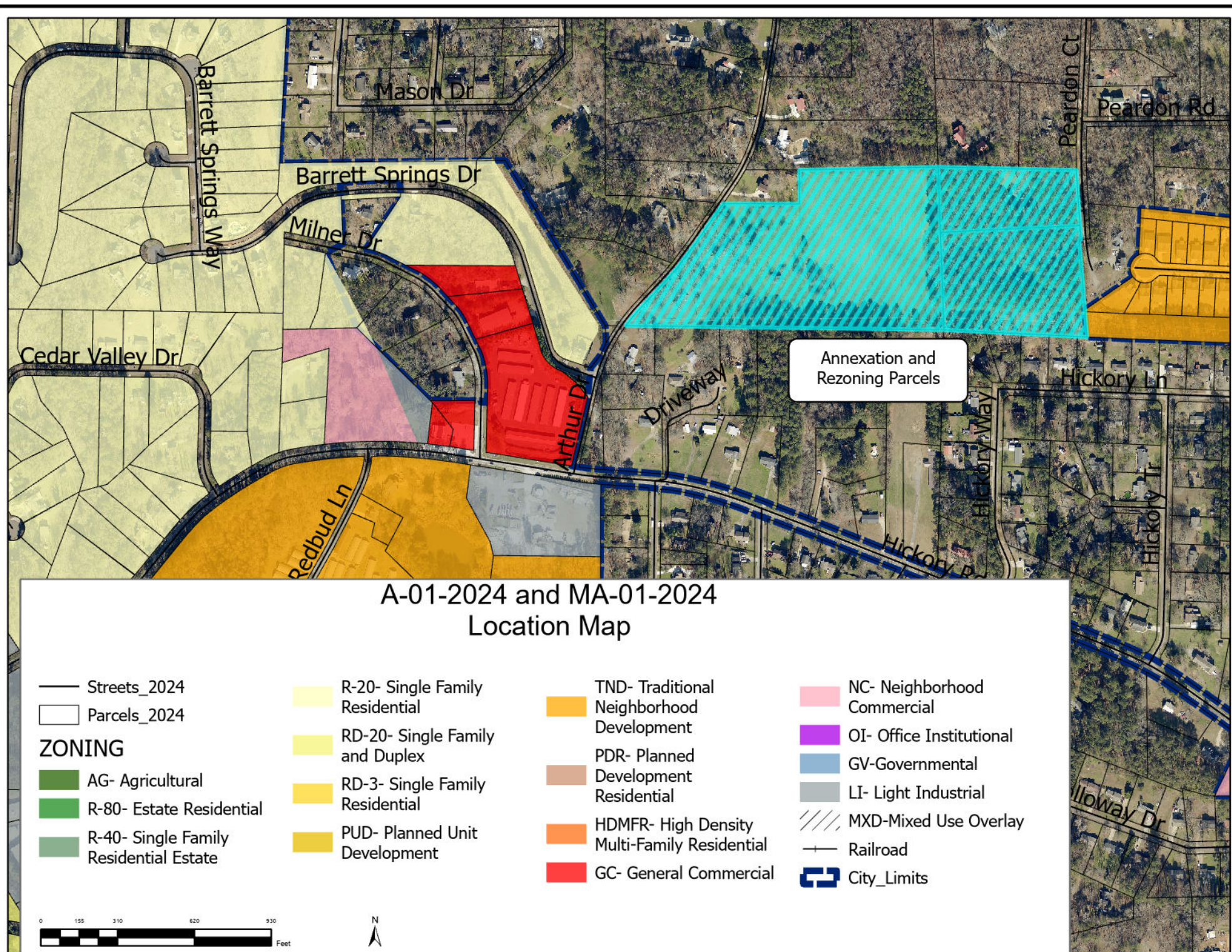
1. Location Map

RECOMMENDATION:

N/A

CONCURRENCES:

N/A



A-01-2024 and MA-01-2024
Location Map

Streets_2024
Parcels_2024

ZONING

AG- Agricultural
R-80- Estate Residential
R-40- Single Family Residential Estate

R-20- Single Family Residential
RD-20- Single Family and Duplex
RD-3- Single Family Residential
PUD- Planned Unit Development

TND- Traditional Neighborhood Development
PDR- Planned Development Residential
HDMFR- High Density Multi-Family Residential
GC- General Commercial

NC- Neighborhood Commercial
OI- Office Institutional
GV- Governmental
LI- Light Industrial
MXD- Mixed Use Overlay
Railroad
City_Limits



ITEM REPORT

AGENDA ITEM NUMBER: IV.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: July 25, 2024

AGENDA ITEM: MA-01-2024, applicant EC New Vision of Georgia, LLC requests rezoning of 23.12 +/- acres located off of Arthur Drive, Holly Springs GA, tax parcel 288 of tax plat 15N14 and tax parcels 119 and 124 of tax plat 15N20, from R-40, Single Family Residential Estate (County), to TND, Traditional Neighborhood Development (City).

