



Planning and Zoning Commission Public Hearing

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, November 14, 2024 | 7:00 PM

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

AGENDA

I. CALL TO ORDER

II. PUBLIC HEARING RULES

III. OLD BUSINESS/PUBLIC HEARING

IV. NEW BUSINESS/PUBLIC HEARING

- A. **A-04-2024**, City of Holly Springs requests annexation of 0.38 +/- acres located at the intersection of Marble Quarry Road and Crestmont Drive, Cherokee County, GA, tax parcel 080A of tax plat 15N09.
- B. **MA-07-2024**, City of Holly Springs requests rezoning of 0.38 +/- acres located at the intersection of Marble Quarry Road and Crestmont Drive, Holly Springs, GA, tax parcel 080A of tax plat 15N09, from R-20, Single Family Residential (County), to GV, Governmental (City).
- C. **V-03-2024**, Vijay Garlapati requests a variance from the Holly Springs Zoning Ordinance, Article 9, Buffer Requirements, for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 083A of tax plat 15N15.
- D. **V-04-2024**, Preston Reed requests a variance from the setback requirements of the Holly Springs Zoning Ordinance for property located off of Orchard Trail, Holly Springs, GA, tax parcel 092 of tax plat 15N26H.
- E. August 29, 2024 Planning and Zoning Public Hearing Meeting minutes.

V. REPORTS/COMMENTS

VI. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: November 14, 2024

AGENDA ITEM: A-04-2024, City of Holly Springs requests annexation of 0.38 +/- acres located at the intersection of Marble Quarry Road and Crestmont Drive, Cherokee County, GA, tax parcel 080A of tax plat 15N09.

EXECUTIVE SUMMARY:

The City of Holly Springs requests annexation of 0.38 +/- acres located at the intersection of Marble Quarry Road and Crestmont Drive, Cherokee County, GA, tax parcel 080A of tax plat 15N09. This property was donated to and accepted by the City at the July 1, 2024, City Council meeting. It is located between the right-of-way of Marble Quarry Road and Crestmont Subdivision and was not included within the annexation and rezoning requests for Crestmont Subdivision. The City is proposing to utilize the property for additional right-of-way along Marble Quarry Road and/or a linear park.

FISCAL IMPACT:

N/A

ATTACHMENTS:

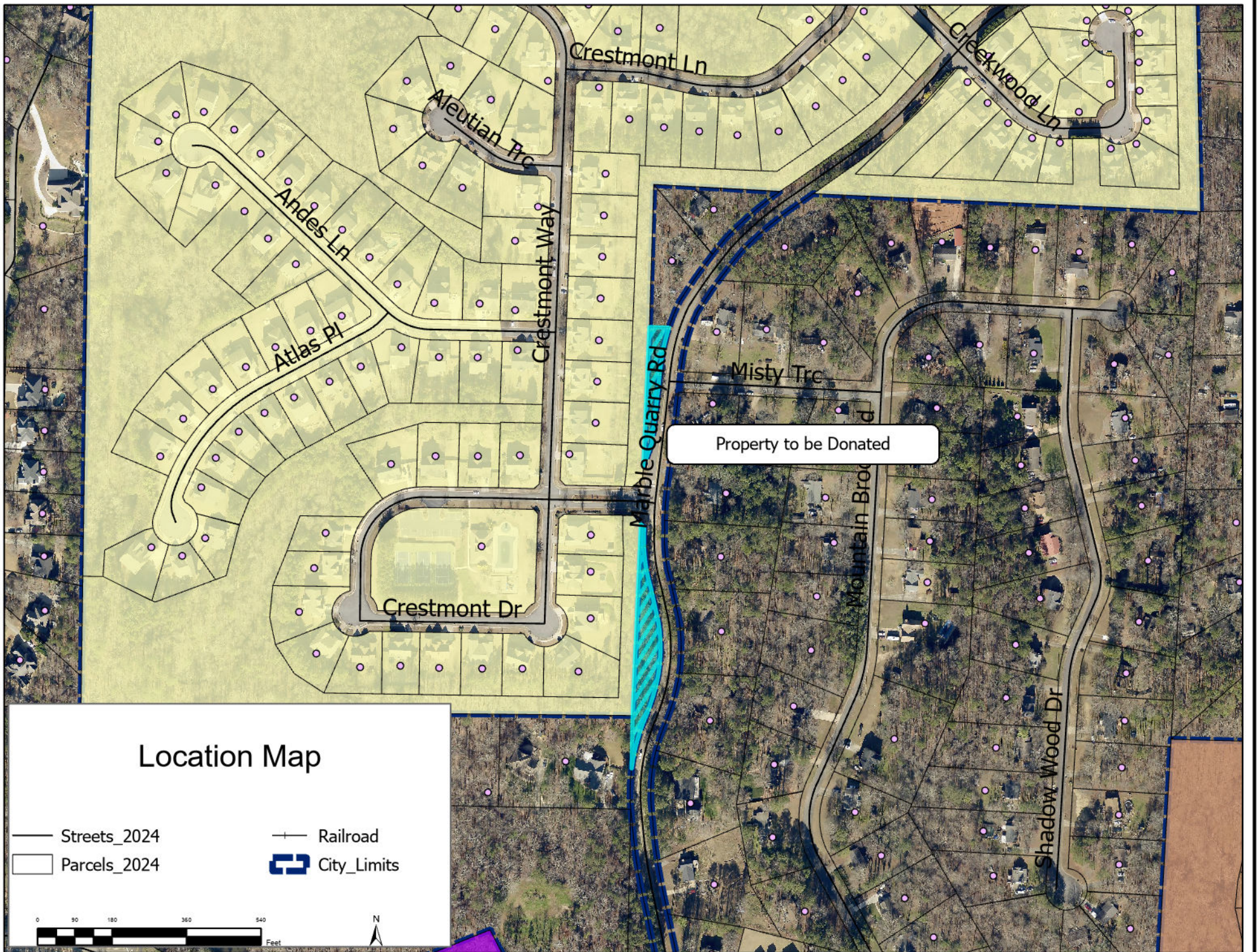
1. Location Map
2. Annexation Application
3. Tax Map
4. Plat

RECOMMENDATION:

The staff recommendation is approval of the annexation.

CONCURRENCES:

City Manager



Location Map

- Streets_2024
- Parcels_2024
- Railroad
- City_Limits





City of Holly Springs, Georgia

Petition for Annexation

100% Method

Please completed one petition per parcel; duplicate this form as needed. Please print or type.

APPLICANT INFORMATION

Date: August 28, 2024

Applicant's Name: Robert Logan

Corporation Name: City of Holly Springs

Mailing Address: P.O. Box 990 Holly Springs, GA 30142

Phone: (770)345-5536

Email: rlogan@hollyspringsga.us

PROPERTY OWNER INFORMATION

Property Owner(s): City of Holly Springs

Mailing Address: P.O. Box 990 Holly Springs, GA 30142

Phone: (770)345-5536

Email: rlogan@hollyspringsga.us

PROPERTY INFORMATION

Tax Map #: 15N09 Parcel #: 080A

Land Lot(s)/District: 445/15

Physical Address: Intersection of Marble Quarry Road and Crestmont Drive

Property Location Description: Intersection of Marble Quarry Road and Crestmont Drive

Current Zoning: R-20

(Attach additional sheets, if necessary)

Has an application for rezoning, special use, or variance been applied for in the County within the past five (5) years? No If “yes,” please provide complete explanation and details in the space below:

(attach additional sheets, if necessary)

Describe the proposed development for the property in question should the annexation be approved, including the appropriate City zoning classification desired. (NOTE: Any annexation request requiring a rezoning in the City will need to be made on the appropriate rezoning request forms for the City of Holly Springs. This annexation petition does not complete the requirements for making a rezoning request).

Property is owned by the City of Holly Springs and will be used for right-of-way
and/or a linear park.

(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

The following exhibits must be attached to this Annexation Petition:

- ☒ A copy of the most recent warranty deed or equivalent conveyance of ownership for the property to be annexed;
- ☒ A copy of the Cherokee County Tax Plat, illustrating the property to be annexed;
- ☒ Complete the Applicant & Property Owner(s) Signature Sections, following page;
- ☐ Any additional information requested by City Officials.

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

Applicant Name (Please Print)

Corporation Name (Please Print)

Title (Please Print)

Applicant Signature

Date

ALL PROPERTY OWNERS (GRANTEES) MUST SIGN BELOW AS INCLUDED ON THE ATTACHED DEED OR CONVEYANCE.

