



Planning and Zoning Commission Public Hearing

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, January 9, 2025 | 7:00 PM

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

AGENDA

I. OATH OF OFFICE

II. ELECTION OF OFFICERS

III. CALL TO ORDER

IV. PUBLIC HEARING RULES

V. OLD BUSINESS/PUBLIC HEARING

VI. NEW BUSINESS/PUBLIC HEARING

- A. **MA-01-2025**, applicants, Del and Kelly Creviston, request rezoning of 0.66 +/- acres located off of Holly Street, Holly Springs, GA, tax parcel 064 of tax plat 93N00, from R-20, Single Family Residential, to GC, General Commercial.
- B. **ORD-1-2025**, adoption of the 2025 Official Holly Springs Zoning Map.
- C. December 12, 2024 Planning and Zoning Public Hearing Meeting minutes.

VII. REPORTS/COMMENTS

VIII. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: VI.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: January 9, 2025

AGENDA ITEM: MA-01-2025, applicants, Del and Kelly Creviston, request rezoning of 0.66 +/- acres located off of Holly Street, Holly Springs, GA, tax parcel 064 of tax plat 93N00, from R-20, Single Family Residential, to GC, General Commercial.

EXECUTIVE SUMMARY:

Applicants, Del and Kelly Creviston, request rezoning of 0.66 +/- acres located off of Holly Street, Holly Springs, GA, tax parcel 064 of tax plat 93N00, from R-20, Single Family Residential, to GC, General Commercial. The property contains a residential house that would be converted for use as a business. The building would be required to be updated per the building code for commercial use. The property would be subject to the Town Center Model Zoning District guidelines for future development.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Staff Analysis
2. Location Map
3. Application

RECOMMENDATION:

The staff recommendation is for approval of the request to rezone the property to GC, General Commercial with the following stipulations:

1. Applicant shall maintain a 20' buffer along the western property line as long as the adjacent property to the west remains residentially used and/or zoned.

2. Future lighting shall be environmentally sensitive, with the owner making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
3. The following uses shall be prohibited:
 - a. Adult Entertainment
 - b. Agricultural Implement Sales and Service
 - c. Ambulance Service
 - d. Amusement parks
 - e. Animal hospitals/clinics with outdoor kennels
 - f. Auditorium
 - g. Auto Repair
 - h. Auto Service
 - i. Big Box Commercial Retail Structures
 - j. Boat Sales Facility
 - k. Bowling Alley
 - l. Brew Pub
 - m. Cash, Check Cashing, and Pawn Establishments
 - n. CBD and Hemp Oil Retail Establishments
 - o. Cellular phone towers
 - p. Fast food restaurant with a drive-thru
 - q. Funeral Homes and Mortuaries
 - r. Go-kart, motor bike track
 - s. Laundering Establishments
 - t. Membership Club Warehouse
 - u. Parking Lot, Automobile
 - v. Tattoo Parlors and Body Piercing Establishments
 - w. Tire sales with outdoor storage
 - x. Used Vehicle Sales, Lease, or Rental

4. All future development shall comply with the Town Center Model Zoning District Guidelines.

CONCURRENCES:

City Manager

Staff Analysis

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	GC GV	NORTH:	Office/Junkyard GDOT Materials Yard
SOUTH:	GC R-20	SOUTH:	Commercial SFR
EAST:	GC	EAST:	Commercial
WEST:	R-20	WEST:	SFR

B. Zoning Proposal Review Standards; Study Required for Amendment

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?

Surrounding development in the area includes retail, office, and single-family residential, as well as more intense uses that would be more suited to industrial, i.e. junkyard and materials yard. The area development also includes the new Town Center, currently under construction.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?

The conversion of the existing building from residential to commercial development should not affect the adjacent surrounding uses or usability.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?

The property, as currently zoned, would be allowed to be utilized for single-family residential use as dictated by the R-20 zoning ordinance. Since the property is located within the Town Center Model Zoning District, it could also be developed with a mixed use development consisting of residential and commercial uses.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools?

This request may generate some additional traffic beyond that of a single family residence, but would not be excessive.

5. Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM)?

The Future Development Map identifies this property with the character area of Town Center. This character area consists of a compact area corresponding with the City's downtown. Acceptable uses include residences, businesses, offices, civic buildings and uses, entertainment space, institutional, and mixed-use developments. In addition, this character area is proposed to incorporate redevelopment and revitalization objectives of a compact, pedestrian-friendly downtown. Within this character area, participation of other agencies such as the Downtown Development Authority, and/or the Planning and Zoning Commission will be required in terms of development planning.

Application: Holly Springs Town Center

Primary Future Land Uses: Mix of uses including commercial, office, government, residential, and park.

Zoning Districts: PD-C, NC, GC, OI, GV, MXD-1, MXD-2

6. Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents?

