

**City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
November 14, 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, Sargent Scott Ryder, 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

Commissioner Norris read the public hearing rules.

III. OLD BUSINESS/PUBLIC HEARING

No Old Business.

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.

Community Development Director Nancy Moon addressed the Commission and stated staff recommended approval to annex the property from the county into the City of Holly Springs.

Public hearing closed.

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

- 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).

Community Development Director Nancy Moon informed the Commission that the property is at the intersection of Marble Quarry Road and Crestmont Drive. Ms. Moon said that the property was donated to the City on July 1, 2024 at the City Council meeting. Ms. Moon stated that the City now owns this property and requests rezoning from R-20, Single Family Residential, to GV, Governmental. Ms.

Moon said that the City is planning to use it as a right-of-way or possibly a linear park.

Holly Springs resident Dona Bilgrad of 134 Crestmont Drive had concerns regarding what the City plans to do with the property, to ensure the property does not back up to her property, and if the City would be responsible for any trees that fall on the property.

Holly Springs resident Bill Lewis of 204 Crestmont Way had concerns regarding trees on the property falling on the power lines as they do frequently and the neighborhood loses power. Mr. Lewis requested that the City have someone look at the trees to take action to keep the power from being interrupted.

Holly Springs resident Mary Lewis of 204 Crestmont Way had concerns regarding noise if the City builds a park on the property.

The City staff addressed the concerns.

Public Hearing closed.

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

- 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.

Community Development Director Nancy Moon stated that this is commercial property located in front of the Pebblewood neighborhood and beside the fire training center. Ms. Moon said that the applicant will be building an office building on the property. Ms. Moon also stated that the adjacent property is in the county and is zoned R-40, which requires a 40 ft. buffer. Ms. Moon said that the applicant is asking for a variance to expand the parking area of the office building.

The applicant, Vijay Garlapati, addressed the commission and said that a power line easement is at the rear of the property so they cannot use that area. Mr. Garlapati said they are willing to put privacy screening at the frontage.

Public hearing closed.

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

- 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.

Community Development Director Nancy Moon informed the Commission that this

property is an existing home with an existing patio located in the Cagle Heights subdivision. Ms. Moon said that a patio is allowed to encroach on the rear setback, but when the patio is screened, it becomes a part of the home and would require a variance. Ms. Moon explained that the applicant is requesting to reduce the rear setback from 15 ft. to 7.5 ft. to screen the patio. Ms. Moon said that the home does back up to open space and the roadway, so no other homes would be impacted.

The applicant, Preston Reed, spoke and explained he would like to screen in the patio so that the family can enjoy it.

Public hearing closed.

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

E. August 29, 2024 Planning and Zoning Public Hearing Meeting minutes.

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

V. REPORTS/COMMENTS

Community Development Director Nancy Moon asked that the Commissioners contact her and let her know if they are planning to continue to stay on the Commission through 2025.

VI. ADJOURNMENT

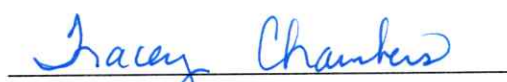
Vice Chairman Grayeski made a motion to adjourn the meeting. Commission Member Norris seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Respectfully submitted.



Adrian Dekker, Chairman

Attest:



Tracey Chambers
Community Development Coordinator