EXECUTIVE SUMMARY:

Applicant, EC New Vision Georgia, LLC, requests rezoning of 23.12 +/- acres located off of Arthur Drive, Holly Springs GA, tax parcel 288 of tax plat 15N14 and tax parcels 119 and 124 of tax plat 15N20, from R-40, Single Family Residential Estate (County), to TND, Traditional Neighborhood Development (City). The applicant proposes to develop an active adult community consisting of 70 single-family detached homes with a density of 3.03 units per acre.

FISCAL IMPACT:

N/A

ATTACHMENTS:

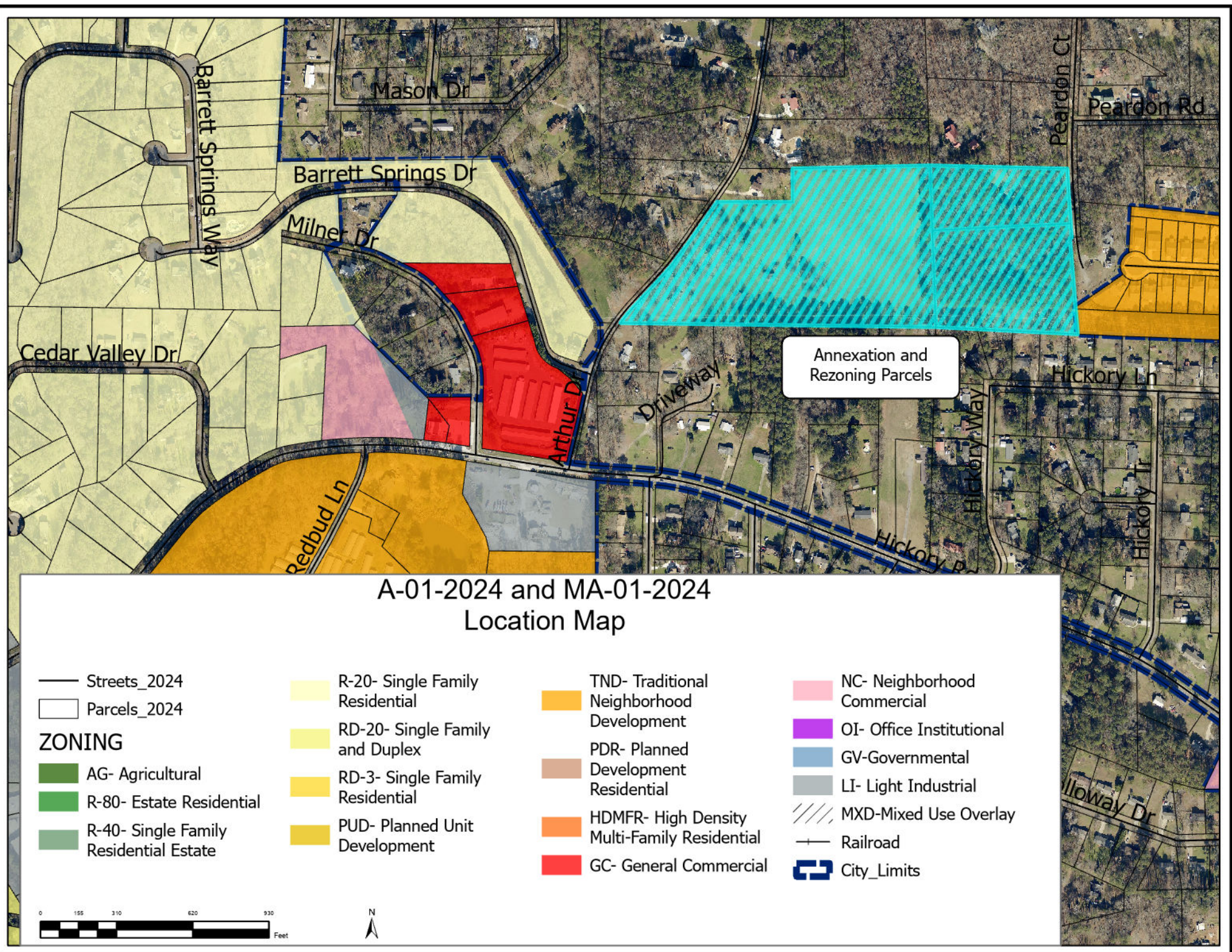
1. Location Map
2. Site Plan

