

**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