City of Holly Springs

Property Owner Name (Please Print)

Robert H Logan

Property Owner Signature

8/28/2024

Date

Robert Logan

Property Owner Name (Please Print)

Property Owner Signature

Date

Property Owner Name (Please Print)

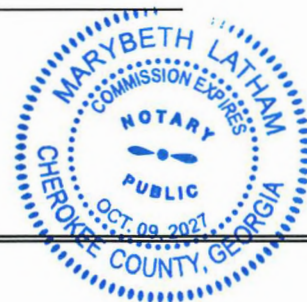
Property Owner Signature

Date

Marybeth Latham

Notary (form must be notarized)

08.28.24



Received by: Nancy Moon
City of Holly Springs, Georgia

Date: 09/25/2024

Report generated 9/25/2024 9:12:42 AM



Vicinity Map

1: 23,126.63



Tax parcel highlighted in cyan

1: 5,779.36

Tax Parcel Information

Owner: GA MARBLE HOLDINGS CORP

Property Address: ,

Subdivision:

TIN: 15N09 080 A

PIN: 15-0445-0030

Mailing Address: 100 MANSELL CT E STE 300, ROSWELL, GA 30076

Acreage: 0.38

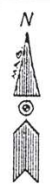
Lot #: -

PB/PG:

DB/PG:

FIELD BOOK NO. 40, PAGE NO. 52-57
 WICK NO. 7-5, FILE NO. 31629

NOTE: ALL MATTERS OF TITLE ARE EXCEPTED.



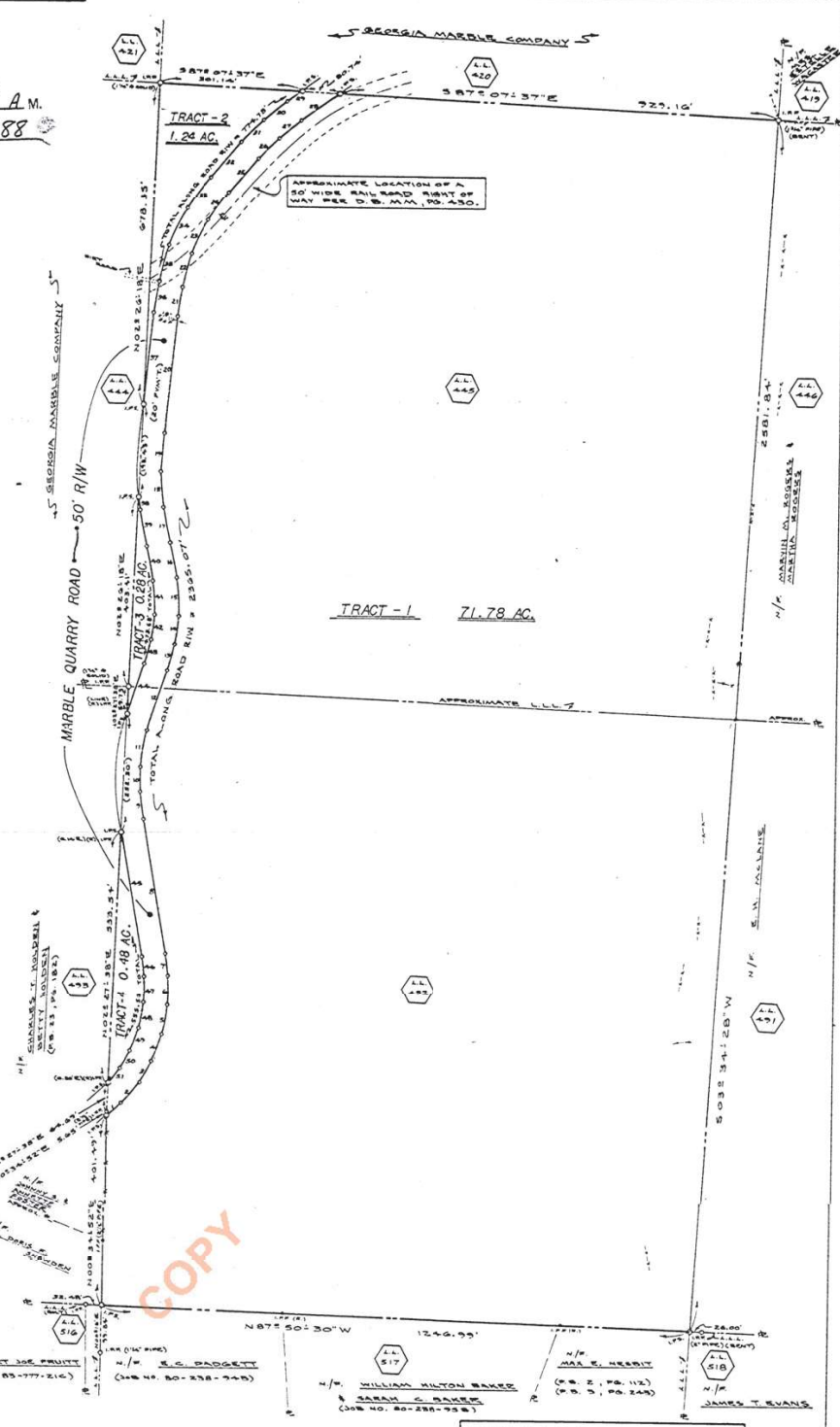
GA. CHEROKEE COUNTY
 PLAT FILED FOR RECORD
 8-15-85 AT 9:30 A.M.
 RECORD IN PLAT
 BOOK 25 PAGE 188
 ANNETTE FLEMING
 CLERK SUPERIOR COURT

TRAVERSE TABLE		
COURSE NO.	BEARING	DISTANCE
1	N 47° 14' E	40.54
2	N 27° 08' E	27.76
3	N 20° 21' E	50.71
4	N 10° 51' E	57.86
5	N 00° 26' E	65.34
6	N 01° 46' W	28.71
7	N 06° 33' W	57.84
8	N 09° 37' W	50.73
9	N 07° 11' E	80.13
10	N 11° 58' E	136.07
11	N 18° 09' E	37.08
12	N 07° 37' E	60.98
13	N 08° 26' W	80.32
14	N 11° 17' W	77.95
15	N 11° 50' W	75.12
16	N 04° 15' E	83.35
17	N 05° 59' E	247.40
18	N 09° 33' E	53.43
19	N 14° 45' E	72.80
20	N 25° 41' E	77.87
21	N 36° 23' E	76.45
22	N 45° 38' E	61.59
23	N 50° 37' E	39.45
24	N 54° 37' E	33.15
25	S 54° 37' W	37.34
26	S 50° 37' W	43.37
27	S 45° 38' W	60.32
28	S 40° 26' W	79.44
29	S 36° 23' W	82.36
30	S 32° 41' W	87.95
31	S 27° 08' W	79.82
32	S 20° 21' W	87.30
33	S 10° 51' W	132.08
34	S 00° 26' W	23.50
35	S 01° 46' W	77.43
36	S 06° 33' W	74.82
37	S 09° 37' W	53.17
38	S 11° 58' W	113.57
39	S 18° 09' W	287.73
40	S 07° 37' E	43.03
41	S 08° 26' E	58.03
42	S 11° 17' E	55.03
43	S 11° 50' E	51.58
44	S 14° 45' E	41.74
45	S 18° 09' E	37.65

LEGEND:
 1) L.F. - IRON PIN FOUND
 2) L.F. - IRON PIN SET (C.E.)
 3) L.L. - LAND LOT LINE
 4) FENCE (APPROX. LOC.)
 5) --- STREAM (APPROX. LOC.)
 6) R/W - RIGHT OF WAY
 7) P. - PROPERTY LINE
 8) R.C.P. - REINFORCED CONC. PIPE
 9) R. - RAILROAD

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE ERROR OF ONE FOOT IN 20,000 FEET AND AN ANGULAR ERROR OF SIXTEEN ANGULAR SECONDS. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,000 FEET.
 EQUIPMENT USED:
 SOD. S. 22.5, S.E. & D.M. 502.

NOTES:
 1) REFERENCE PLAT FOR: GEORGIA MARBLE COMPANY, BY WILLIAM A. MUNDY, S.L.S. NO. 2181, DATED: APRIL 10, 1985.
 2) EVIDENCE OF AN ABANDONED FENCE LINE WAS FOUND GRASSING THE NORTHERN PORTION OF LAND LOT NO. 448. THE FENCE LINE ALONG THIS FENCE LINE HAS BEEN REVEALED. SEE S.W. CORNER MONUMENT.
 3) THIS PLAT IS SUBJECT TO BOUNDARY LINE AGREEMENTS FROM ALL ADJACENT PROPERTY OWNERS.