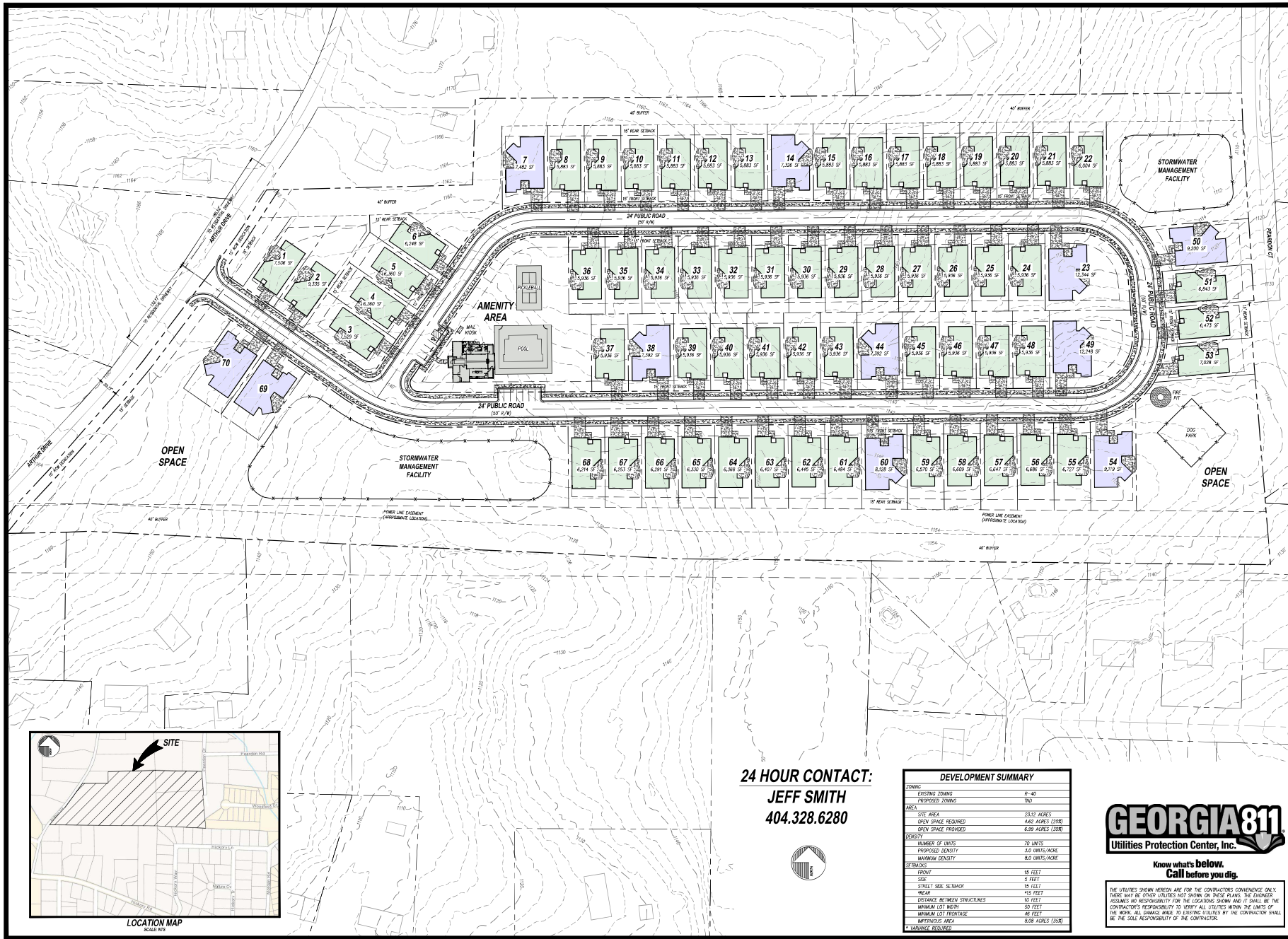
RECOMMENDATION:

N/A

CONCURRENCES:

N/A





ITEM REPORT

AGENDA ITEM NUMBER: IV.C.



FROM: Nancy Moon, Community Development Director

MEETING DATE: July 25, 2024

AGENDA ITEM: A-03-2024, applicant PR Land Investments, LLC requests annexation of 5.54 +/- acres located off of Old Pioneer Trail, Cherokee County, GA, tax parcel 196 of tax plat 15N19.

EXECUTIVE SUMMARY:

Applicant, PR Land Investments, LLC, requests annexation of 5.54 +/- acres located off of Old Pioneer Trail, Cherokee County, GA, tax parcel 196 of tax plat 15N19.

FISCAL IMPACT:

N/A

ATTACHMENTS:

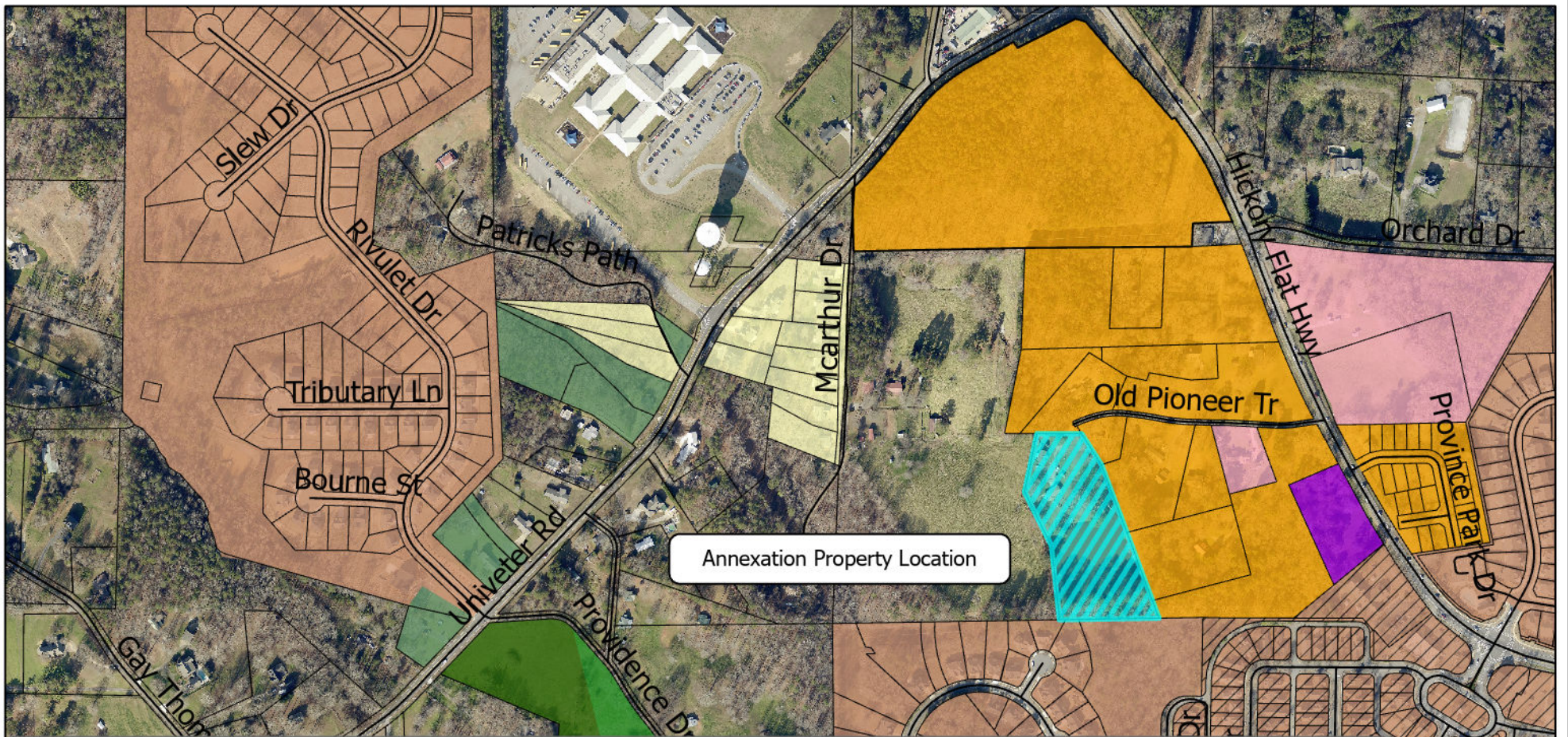
1. Location Map

RECOMMENDATION:

N/A

CONCURRENCES:

N/A



A-03-2024 and MA-05-2024 Location Map

Streets_2024

Parcels_2024

ZONING

AG- Agricultural

R-80- Estate Residential

R-40- Single Family
Residential Estate

R-20- Single Family
Residential

RD-20- Single Family and
Duplex

RD-3- Single Family
Residential

PUD- Planned Unit
Development

TND- Traditional
Neighborhood
Development

PDR- Planned
Development Residential

HDMFR- High Density
Multi-Family Residential

GC- General Commercial

NC- Neighborhood
Commercial

OI- Office Institutional

GV- Governmental

LI- Light Industrial

MXD- Mixed Use Overlay

Railroad



ITEM REPORT

AGENDA ITEM NUMBER: IV.D.



FROM: Nancy Moon, Community Development Director

MEETING DATE: July 25, 2024

AGENDA ITEM: MA-05-2024, applicant PR Land Investments, LLC requests rezoning of 28.24 +/- acres located off of Old Pioneer Trail, Holly Springs, GA, tax parcels 196, 197, 198, 199, 200, 200A, 201, 202, 203, 223, and 226 of tax plat 15N19, from R-40, Single Family Residential Estate (County) and TND, Traditional Neighborhood Development (City), to TND, Traditional Neighborhood Development (City).

EXECUTIVE SUMMARY:

Applicant, PR Land Investments, LLC, requests rezoning of 28.24 +/- acres located off of Old Pioneer Trail, Holly Springs, GA, tax parcels 196, 197, 198, 199, 200, 200A, 201, 202, 203, 223, and 226 of tax plat 15N19, from R-40, Single Family Residential Estate (County) and TND, Traditional Neighborhood Development (City), to TND, Traditional Neighborhood Development (City). 5.54 acres (Parcel 15N19 196) of this property have been submitted for annexation and is proposed to be combined with the adjacent property, previously approved for TND development (Application MA-04-2023). The 5.54-acre tract development will include two new residential homes replacing the existing structures, as well as the removal of the existing farm pond and restoration of the stream. Twenty-six units will be added to the remaining acreage, increasing the total number of units from 111 to 137 and keeping the overall density at 4.85 units per acre as was previously approved in MA-04-2023.

