

City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
August 8, 2024

Commission Members Present: Chairman Adrian Dekker, Vice Chairman Mike Grayeski, Commission Member Eric Huminski and Commission Member Andy Norris.

Commission Members Not Present: Commission Member Chris Adams.

Elected Officials Present: None.

Staff Present: City Manager Robert H. Logan, Community Development Director Nancy Moon, Laura Rollins with the City Attorney's Office, Captain Casey Barton, Sergeant Mike Adams, Officer Estan Holloway, Officer Brandon Cantrell, Officer Matthew Wood and Community Development Coordinator Tracey Chambers.

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Public Hearing Meeting to order.

II. PUBLIC HEARING RULES

Commission Member Norris read the public hearing rules.

III. OLD BUSINESS/PUBLIC HEARING

No Old Business to discuss.

IV. NEW BUSINESS/PUBLIC HEARING

- 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.

Keith LaCagnin of EC New Vision of Georgia LLC addressed the Commission and stated that they are requesting to annex the property from the county to the City of Holly Springs.

Community Development Director Nancy Moon spoke and stated that staff recommended approval of the annexation request.

Commission Member Huminski made a motion to defer to the August 29, 2024 Public Hearing. Chairman Dekker seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- 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).

Keith LaCagnin of EC New Vision of Georgia LLC addressed the Commission and stated that the request to rezone would allow for 70 detached homes to make up an active adult community. Mr. LaCagnin gave a presentation including slides that detailed the area and the types of homes that are planned. Mr. LaCagnin also spoke about the amenities that will be included in the development and pointed out that it was in close proximity to the new downtown area. Mr. LaCagnin said that they have engaged a traffic engineer to determine any road changes.

Community Development Director Nancy Moon informed the Commission of the County's response to the development. Ms. Moon said that Arthur Drive is a county road, so the County will be working with the City engineers regarding road changes. Ms. Moon stated that staff recommends approval with stipulations.

Cherokee County resident Dick Hall of 751 Peardon Court voiced concerns regarding the zoning, that the development is not in character with the surrounding area, and sewer and water hook up issues.

Cherokee County resident Katherine Rentz of 400 Arthur Drive voiced concerns regarding the traffic and density.

Cherokee County resident Karen Kaplan of 791 Peardon Court voiced concerns regarding the retention pond, greenspace, environment, trees, wildlife, density, and lighting.

Vice Chairman Grayeski made a motion to extend the Public Hearing an additional ten minutes. Commission Member Norris seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Cherokee County resident Marion Melton of 1179 Hickory Road voiced concerns regarding traffic and speeding in the area.

Holly Springs resident Marissa Bridges of 230 Barrett Springs Way voiced concerns regarding density, a traffic light needed at Arthur Drive and Hickory Road, the buffer, sewerage, detention pond, site distance, and trees.

Holly Springs resident David New of 306 Hannah Place waived his turn to speak.

Cherokee County resident Katherine Traywick of 367 Arthur Drive voiced concerns regarding traffic, site distance, a decel lane needed, density, water lines inadequate for homes and fire safety, plants and wildlife.

Commission Member Huminski made a motion to extend the Public Hearing an additional five minutes. Chairman Dekker seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Cherokee County resident Kay New of 198 Arthur Drive voiced concerns regarding density.

Cherokee County resident Shannon Wymer of 146 Sequoyah Circle voiced concerns regarding traffic, density, water distribution, water pressure in the area, wildlife, trees, and the zoning.

Mr. LaCagnin and the City staff addressed the residents' concerns.

Public hearing closed.

Chairman Dekker made a motion to defer to the August 29, 2024 Public Hearing. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- C. **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.

The applicant, Shawn Wilson of Wilson Classic Homes, spoke to the Commission and stated that he is building his personal home in the Sagebrook neighborhood and would like to rezone part of the open space to add to his property. Mr. Wilson said that he had decreased the amount from the original request. Mr. Wilson stated that he had met with the HOA, and it was agreed that he could have part of the open space.

Community Development Director Nancy Moon stated that the applicant wants to revise stipulation number two of the current ordinance to reduce the open space. Ms. Moon explained to the Commission the current open space stipulation versus the requested open space stipulation revision. Ms. Moon said that staff recommended denial of the request.

Holly Springs resident Tony Crimi of 117 Alaina Road had concerns that reducing the open space would decrease the value of their homes and would take away from a gathering area for the neighborhood.

Holly Springs resident Shawn Walkey of 129 Alaina Road was concerned that reducing the open space would decrease the value of their homes.

Public hearing closed.

Commission Member Huminski made a motion to deny. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- D. **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.

The applicant, Shaun Reinhardt, Vice President of Dominion Development & Acquisitions, addressed the Commission and described the 220 unit senior

affordable housing development. Mr. Reinhardt stated that Dominion develops, owns, and maintains its properties. Mr. Reinhardt said that this would be an age-restricted development with all utilities included in the price of the rent that is dictated by the state. Mr. Reinhardt said that the development would be close to the new downtown area.

Community Development Director Nancy Moon told the Commission that the five-story structure would not appear to be so tall due to the topography on the property. Ms. Moon said there would be parking under the building. Ms. Moon said the applicant is requesting a few variances and described each variance. Ms. Moon stated that an additional variance was requested concerning required amenities. Ms. Moon said that staff recommends approval with several stipulations.

Holly Springs resident Barbara Landrom of 249 Pinecrest Road voiced concerns that the development is not congruent to the area as it would decrease the value of the surrounding homes, attract transients, and have no benefit to citizens in the area currently. Ms. Landrom was also concerned about the trees on the property and the springs underneath the property.

Holly Springs resident Mark Aurand of 809 Gardens of Harmony Drive voiced concerns about having apartments in the area of the new downtown.

Commission Member Norris made a motion to extend the Public Hearing an additional five minutes. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Holly Springs resident Mark Peykoff of 125 Barrett Road voiced concerns about the height of the building and that the apartments will not be a benefit to the City.

Mr. Reinhardt addressed the concerns.

Public hearing closed.

Chairman Dekker made a motion to approve with stipulations and an added stipulation 5.2 - 5.D to allow additional amenities. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

E. June 27, 2024 Planning and Zoning Commission Work Session Meeting minutes.

Vice Chairman Grayeski made a motion to approve the minutes. Commission Member Norris seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

F. July 11, 2024 Planning and Zoning Commission Public Hearing Meeting minutes.

Commissioner Dekker made a motion to approve the minutes. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

V. REPORTS/COMMENTS

No reports or comments.

VI. ADJOURNMENT

Commission Member Norris made a motion to adjourn the meeting. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Respectfully submitted.


Adrian Dekker, Chairman

Attest:


Tracey Chambers
Community Development Coordinator