GEORGIA
 SURVEYOR
 WILLIAM A. MUNDY
 S.L.S. NO. 2181
 JUNE 22, 1985

GEORGIA
 SURVEYOR
 JAMES T. EVANS
 S.L.S. NO. 2182
 JUNE 22, 1985

GRAPHIC SCALE
 0 100 200 300 400

TRACTS 1, 2 & 3
 TOTAL AREA = 73.78 ACRES

BOUNDARY SURVEY FOR:
L. C. R. PROPERTIES, INC.
 LOCATED IN LAND LOTS 245 & 432
 DISTRICT 15, SECTION 2
 CHEROKEE COUNTY, GEORGIA
 SCALE: 1" = 100'
 PREPARED: JUNE 22, 1985
 BY: MARTIN DOWNS & MORTON, INC.
 P.O. BOX 716
 LEXINGTON, GEORGIA 30246
 PHONE: (404) 526-0200
M&M
 LAND SURVEYING
 SUBDIVISIONS
 LAND PLANNING

JOB NO. 85-1669-710

ITEM REPORT

AGENDA ITEM NUMBER: IV.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: November 14, 2024

AGENDA ITEM: MA-07-2024, City of Holly Springs requests rezoning of 0.38 +/- acres located at the intersection of Marble Quarry Road and Crestmont Drive, Holly Springs, GA, tax parcel 080A of tax plat 15N09, from R-20, Single Family Residential (County), to GV, Governmental (City).

EXECUTIVE SUMMARY:

The City of Holly Springs requests rezoning of 0.38 +/- acres located at the intersection of Marble Quarry Road and Crestmont Drive, Cherokee County, GA, tax parcel 080A of tax plat 15N09. This property was donated to and accepted by the City at the July 1, 2024, City Council meeting. It is located between the right-of-way of Marble Quarry Road and Crestmont Subdivision and was not included within the annexation and rezoning requests for Crestmont Subdivision. The City is proposing to utilize the property for additional right-of-way along Marble Quarry Road and/or a linear park and requests rezoning from R-20, Single Family Residential (County), to GV, Governmental (City).

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Rezoning Application
3. Tax Map
4. Plat

RECOMMENDATION:

The staff recommendation is approval of the rezoning request.

CONCURRENCES:

City Manager



A-04-2024 & MA-07-2024 Location Map

Parcels_2024	R-20- Single Family Residential	TND- Traditional Neighborhood Development	NC- Neighborhood Commercial
ZONING	RD-20- Single Family and Duplex	PDR- Planned Development Residential	OI- Office Institutional
AG- Agricultural	RD-3- Single Family Residential	HDMFR- High Density Multi-Family Residential	GV-Governmental
R-80- Estate Residential	PUD- Planned Unit Development	GC- General Commercial	LI- Light Industrial
R-40- Single Family Residential Estate			MXD-Mixed Use Overlay
			Railroad





MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA- 07-2024 APPLICATION CUP- _____
HEARING DATE 11/14/2024 DATE OF APPLICATION _____
APPLICANT Robert Logan OWNER _____
City of Holly Springs (If other than applicant) _____
ADDRESS _____ ADDRESS _____
ZIP CODE 30142 PHONE (770) 345-5536 ZIP CODE _____ PHONE _____
EMAIL rlogan@hollyspringsga.us EMAIL _____
SIGNATURE Robert H Logan SIGNATURE _____

APPLICANT OR REPRESENTATIVE MUST ATTEND MEETING OR APPLICATION WILL NOT BE CONSIDERED

PRESENT ZONING DISTRICT(S) R-20 REQUESTED ZONING DISTRICT GV
REQUESTED CONDITIONAL USE(S) _____
PROPERTY LOCATION/ADDRESS Marble Quarry Road
MAP NUMBER 15N09 PARCEL NUMBER(S) 080A
LAND LOT(S) 445 DISTRICT(S) _____ SECTION(S) 2
ACREAGE 0.38 SEWAGE DISPOSAL TYPE _____ UTILITIES AVAILABLE _____

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____
City-owned property will be used for additional right-of-way and/or possible linear park.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ☐ WARRANTY DEED
- ☐ TAX DOCUMENTATION
- ☐ SURVEY PLAT BY REGISTERED SURVEYOR
- ☐ 1 LARGE COPY (22" x 34") OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- ☐ 1 PDF COPY OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- ☐ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- ☐ ATTACHMENT B (CONDITIONAL USE PERMIT REQUESTS ONLY)
- ☐ WATER/SEWER AVAILABILITY LETTER FROM CCWSA (CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY)

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:	CITY COUNCIL DECISION:
APPROVED _____ STIPULATIONS _____	APPROVED _____ STIPULATIONS _____
DISAPPROVED _____	DISAPPROVED _____

FILING FEES \$ _____	RECEIPT# _____	CHECK# _____
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Report generated 9/25/2024 9:12:42 AM



Vicinity Map

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Subdivision:

TIN: 15N09 080 A

PIN: 15-0445-0030

Mailing Address: 100 MANSELL CT E STE 300, ROSWELL, GA 30076

Acreage: 0.38

Lot #: -

PB/PG:

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FIELD BOOK NO. 40, PAGE NO. 52-57
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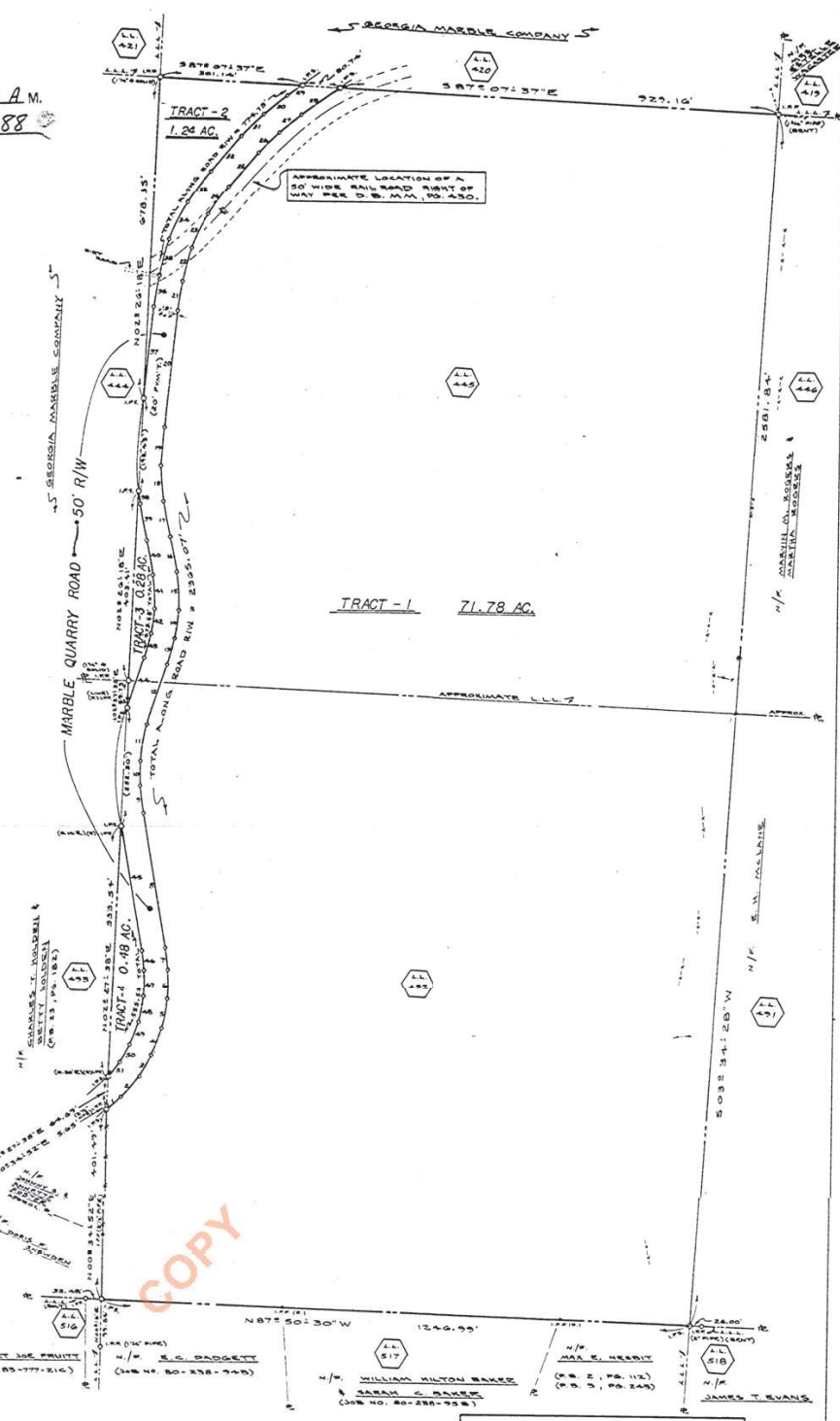
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LEGEND:
 1) L.F. - IRON PIN FOUND
 2) L.F. - IRON PIN SET (C.E.)
 3) L.L. - LAND LOT LINE
 4) FENCE (APPROX. LOC.)
 5) --- STREAM (APPROX. LOC.)
 6) R/W - RIGHT OF WAY
 7) P. - PROPERTY LINE
 8) R.C.P. - REINFORCED CONC. PIPE
 9) R. - RAILROAD

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE ERROR OF ONE FOOT IN 20,000 FEET AND AN ANGULAR ERROR OF ONE SECONDS ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,000 FEET.
 EQUIPMENT USED:
 TRANSIT, S.S., S.S., & D.M. 502.