FISCAL IMPACT:

N/A

ATTACHMENTS:

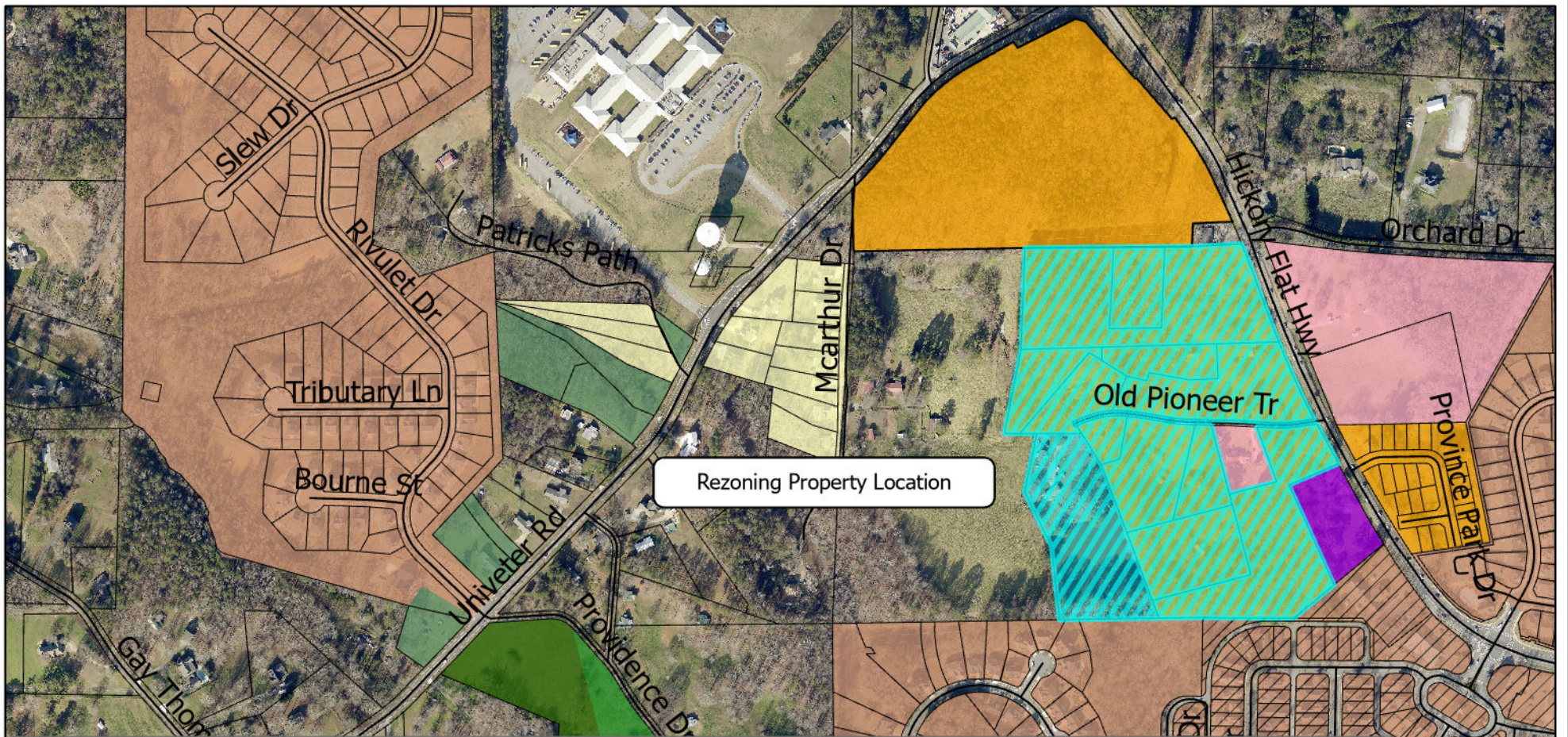
1. Location Map
2. Site Plan

RECOMMENDATION:

N/A

CONCURRENCES:

N/A



A-03-2024 and MA-05-2024 Location Map

Streets_2024

Parcels_2024

ZONING

AG- Agricultural

R-80- Estate Residential

R-40- Single Family
Residential Estate

R-20- Single Family
Residential

RD-20- Single Family and
Duplex

RD-3- Single Family
Residential

PUD- Planned Unit
Development

TND- Traditional
Neighborhood
Development

PDR- Planned
Development Residential

HDMFR- High Density
Multi-Family Residential

GC- General Commercial

NC- Neighborhood
Commercial

OI- Office Institutional

GV- Governmental

LI- Light Industrial

MXD- Mixed Use Overlay

Railroad



ITEM REPORT

AGENDA ITEM NUMBER: IV.E.



FROM: Nancy Moon, Community Development Director

MEETING DATE: July 25, 2024

AGENDA ITEM: MA-04-2024, applicant Dominion Development and Acquisitions requests rezoning of 10.07 +/- acres located off of Holly Springs Parkway, Holly Springs, GA, tax parcels 009, 011, 012 and 013 of tax plat 93N20, from GC, General Commercial, to HDMFR, High Density Multi-Family Residential.

