

City of Holly Springs
Planning and Zoning Commission Work Session Minutes
July 25, 2024

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

Commission Members Not Present: Chairman Adrian Dekker.

Elected Officials Present: None.

Staff Present: City Manager Robert H. Logan, Community Development Director Nancy Moon, Audrey Conley with the City Attorney's Office, Captain Jeff Lance, and Community Development Coordinator Tracey Chambers.

I. CALL TO ORDER

Vice Chairman Mike Grayeski called the Planning and Zoning Meeting to order.

II. WORK SESSION GUIDELINES

Commission Member Norris read the Work Session Guidelines.

III. OLD BUSINESS

No 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.

Community Development Director Nancy Moon informed the Commission that this property currently resides within Cherokee County, but the applicants have requested that it be annexed into the City of Holly Springs.

- 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).

Community Development Director Nancy Moon informed the Commission that the applicant would like to rezone the property to TND, Traditional Neighborhood Development, to build 70 homes to develop an active adult community. Ms. Moon reviewed and discussed with the Commission the comments that the County had made regarding the planned development.

- 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.

Community Development Director Nancy Moon informed the Commission that the applicants intend to annex this property that currently resides within Cherokee County into the City of Holly Springs. Ms. Moon said that this property would be added to other adjacent parcels to develop a neighborhood. Ms. Moon stated that there are some stormwater concerns with the parcel that would have to be addressed.

- 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).

Community Development Director Nancy Moon stated that the majority of this property was previously approved for development by the Planning and Zoning Commission and the City Council. Ms. Moon said that the reason for the rezoning is the additional property that would result in an additional 26 homes which the existing stipulations would not allow. Ms. Moon said that the density would remain at 4.85 per acre. Ms. Moon addressed all other questions that the Commissioners had regarding the project.

- 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.

Community Development Director Nancy Moon informed the Commission that the applicant is requesting the rezoning of the property to develop 222 units along the backside of the property. Ms. Moon said that this is an affordable housing project for seniors. Ms. Moon described the building and stated a review is scheduled with the City of Holly Springs Town Center architect to discuss possible changes to make it more in line with the Town Center design. Ms. Moon added that a right-of-way will be donated to the City, a traffic study will be done when school is in session, and a traffic light would be installed at Mountain Brook Drive.

- 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.

Community Development Director Nancy Moon informed the Commission that the property lies in the existing Sagebrooke subdivision. Ms. Moon said that the applicant, who is the developer, is requesting to reduce the green space that was approved at 15 percent for the subdivision previously. Ms. Moon stated that the applicant is asking to add 6000 square feet of green space to his personal property, lot 17, of the subdivision.

V. REPORTS/COMMENTS

No reports/comments.

VI. ADJOURNMENT

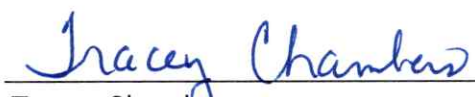
Commission Member Adams made a motion to adjourn the meeting. Commission Member Norris seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Respectfully submitted.



Adrian Dekker, Chairman

Attest:



Tracey Chambers
Community Development Coordinator