NOTES:
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 2) EVIDENCE OF AN ABANDONED FENCE LINE WAS FOUND GRASSING THE NORTHERN PORTION OF LAND LOT NO. 448. THE FENCE LINE ALONG THIS FENCE LINE HAS BEEN REVEALED. SEE S.S. NUMBER 2181.
 3) THIS PLAT IS SUBJECT TO BOUNDARY LINE AGREEMENTS FROM ALL ADJACENT PROPERTY OWNERS.



TOTAL AREA = 73.78 ACRES

BOUNDARY SURVEY FOR:
L. C. R. PROPERTIES, INC.
 LOCATED IN LAND LOTS 445 & 452
 DISTRICT 15, SECTION 2
 CHEROKEE COUNTY, GEORGIA
 SCALE: 1" = 100'
 PREPARED: JUNE 22, 1985
 BY: MARTIN DOWNS & MORTON, INC.
 104 WAYGOOD DRIVE
 P.O. BOX 716
 LEXINGTON, GEORGIA 30246
 PHONE: (404) 526-0200
M&M
 LAND SURVEYING
 SUBDIVISIONS
 LAND PLANNING
 JOB NO. 85-1669-710

ITEM REPORT

AGENDA ITEM NUMBER: IV.C.



FROM: Nancy Moon, Community Development Director

MEETING DATE: November 14, 2024

AGENDA ITEM: V-03-2024, Vijay Garlapati requests a variance from the Holly Springs Zoning Ordinance, Article 9, Buffer Requirements, for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 083A of tax plat 15N15.

EXECUTIVE SUMMARY:

Vijay Garlapati, GVR Group Pebblewood Commercial, requests a variance from the Holly Springs Zoning Ordinance, Article 9, Buffer Requirements, for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 083A of tax plat 15N15.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Site Plan
3. Variance Application
4. Plat
5. Pebblewood Grove Final Plat

RECOMMENDATION:

This property was rezoned to GC, General Commercial and MXD, Mixed Use in 2019 and is located on Holly Springs Parkway in front of the Pebblewood Grove subdivision. When the subdivision was developed, a potential end user had not been identified, so a development plan was not submitted other than some grading of the site. The current applicant proposes to construct an office building on the property. As the use is adjacent to property in unincorporated Cherokee County zoned R-40, Single Family Residential, per the Holly Springs Zoning Ordinance, Article 9: Buffer Requirements, Section 9.4: Minimum Buffer Width Between Abutting Districts, a 40 ft. buffer is required along the southern property line. A

power line easement runs across the rear of the property (eastern side of property) preventing development in this area. The applicant is requesting relief from the strict enforcement of the buffer. Per Article 2: Interpretations and Definitions, Section 2.2: Definitions:

Buffer: A buffer is a portion of a lot set aside for open space and/or screening purposes...A buffer may contain a barrier, such as a berm, wall or fence, where such additional screening is necessary to achieve the desired level of buffering between various activities.

VARIANCE REQUIREMENTS

The Zoning Ordinance requires the Planning Commission to only issue a variance if the conditions listed below exist:

1. That the special circumstances or conditions applying to the building, structure or land in question are peculiar to such premises and do not apply generally to other buildings, structures, or land in the vicinity.

Each application is evaluated on its own merit and specific circumstances. This request is being requested due to a limitation of the amount of usable area on the the site.

2. That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.

The applicant is requesting the variance to be able to maximize the use of the property due to the existing constraints by the powerline easement.

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

All properties located within the GC and MXD zoning district are bound by the regulations of the Holly Springs Zoning Ordinance and the stipulations approved at the time of rezoning of the property. Each case is evaluated separately. In this case specifically, the property is bound by the powerline easement on the eastern side of the property.

4. That the condition from which relief or a variance is sought did not result from willful action by the applicant.

The powerline easement has existed on the property for a number of years and this condition was not caused by the applicant.

5. The variance requested is the minimum variance that will make possible the

legal use of the land, building or structure.

The applicant has requested full relief of the buffer requirement in order to install the required parking area; however, a fence or wall may provide an appropriate screening mechanism for this use.

6. The variance is not a request to permit a use of land, buildings or structures which is not permitted by right in the district involved.

The request does not pertain to the use of the property, only to the lot requirements and does not result in a use that is not permitted.

7. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, increase the danger of fire, imperil public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

No negative impacts are anticipated from the variance as proposed.

CONCURRENCES:

City Manager



V-03-2024 Location Map

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
 Streets_10172024



\\geacdata\GA\Projects\0105_Bldg\13021-02-Pebblewood_Commercial_Plan.dwg, Layout: Site Plan, Plotted: 10/21/2024 3:34:44 PM



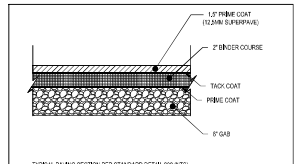
Know what's below.
Call before you dig.

FLOOD CERTIFICATION
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 130425, MAP NUMBER 13057C0244E, WITH AN EFFECTIVE DATE OF JUNE 7, 2019.



SITE LOCATION MAP
SCALE: 1"=1,000'

- GENERAL SITE NOTES:**
1. TOTAL AREA = 1.59 ACRES
 2. TOTAL DISTURBED AREA = 1.20 ACRES
 3. OWNER: GVR REALTY
5401 MCDONNELL VILLAGE PLACE
#102
ALPHARETTA
GA 30005
 4. 24-HOUR CONTACT: VILAY GARLAPATI
588-699-4384
 5. ZONING: MDD-1
 6. BUILDING SETBACKS: FRONT = 75' (SETBACK FROM HOLLY SPRINGS PKWY);
REAR = 10';
SIDE (MAJORITY) = 15';
 7. PROPOSED COMMERCIAL BUILDING:
7.1. PROFESSIONAL/MEDICAL OFFICE USE
7.2. 5 STORY
7.3. TOTAL GROSS FLOOR AREA = 19,250 S.F.
7.4. 5,638 S.F. PER FLOOR
 8. TOTAL PARKING SPACES PROVIDED = 55 SPACES
 - 8.1. MINIMUM REQUIRED PARKING = 1 SPACE PER 350 S.F. OF GROSS FLOOR AREA
 - 8.1.1. REQUIRED PARKING = 55 SPACES
 - 8.2. REGULAR PARKING PROVIDED = 53 SPACES
 - 8.3. ADA PARKING = 2 SPACES
 9. DUMPSTER PROPOSED FOR DEVELOPMENT
 10. NO STREET PARKING IS PROPOSED FOR THIS DEVELOPMENT.
 11. ALL ON-SITE WETLANDS AND BUFFERED STATE WATERS LOCATED ON OR WITHIN 200 LINEAR FEET OF THE PROJECT SITE HAVE BEEN DELINEATED. NO CLEARING/DOING SHALL OCCUR OUTSIDE OF THE EROSION CONTROL PHASE I LIMITS UNTIL EROSION CONTROL PHASE I PERIMETER BMPs ARE INSTALLED AND APPROVED. (SEE SHEET 04.1 FOR DETAILS).
 12. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED IN RIGHT-OF-WAY AND WILL BE STORED WITHIN THE JOB SITE.
 13. NOTIFY COUNTY INSPECTOR 24 HOURS PRIOR TO ANY WORK ON SITE.
- TRASH COLLECTION AREA/ DUMPSTER SHOULD BE ENCLOSED AND GATED WITH MATERIALS SIMILAR TO BUILDING.