EXECUTIVE SUMMARY:

Applicant Dominion Development and Acquisitions requests rezoning of 10.07 +/- acres located off of Holly Springs Parkway, Holly Springs, GA, tax parcels 009, 011, 012 and 013 of tax plat 93N20, from GC, General Commercial, to HDMFR, High Density Multi-Family Residential. The applicant proposes to develop an affordable 220-unit multi-family senior housing community.

FISCAL IMPACT:

N/A

ATTACHMENTS:

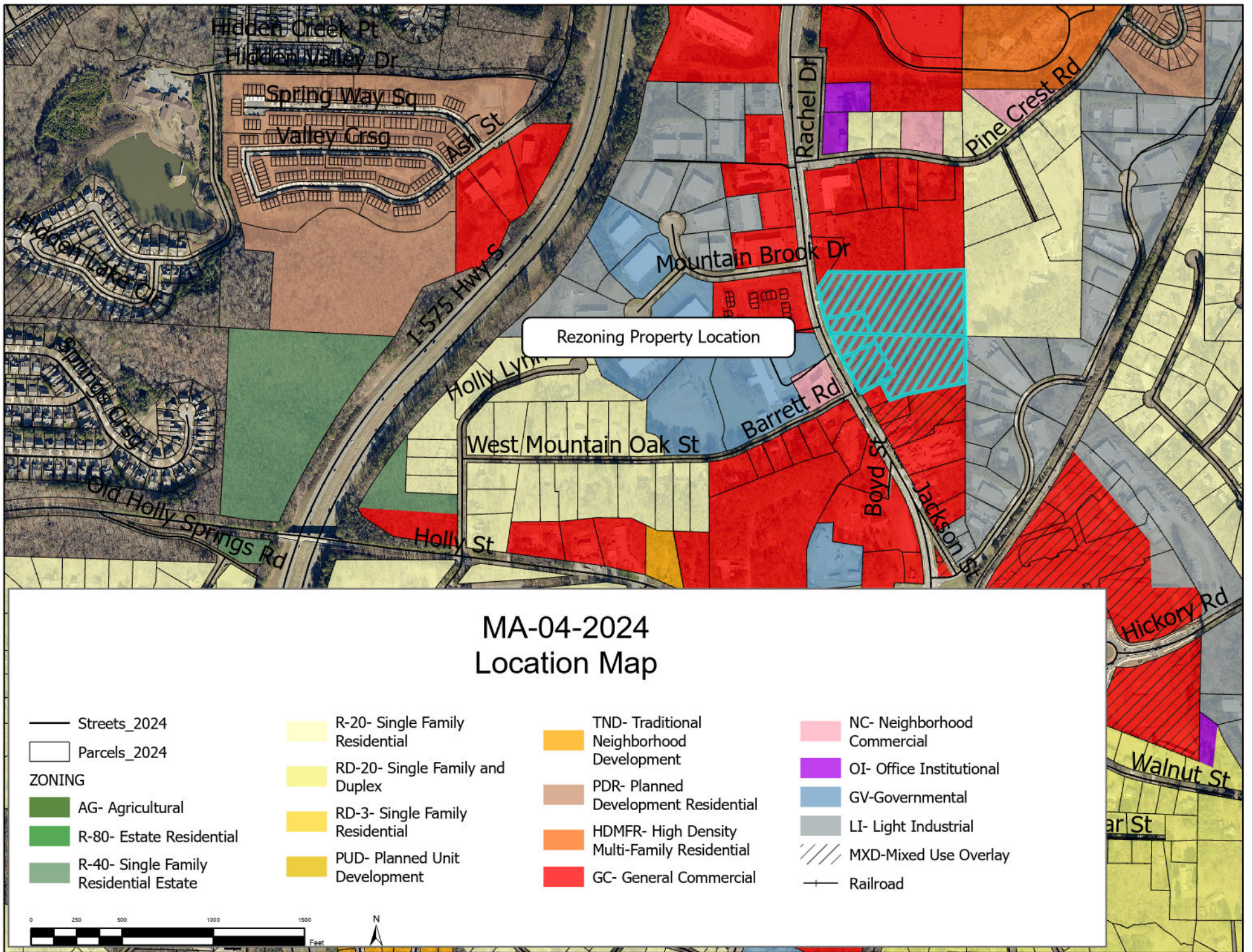
1. Location Map
2. Survey and Site Plan

RECOMMENDATION:

N/A

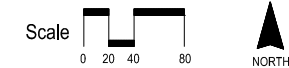
CONCURRENCES:

N/A





SITE LOCATION REFERENCE MAP



Site Data

Site Area	
Gross Site Area	438,395 S.F. (10.06 Acres)
Buildable Site Area	333,260 S.F. (7.65 Acres) Minus Easements, Creek Buffer, Proposed Roadway
Gross Unit Density	222 Units Over 10.06 Acres = 22.06 Units/Acre
Net Unit Density	222 Units over 7.65 Acres = 29.01 Units/Acre
Current Zoning	GC - General Commercial
Proposed Zoning	HDMFR - High Density Multi-Family

Parking Required*			Parking Provided		
1 Beds	1.0/unit	70	Garage	69	.31/unit
2 Beds	1.5/unit	198	Surface	198	.88/unit
3 Beds	2.0/unit	40			
Total Res.		308	Total	267	1.20/unit

* Parking Per Standard Multi-Family Use - No Senior Use Parking Ratio Provided in Zoning Code - State Affordable Housing Agency Requires 1.20 Stalls Per Unit (222 Stalls)

Unit Mix		
1 Bedroom 713 s.f.	No.	%
2 Bedroom 1,035 s.f.	70	31.5
3 Bedroom 1,339 s.f.	132	59.5
Totals	202	91.0

Building Area	
LVL P1	25,542 G.S.F. (Parking)
LVL 1-5 (Split Per Plan)	50,792 G.S.F. Each (Residential) = 253,960 G.S.F.
Total	279,502 G.S.F.

1
A010 PROPOSED SITE PLAN

Scale: 1" = 40'-0"

Note - Existing topography shown for reference - spot elevations for proposed elevations provided at key locations



Mike Krzycki
200172004
License Number Date

PROJECT TITLE
2455 HOLLY SPRINGS PARKWAY SENIOR APARTMENTS HOLLY SPRINGS, GA

ISSUE #	DATE	DESCRIPTION
1	07-22-2024	



DOMINIUM

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY: [Signature]
CHECKED BY: [Signature]
CORROBORATED BY: [Signature]
SHEET TITLE

SITE PLAN

SHEET NUMBER

A010

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ITEM REPORT

AGENDA ITEM NUMBER: IV.F.



FROM: Nancy Moon, Community Development Director

MEETING DATE: July 25, 2024

AGENDA ITEM: MA-06-2024, applicant Wilson's Classic Homes requests to amend stipulation number 2 of rezoning ordinance MA-06-2016 to reduce the open space requirements for Sagebrooke Subdivision located off of New Light Road.

EXECUTIVE SUMMARY:

Applicant Wilson's Classic Homes requests to amend stipulation number 2 of rezoning ordinance MA-06-2016 to reduce the open space requirements for Sagebrooke Subdivision located off of New Light Road. The applicant owns lot 17 (see attached plat) and plans to add a portion of the adjacent open space to lot 17.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Plat

RECOMMENDATION:

N/A

CONCURRENCES:

N/A



MA-06-2024 Location Map--Sagebrooke Subdivision

— Streets_2024

□ Parcels_2024

ZONING

AG- Agricultural

R-80- Estate Residential

R-40- Single Family Residential Estate

R-20- Single Family Residential

RD-20- Single Family and Duplex

RD-3- Single Family Residential

PUD- Planned Unit Development

TND- Traditional Neighborhood Development

PDR- Planned Development Residential

HDMFR- High Density Multi-Family Residential

GC- General Commercial

NC- Neighborhood Commercial

OI- Office Institutional

GV- Governmental

LI- Light Industrial

MXD- Mixed Use Overlay

— Railroad



Recorded 5/20/2022 2:16 PM
Party 137
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 137
Participant 05 805453844



24 HOUR CONTACT:
NAME: LOUIS WILSON
PHONE NUMBER: 404-213-0850
OWNER/DEVELOPER:
WILSON, CLAYTON KENNETH, INC.
414 DUNLAP LANE, SE
ACORN, GEORGIA 30102

THE DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF BETTER THAN 1:50,000 AN ANGULAR ERROR OF 10
SECONDS PER ANGULAR POINT AND WAS ADJUSTED USING THE
COMBINED 11.5 TRIANGULATION HAS CALCULATED FOR CLOSURE AND IS
THIS PROJECT HAS A TRIMBLE 8800

CARSON STREET
10' OPEN
BANKWAY SEWER EXISTENT

LEGEND
FIRE HYDRANT
VALVE
BANKWAY SEWER MANHOLE
CATCH BASIN
ALTERED END SECTION
ADDRESS
BUILDING LINE
RIGHT OF WAY



CLERK'S FILING STAMP

OWNER'S CERTIFICATION

STATE OF GEORGIA, COUNTY OF CHEROKEE

I, the owner of the land shown on this plat and whose name is subscribed
herein in person or through a duly authorized agent, certify that this
plat was made from an actual survey that all state, city, and county
taxes on this property have been paid to the date of this plat and that all
streets, water systems, drainage and drainage easements, and public
places shown are dedicated to the use of the public forever.

ZONING CERTIFICATION

THIS PLAT HAS BEEN SUBMITTED FOR REVIEW FOR CONFORMANCE WITH THE CITY
OF HOLLY SPRINGS ZONING ORDINANCE AND IS APPROVED FOR RECORDING
DATE: 5-18-22
CITY OF HOLLY SPRINGS ENGINEER

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY CERTIFICATION
I, the undersigned, certify that this plat was made from an actual survey
that all state, city, and county taxes on this property have been paid to
the date of this plat and that all streets, water systems, drainage and
drainage easements, and public places shown are dedicated to the use of
the public forever.