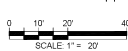


TYPICAL PARKING SECTION PER STANDARD (DETAIL 300 INT)

ROAD CURVE TABLE					
CURVE NO.	WALKS	ARC LENGTH	CHORD DIMENSION	CHORD BEARING	
C1	S40.0°	20.38'	S27°59'59\"/>	25.07'	
C2	S40.0°	25.44'	S27°11'59\"/>	25.09'	
C3	S40.0°	16.77'	S27°33'59\"/>	16.77'	

BENCHMARK: TOP OF IRP (12')
ELEVATION = 1003.20'
LOCATED AT SOUTH
OF ENTRANCE

24 HOUR CONTACT INFORMATION
VILAY GARLAPATI
588-699-4384



DESIGNED BY:	JZ
DRAWN BY:	JZ
REVIEWED BY:	DFS
BGE 245 TOWNPARK DRIVE, SUITE 270 NEWNASAW, GEORGIA 30144 DIRECT: 404-393-8888 ©2024	
COA: PE107149 EXP: 06/30/2025	
GVR REALTY KAYWOODS VILLAGE PLACE #102 ALPHARETTA GA 30005	
PEBBLEWOOD COMMERCIAL CONSTRUCTION DOCUMENTS CITY OF ATLANTA DEKALB COUNTY, GA REVISIONS: 2ND SECTION	
SITE PLAN	
OSMCC CERT. #PM-403 EXP. 07/20/24 ISSUED FOR CONSTRUCTION FILE NUMBER: 13021-020 DATE: 08/21/2024 C3.1	



VARIANCE/APPEAL/SPECIAL EXCEPTION **APPLICATION**

City of Holly Springs, Georgia

V- 03-2024 SE- _____ AP- _____

Hearing Date 11/14/2024

Date of Application 10/21/2024

Applicant Vijay Garlapati

Owner GVR Group pebblewood commercial
(If other than Applicant)

Address 1440 waverly Glenn Dr
Alpharetta, Ga 30004

Address 5470 McGinnis Village Plc, #102
Alpharetta, GA 30005

Zip Code 30004 Phone 8586994384

Zip Code 30005 Phone 8586994384

Email gvrreallyllc@gmail.com

Email gvrreallyllc@gmail.com

Signature Vijayendar Reddy

Signature Vijayendar Reddy

*** APPLICANT OR REPRESENTATIVE MUST ATTEND MEETING OR APPLICATION WILL NOT BE CONSIDERED**

Present Zoning District General Commercial Acreage 1.59
Land Lot(s) 520 District(s) 15th Section(s) 2nd
Map Number _____ Parcel Number 15N15 083 A-R
Address/Location of Property 4099 Holly Springs Pkwy, Canton,
GA 30015, Pebblewood Grove
Description/Type of Request (Variance, Appeal, Special Exception) Variance
To waive the Buffer requirement on the southern side

Justification/Reason for Request (please also respond to the attached conditions) property
is encumbered by power lines and Easement from Georgia
power which is restricted use and can't disturb or use for parking.
Because of this the usable land is limited to develop or construct
any Buildable structures. Also, there are setbacks on the west side.

- ☒ Two (2) copies of the plat or drawing illustrating the appeals request; please provide a pdf of the plat if available.
- ☒ Warranty Deed or similar conveyance.
- ☒ Documentation verifying that ad valorem taxes are current;
- ☒ Filing fee of \$500.00, check payable to the City of Holly Springs. Check# _____

Do Not Write Below Line

Board of Appeals Decision

Approved _____

Denied _____

Tabled _____

Please respond to the following conditions:

Variance Procedures, Article 15.3-1

No variance shall be authorized unless the Planning Commission finds that all of the following conditions exist:

1. That the special circumstances or conditions applying to the building, structure or land in question are peculiar to such premises and do not apply generally to other building, structures or land in the vicinity. *Yes, There are power Lines on the East of property, which Restricts the usage of the property.*

2. That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.

Yes, without waiving the Buffer requirement, we are not able to develop and make a good use of the property

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

No, The Residential development Behind our property didn't have the Buffer requirement. So, it's not special privilege to us.

4. That the condition from which relief or a variance is sought did not result from willful action by the applicant.

No

5. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

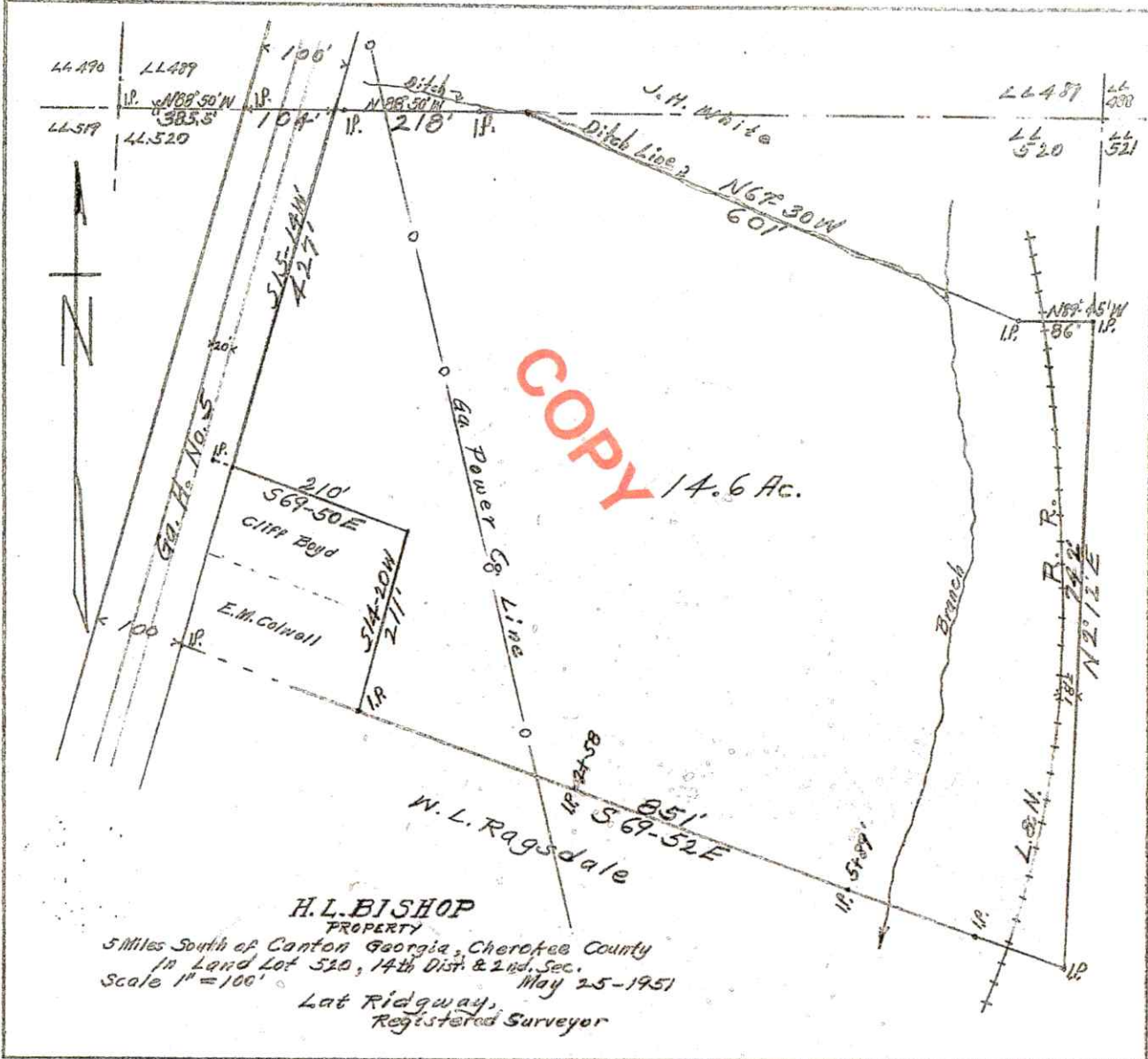
Yes.

6. The variance is not a request to permit a use of land, buildings or structures which is not permitted by right in the district involved.

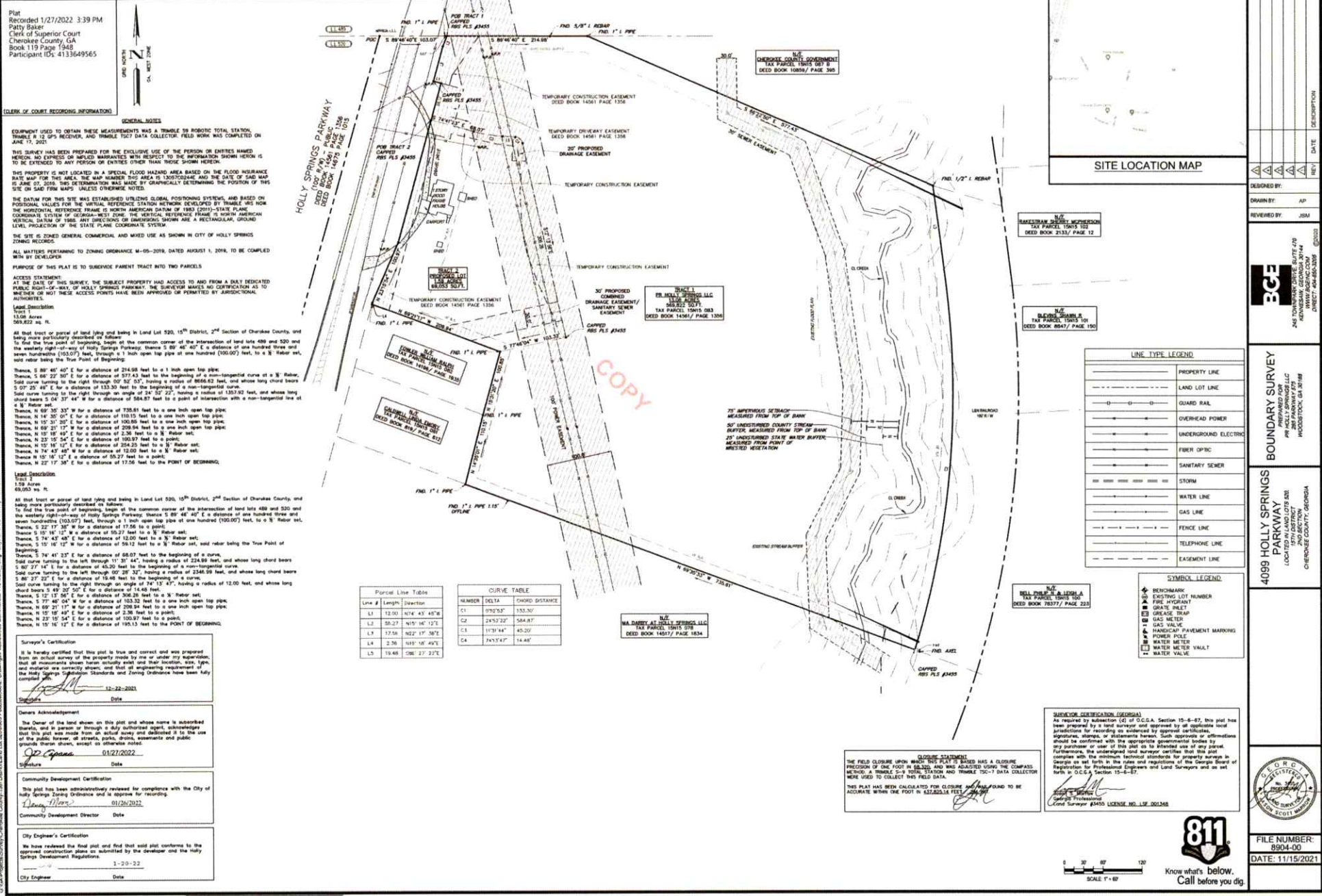
Yes, we are not requesting anything which is not permitted use in the District.

7. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

The requested Buffer area is already cleared of any woods, and any Light, ventilation obstructing the adjacent property and this area will primarily dedicated for parking spaces only



H. L. BISHOP
 PROPERTY
 5 Miles South of Canton Georgia, Cherokee County
 in Land Lot 520, 14th Dist. & 2nd. Sec.
 Scale 1" = 100' May 25-1951
 Lat Ridgway,
 Registered Surveyor



Plat
Recorded 3/16/2023 10:39 AM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 271
Participant IDs: 4133649565

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
PURSUANT TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE
AUTHORITY HAVING BEEN SATISFIED, THIS PLAT IS APPROVED FOR RECORDING.
DATE: 3-16-2023
CHEROKEE COUNTY WATER
AND SEWERAGE AUTHORITY

(CLERK OF COURT RECORDING INFORMATION)

LOT AREA TABLE

LOT NUMBER	AREA (ACRES)	LOT NUMBER	AREA (ACRES)
1	0.06	39	0.05
2	0.06	40	0.05
3	0.06	41	0.05
4	0.06	42	0.05
5	0.06	43	0.05
6	0.05	44	0.05
7	0.05	45	0.05
8	0.05	46	0.05
9	0.05	47	0.05
10	0.05	48	0.05
11	0.05	49	0.05
12	0.05	50	0.05
13	0.05	51	0.05
14	0.05	52	0.05
15	0.05	53	0.05
16	0.05	54	0.05
17	0.05	55	0.05
18	0.05	56	0.06
19	0.05	57	0.05
20	0.05	58	0.05
21	0.05	59	0.05
22	0.05	60	0.05
23	0.05	61	0.05
24	0.05	62	0.05
25	0.05	63	0.05
26	0.05	64	0.05
27	0.05	65	0.05
28	0.05	66	0.05
29	0.05	67	0.05
30	0.05	68	0.05
31	0.05	69	0.05
32	0.1	70	0.05
33	0.11	71	0.05
34	0.11	72	0.05
35	0.1	73	0.05
36	0.09	74	0.05
37	0.05	75	0.06
38	0.05		

ABBREVIATIONS LEGEND

AE	ACCESS EASEMENT
APL	ABOVE GROUND PIPELINE
BFP	BACK FLOW PREVENTER
BW	BENCHMARK
BOL	BRICK PAVERS
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMF	CENTERLINE CONCRETE MONUMENT FOUND
CO	CLEANOUT
CTP	CRAMPED TOP PIPE
DI	DRAIN INLET
DWCB	DOUBLE WING CATCH BASIN
ELC	ELECTRIC
FDC	FIRE DEPARTMENT CONNECTION
FLS	FLARED END SECTION
FI	FIRE HYDRANT
FND	FOUND
GM	GAS METER
GV	GAS VALVE
HW	HEADWALL
JB	JUNCTION BOX
MCN	MONUMENT
OCS	OUTLET CONTROL STRUCTURE
OTF	OPEN TOP PIPE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
SS	SANITARY
SSMH	SANITARY SEWER MANHOLE
STRM	STREAM
SWCB	SINGLE WING CATCH BASIN
YI	YARD INLET
CMF	CORRUGATED METAL PIPE
HOPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCF	REINFORCED CONCRETE PIPE

LINE TYPE LEGEND

---	PROPERTY LINE
---	LAND LOT LINE
---	GUARD RAIL
---	OVERHEAD POWER
---	UNDERGROUND ELECTRIC
---	FIBER OPTIC
---	SANITARY SEWER
---	STORM
---	WATER LINE
---	GAS LINE
---	FENCE LINE
---	TELEPHONE LINE
---	EASEMENT LINE

SYMBOL LEGEND

+	BENCHMARK
+	EXISTING LOT NUMBER
+	FIRE HYDRANT
+	GRATE INLET
+	GREASE TRAP
+	GAS METER
+	GAS VALVE
+	HANDICAP PAVEMENT MARKING
+	POWER POLE
+	WATER METER
+	WATER METER VAULT
+	WATER VALVE

SURVEY REFERENCES
1. BOUNDARY SURVEY PREPARED BY LAT ROGERS FOR H.L. BISHOP
DATED MAY 25, 1991, RECORDED IN PLAT BOOK 1, PAGE 70, CHEROKEE
COUNTY RECORDS.

CENTERLINE ROAD LINE DATA

LINE	LENGTH	DIRECTION
L176	130.38	S 89°45'40" E 103.07'
L177	208.85	S 89°45'40" E 103.07'
L178	470.45	S 89°45'40" E 103.07'
L179	170.00	S 89°45'40" E 103.07'
L180	308.34	S 89°45'40" E 103.07'
L181	10.00	S 89°45'40" E 103.07'

CENTERLINE ROAD CURVE DATA

CURVE NO.	RADIUS	CHORD BEARING	CHORD LENGTH
C16	200.00	S 89°45'40" E	41.02'
C17	27.00	S 89°45'40" E	35.97'
C18	27.00	S 89°45'40" E	35.97'
C19	110.00	S 89°45'40" E	35.97'

AS REQUIRED BY SUBSECTION (d) OF O.G.C.A. SECTION 15-6-67, THIS PLAT
HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL
APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY
APPROPRIATE CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON.
SUCH APPROVALS OR AFFIRMATIONS SHOULD BE COMPILED WITH THE
APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS
PLAT AS TO INTENDED USE OF ANY PART THEREOF. THE UNDERSIGNED
LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA, AS SET FORTH IN
THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION
FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN
O.G.C.A. SECTION 15-6-67.