Line Table - Atlanta Road

Line #	Length	Direction
L1	81.27	N07°42'00"E
L2	14.70	N07°42'00"E
L3	116.42	S00°00'00"W
L4	76.70	S04°00'00"W
L5	25.50	S00°00'00"W

Curve Table - Atlanta Road

Curve #	Radius	Delta	Chord	Chord
C1	14.70	105.50	80°19'00"	13.07
C2	140.37	105.50	80°19'00"	13.07

Curve Table - General

Curve #	Length	Radius	Delta	Chord	Chord
C1	27.04	100.00	10°19'30"	10°19'30"	27.00
C2	48.47	100.00	10°19'30"	10°19'30"	47.90
C3	14.98	100.00	10°19'30"	10°19'30"	14.97
C4	10.28	25.00	27°30'00"	10°19'30"	10.28
C5	10.28	25.00	27°30'00"	10°19'30"	10.28
C6	10.28	25.00	27°30'00"	10°19'30"	10.28
C7	10.28	25.00	27°30'00"	10°19'30"	10.28
C8	10.28	25.00	27°30'00"	10°19'30"	10.28
C9	10.28	25.00	27°30'00"	10°19'30"	10.28
C10	10.28	25.00	27°30'00"	10°19'30"	10.28
C11	10.28	25.00	27°30'00"	10°19'30"	10.28
C12	10.28	25.00	27°30'00"	10°19'30"	10.28
C13	10.28	25.00	27°30'00"	10°19'30"	10.28
C14	10.28	25.00	27°30'00"	10°19'30"	10.28
C15	10.28	25.00	27°30'00"	10°19'30"	10.28
C16	10.28	25.00	27°30'00"	10°19'30"	10.28
C17	10.28	25.00	27°30'00"	10°19'30"	10.28
C18	10.28	25.00	27°30'00"	10°19'30"	10.28
C19	10.28	25.00	27°30'00"	10°19'30"	10.28
C20	10.28	25.00	27°30'00"	10°19'30"	10.28
C21	10.28	25.00	27°30'00"	10°19'30"	10.28
C22	10.28	25.00	27°30'00"	10°19'30"	10.28
C23	10.28	25.00	27°30'00"	10°19'30"	10.28
C24	10.28	25.00	27°30'00"	10°19'30"	10.28
C25	10.28	25.00	27°30'00"	10°19'30"	10.28
C26	10.28	25.00	27°30'00"	10°19'30"	10.28
C27	10.28	25.00	27°30'00"	10°19'30"	10.28
C28	10.28	25.00	27°30'00"	10°19'30"	10.28
C29	10.28	25.00	27°30'00"	10°19'30"	10.28
C30	10.28	25.00	27°30'00"	10°19'30"	10.28

Line Table - General

Line #	Length	Direction
L1	14.92	N07°20'00"W
L2	23.32	N07°20'00"W
L3	18.92	N07°20'00"W
L4	10.67	N07°20'00"W
L5	17.17	N07°20'00"W
L6	18.87	N07°20'00"W

* LOTS 4, 9 AND 14 ARE ADJACENT TO A 100 YEAR FLOOD POOL AND
REQUIRE AN ELEVATION CERTIFICATE INDICATING THAT THE
FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF THREE
FEET ABOVE THE 100 YEAR FLOOD ELEVATION.

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE
DOCUMENTS (S101) - WHICH BECOMES A PART OF THIS PLAT
RECORDED IN DEED BOOK 47-2021-212-1A, CHEROKEE COUNTY DEED
RECORDS AND INDEXED BY THE OWNER.

- NOTES
1. TRACT CONTAINS 5.92 AC.
 2. 2.87 COT PER ACRE
 3. 2.87 COT PER ACRE
 4. 2.87 COT PER ACRE
 5. 2.87 COT PER ACRE
 6. 2.87 COT PER ACRE
 7. 2.87 COT PER ACRE
 8. 2.87 COT PER ACRE
 9. 2.87 COT PER ACRE
 10. 2.87 COT PER ACRE
 11. 2.87 COT PER ACRE
 12. 2.87 COT PER ACRE

FINAL PLAT FOR
SAGEBROOKE
LOCATED IN:
15th DISTRICT, 15th SECTION
CHEROKEE COUNTY, GEORGIA
CITY OF HOLLY SPRINGS

SOUTHERN SURVEYING
3273 ALLESTREEY DRIVE, MARIETTA, GA 30066
PHONE: (770) 592-7793 SURVEYOR: THOMAS M. GIBBY D-1548
FAX: (770) 592-7793
DRAWING DATE: 2/28/2022 SCALE: 1"=40' E 51-15

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 16-6-41, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL
APPLICABLE LOCAL, STATE, AND FEDERAL AGENCIES AS REQUIRED BY APPLICABLE LAWS, RULES, OR ORDINANCES.

I, the undersigned, certify that this plat was made from an actual survey that all state, city, and county taxes on this property have been paid to the date of this plat and that all streets, water systems, drainage and drainage easements, and public places shown are dedicated to the use of the public forever.