DATE: 3/16/2023

DESIGNED BY: CED
DRAWN BY: JSQ
REVIEWED BY: JSM

BCE
245 COUNTRY CIRCLE, SUITE 270
KENNESAW, GEORGIA 30144
DIRECT: 404-860-3305

FINAL PLAT
PREPARED FOR: BELL PEBBLEWOOD GROVE LLC
PROJECT: BELL PEBBLEWOOD GROVE
WOODSTOCK, GA 30188

**PEBBLEWOOD GROVE
(AKA ENCINNA
TOWNHOMES)**
LOCATED IN LAND LOTS 101
AND 102, SECTION 16, TOWNSHIP 36N, RANGE 8E, CHEROKEE COUNTY, GEORGIA

SITE

GCMC CERT. #12141
ISSUED FOR CONSTRUCTION
FILE NUMBER: 8793.00
DATE: 03/02/2023

PAGE 3 OF 9

N/E
BELL PEBBLEWOOD GROVE
TAX PARCEL 15015 100
DEED BOOK 78377 / PAGE 223

N/E
BELL PEBBLEWOOD GROVE
TAX PARCEL 15015 100
DEED BOOK 78377 / PAGE 223

DEED BOOK 78377 / PAGE 223
SANTARY SEWER MANHOLE LOCATED IN
SANTARY SEWER DRAINAGE
NEAR THE WALKING TRAIL

SCALE: 1" = 50'

ITEM REPORT

AGENDA ITEM NUMBER: IV.D.



FROM: Nancy Moon, Community Development Director

MEETING DATE: November 14, 2024

AGENDA ITEM: V-04-2024, Preston Reed requests a variance from the setback requirements of the Holly Springs Zoning Ordinance for property located off of Orchard Trail, Holly Springs, GA, tax parcel 092 of tax plat 15N26H.

EXECUTIVE SUMMARY:

Preston Reed seeks a variance from the setback requirements of the Holly Springs Zoning Ordinance for property located off of Orchard Trail, Holly Springs, GA, tax parcel 092 of tax plat 15N26H. The property is currently zoned PDR, Planned Development Residential and is located within the Cagle Heights Subdivision. The property consists of 0.16 +/- acres. The house has an existing patio located in the rear yard that encroaches into the rear yard setback. A patio is permitted to encroach; however, the homeowner wishes to cover and screen the patio, therefore, requiring it to conform to the setback regulations. Below are the lot requirements per the Holly Springs Zoning Ordinance, Article 7 and the approved site plan, as well as, the requested change:

	Required	Requested	Percent Variance
Minimum Yard Setback (ft.)			
Rear (ft.)	15	7.5	50

VARIANCE REQUIREMENTS

The Zoning Ordinance requires the Planning Commission to only issue a variance if the conditions listed below exist:

- 1. That the special circumstances or conditions applying to the building, structure or land in question are peculiar to such premises and do not apply generally to other buildings, structures, or land in the vicinity.**

Each application is evaluated on its own merit and specific circumstances. The depth of the lot does not allow sufficient room to cover the patio within the required building setback. The property backs up to HOA open space and right-of-way for Stringer Road.

2. That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.

The structure could be modified or removed and construction could be made to conform to the existing requirements.

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

All properties located within the PDR zoning district are bound by the regulations of the Holly Springs Zoning Ordinance and the stipulations approved at the time of rezoning of the property. Each case is evaluated separately.

4. That the condition from which relief or a variance is sought did not result from willful action by the applicant.

The variance is being requested prior to the construction of the patio cover.

5. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

The variance requested is the minimum required to continue with the construction of the cover over the patio as it currently exists on the ground. No expansion of the existing area is planned.

6. The variance is not a request to permit a use of land, buildings or structures which is not permitted by right in the district involved.

The request does not pertain to the use of the property, only to the lot requirements and does not result in a use that is not permitted.

7. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, increase the danger of fire, imperil public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

No negative impacts are anticipated from the variance as proposed as it does not back up to another residence.

FISCAL IMPACT:

N/A

ATTACHMENTS:

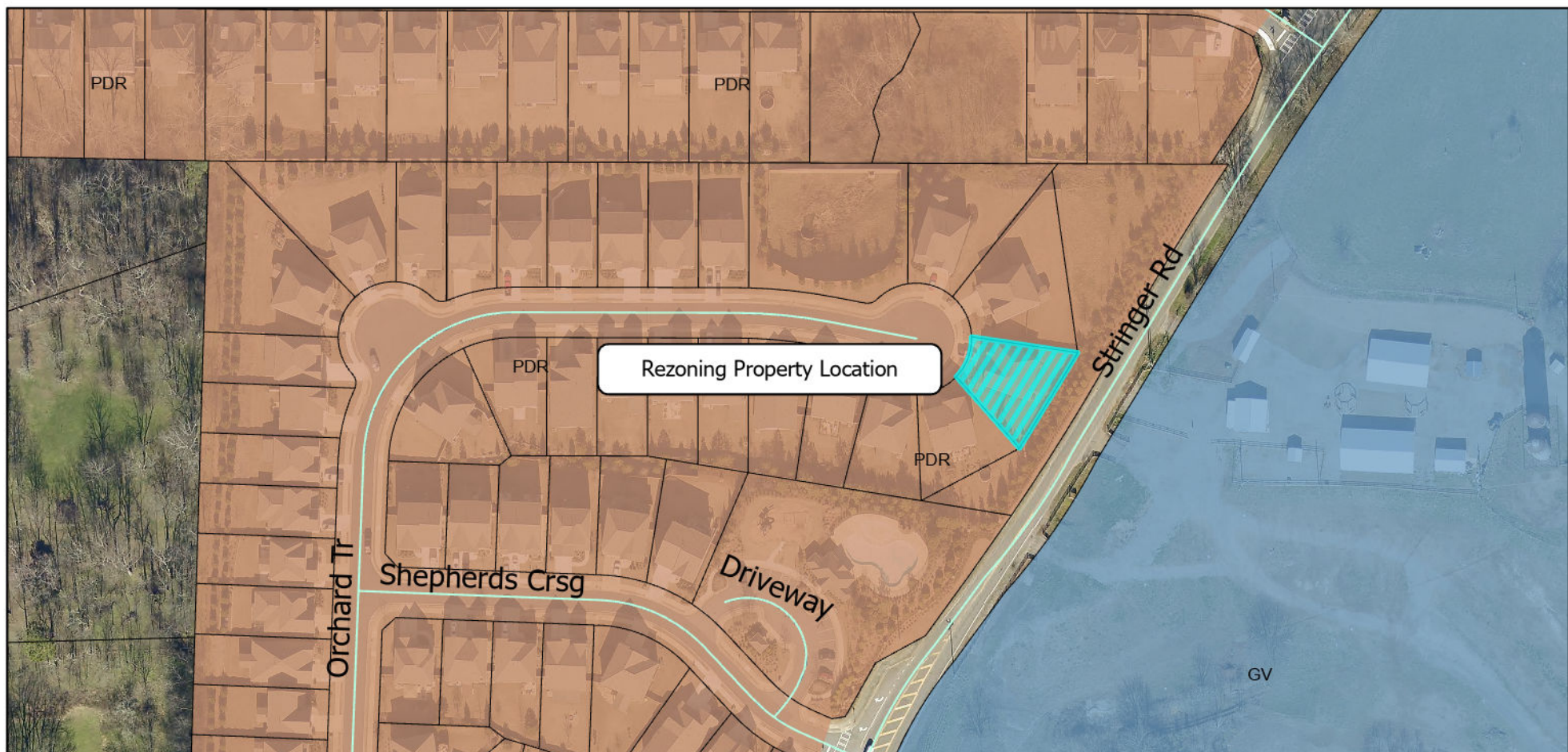
1. Location Map
2. Site Plan
3. Application

RECOMMENDATION:

N/A

CONCURRENCES:

City Manager



V-04-2024 Location Map

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
 Streets_10172024



ORCHARD TRAIL

50' R/W



PROJECT DATA - NEW

GENERAL:	
DEVELOPMENT TYPE:	SINGLE FAMILY RESIDENCE
ZONING:	RESIDENTIAL (PRD)
PROJECT DATA:	
TOTAL AREA:	7,251 SF (0.17 AC)
LIMIT OF DISTURBED AREA:	216 SF
NEW BUILDING DATA:	
FIRST FLOOR AREA	1,868 SF
SECOND FLOOR AREA	1,232 SF
TOTAL FLOOR AREA	3,095 SF
GARAGE AREA	442 SF
DECK AREA	549 SF
BUILDING FOOT PRINT AREA	2,859 SF
SANITARY SERVICE:	
	Custom Disposal
WATER SERVICE:	
	Cherokee County
POWER SERVICE:	
	Sawnee EMC
BUILDING SETBACKS:	
FRONT BUILDING LINE:	15 FT
REAR BUILDING LINE:	15 FT
SIDE BUILDING LINE:	5 FT
NEW LOT COVERAGE CALCULATION:	
BUILDING FIRST FLOOR AREA	1,868 SF
DECK AREA	549 SF
GARAGE AREA	442 SF
TOTAL BUILDING FOOT PRINT AREA	2,859 SF
DRIVEWAY & SIDEWALK AREA	662 SF
TOTAL IMPERVIOUS AREA	3,521 SF
DENSITY	3,521 SF / 7,251 SF = 48.56%

1

EXISTING SITE PLAN

1" = 20'-0"



MATTHEWS RESIDENCE

SITE PLAN

10/04/24 | A3



VARIANCE/APPEAL/SPECIAL EXCEPTION APPLICATION

City of Holly Springs, Georgia

V- 04-2024 SE- _____ AP- _____

Hearing Date 10/24/24

Date of Application 10/4/24

Applicant Preston Reed

Owner Spencer Matthews
(If other than Applicant)

Address P.O. Box 801679
Acworth GA

Address 201 Orchard Trail
Canton, GA

Zip Code 30101 Phone 404.487.5037

Zip Code 30115 Phone [REDACTED]

Email preed@seed2d.com

Email [REDACTED]

Signature [Signature]

Signature [Signature]

* APPLICANT OR REPRESENTATIVE MUST ATTEND MEETING OR APPLICATION WILL NOT BE
CONSIDERED

Present Zoning District PRD Acreage 0.16

Land Lot(s) 0330 District(s) 15 Section(s) _____

Map Number _____ Parcel Number 92

Address/Location of Property 201 Orchard Trail, Canton GA, 30115

Description/Type of Request (Variance, Appeal, Special Exception) Rear Setback
Reduction

Justification/Reason for Request (please also respond to the attached conditions) requesting
Rear porch cover over existing patio slab

- ☐ Two (2) copies of the plat or drawing illustrating the appeals request; please provide a pdf of the plat if available.
- ☐ Warranty Deed or similar conveyance;
- ☐ Documentation verifying that ad valorem taxes are current;
- ☐ Filing fee of \$500.00, check payable to the City of Holly Springs. Check# _____

Do Not Write Below Line

Board of Appeals Decision

Approved

Denied

Tabled

Please respond to the following conditions:

1. That the special circumstances or conditions applying to the building, structure or land in question are peculiar to such premises and do not apply generally to other buildings, structures or land in the vicinity. The proposed project involves adding a screened porch cover over an existing deck without expanding the square footage. This is a unique situation where an existing outdoor space is being improved with a protective structure, not creating additional land use. This does not generally impact other properties in the area, as we are covering over an existing structure.
2. That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant. Granting the application is essential to allow the property owner to enjoy a reasonable use of their patio by adding a roof cover. This improvement will enable the homeowner to use the outdoor area regardless of weather, supporting their property rights rather than serving as a mere convenience.
3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located. Approving this variance does not provide any special privileges, as it aligns with common property improvements in the district. Other properties have similar outdoor structures, ensuring equal access to similar residential enhancements within the area.
4. That the condition from which relief or a variance is sought did not result from willful action by the applicant. The need for a variance arises naturally from the property owner's desire to improve their property's usability and does not result from any willful modifications made outside of permitted uses.
5. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure. This request is the minimum adjustment needed to legally utilize the existing structure as a covered porch, a reasonable extension of the property's current use.
6. The variance is not a request to permit a use of land, buildings or structures which is not permitted by right in the district involved. The requested variance does not propose a new use of the property that would be disallowed within the zoning district; it merely seeks to enhance an existing structure.
7. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City. Authorizing this variance will not impair light or air access to adjacent properties, nor will it cause street congestion, increase fire hazards, or negatively impact public safety. The addition of the porch cover is a modest improvement that will not diminish surrounding property values or adversely affect the well-being of the residents.



MATTHEWS RESIDENCE

RENDERINGS / 3D VIEWS

10/04/24 | A2

**City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
August 29, 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 Rober H. Logan, Community Development Director Nancy Moon, Jeff Rusbridge with the City Attorney's Office, Captain Jeff Lance, Officer Riley Landry, 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

- 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 asked that they approve the request to annex the property from the county into the City of Holly Springs.

Chairman Dekker made a motion to approve. Vice Chairman Grayeski 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 presented slides of the revised site plan that increased the rear setback to be 20 feet. Mr. LaCagnin also showed the results of the requested traffic study. Mr. LaCagnin stated that they are in agreement with the recommended staff conditions. Mr. LaCagnin requested approval of the rezoning application.

Ted Turner of EC New Vision of Georgia LLC spoke to answer the Commission's inquiries regarding fencing in the proposed neighborhood. Mr. Turner also reviewed and addressed the list of comments from the county regarding this

development.

Community Development Director Nancy Moon informed the Commission that the majority of the comments from the county are also requirements of the City, so the developer would be required to comply. Ms. Moon stated that staff is recommending additional stipulations of a left turn lane on Hickory Road at the intersection of Arthur Drive, a right turn lane at the intersection of Hickory Road and Arthur Drive, and a decel lane at the entrance of the development based on the recommendations of the City Engineer. The City Engineer will work with the Cherokee County Engineer regarding the details of road improvements.

Cherokee County resident Dick Hall of 751 Peardon Court voiced concerns regarding the buffer, density and requested no construction traffic on Peardon Court.

Cherokee County resident Robert Kaplan of 791 Peardon Court voiced concerns regarding fencing, lighting, the retention pond, and requested fencing between the development and his property.

Cherokee County resident Karen Kaplan of 791 Peardon Court waived her turn to speak.

Cherokee County resident Kay New of 198 Arthur Drive voiced concerns regarding zoning. Ms. New stated that she would like R-20 zoning instead. Ms. New also lives next to the development and said that the applicant has not discussed the development with her directly.

Cherokee County resident Melvin Brown of 125 Breckenridge Drive asked to confirm that the development will be an age-restricted neighborhood. Mr. Brown asked for a copy of the traffic study as well as the City engineer's recommendations.

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.

Cherokee County resident Katherine Traywick of 367 Arthur Drive voiced concerns regarding density and the site distance from the proposed entrance of the development. Ms. Traywick also asked if a letter written by Cherokee County resident Shannon Wymer of 146 Sequoyah Circle would be discussed.

Cherokee County resident Andrew Mulvihill of 437 Arthur Drive was not present to speak when his name was called.

The applicant did not use his additional time to speak

Public hearing closed.

Chairman Dekker made a motion to approve with staff stipulations and additional stipulations regarding road improvements that the owner/developer shall install. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 3, No 1, Abstained 0. Commission Member Eric Huminski voted no.

IV. NEW BUSINESS/PUBLIC HEARING

- A. **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.

Attorney Parks Huff, representing the applicant, Piedmont Residential, spoke to the Commission. Mr. Huff stated this property lies in the county and would like to be combined with the adjacent property that was annexed into the city limits of Holly Springs in March 2023 to develop the Owen Preserve neighborhood.

Community Development Director Nancy Moon reviewed the Cherokee County Board of Commissioner's recommendations and also the Cherokee County Fire Marshal's comments.

Chairman Dekker made a motion to approve. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- B. **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).

Attorney Parks Huff, representing the applicant, Piedmont Residential, spoke to the Commission. Mr. Huff presented slides that showed the property where 23 new homes are to be developed. Mr. Huff presented a view of the property currently and also a view of the proposed future development. Mr. Huff said there is a lake on the property that has serious issues that could affect the lake in the Harmony on the Lakes neighborhood if the issues are not resolved. Mr. Huff stated that the applicant is willing to resolve all issues with the lake and re-establish it as a natural stream.

Community Development Director Nancy Moon stated that staff recommends approval with stipulations.

Public hearing closed.

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

- C. July 25, 2024 Planning and Zoning Commission Work Session Meeting minutes.

Commission Member Norris made a motion to approve the minutes. Vice

Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

D. August 8, 2024 Planning and Zoning Public Hearing minutes.

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

V. REPORTS/COMMENTS

Community Director Moon announced that there will be no Planning and Zoning Public Hearing meeting on September 12, 2024.

VI. ADJOURNMENT

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

Respectfully submitted.

Adrian Dekker, Chairman

Attest:

Tracey Chambers
Community Development Coordinator