The proposed use is pre-existing and is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

- a) **Commercial Uses.** Use the character areas and the Future Development Map (FDM) to guide commercial growth and expansion for office/institutional, general commercial, and industrial opportunities. (9.1, #1)
- b) **Architectural Requirements.** Utilize the adopted architectural requirements for the various character areas of the city, seeking to refine and enhance these requirements, as needed. Consistently enforce architectural regulations to promote a uniform and harmonious quality of development within respective character areas. (9.1, #11)
- c) **Efficient Land Use.** Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses. (Quality Community Objective, #3) (9.1, #21)
- d) **Land Use Decisions.** Use the Future Development Map (FDM) as a guide when making land use decisions (map amendment requests) and reviewing other development proposals. (9.1, #22)
- e) **Small Businesses.** Promote the development of small businesses in the City. (9.3, #9)

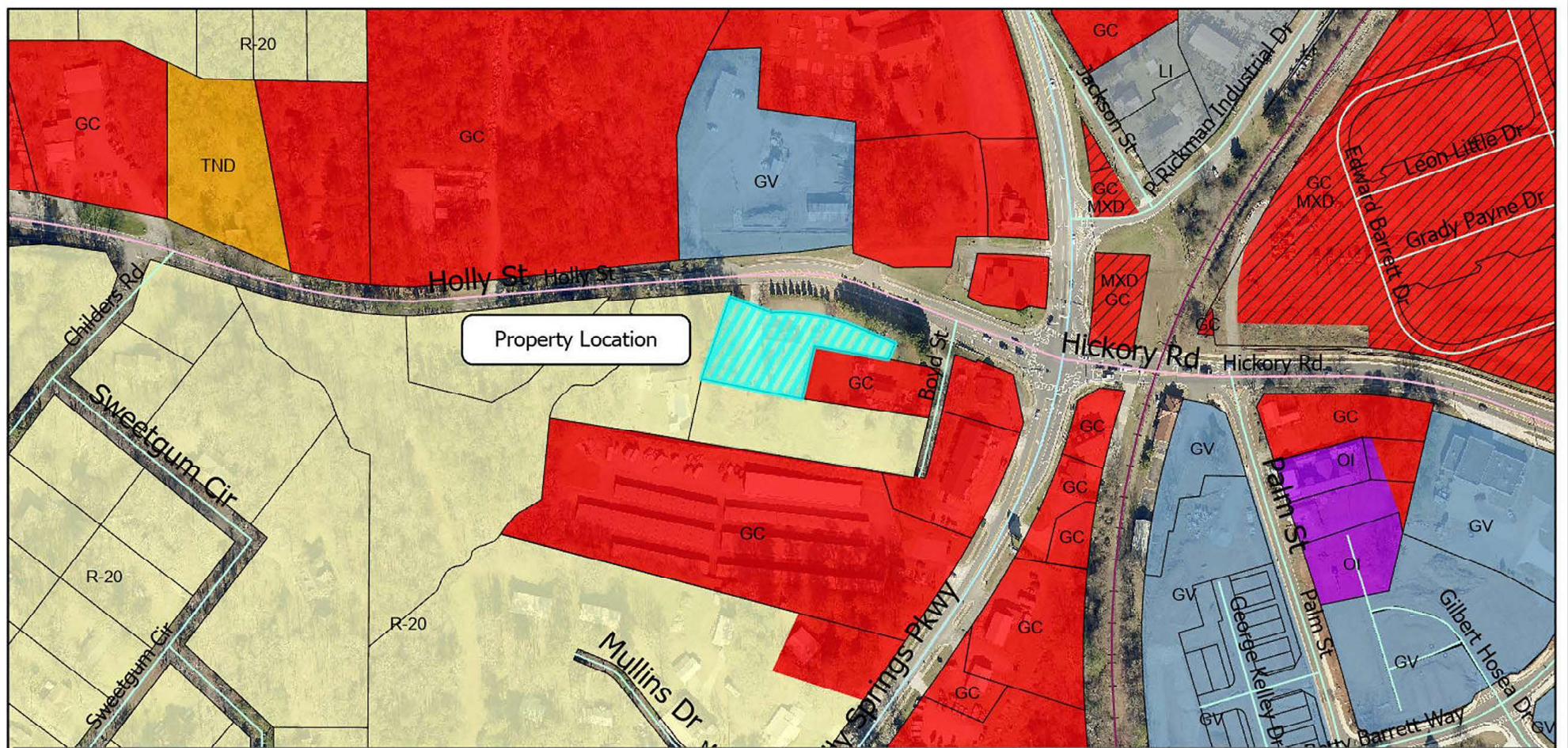
f) Redevelop and revitalize the Holly Springs downtown. (10.1, #2)

7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

All future development of the property will be held to the environmental development standards for all local, state, and federal requirements.

8. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

This property is within the Town Center Model Zoning District, a rapidly changing and growing area. As the Town Center takes shape with the construction of the parking deck and future construction of the amphitheater, city hall, and residential/commercial buildings, properties located outside of the City development such as noted in this request, will continue to develop/redevelop.



MA-01-2025 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





MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA- 01-2025 APPLICATION CUP- _____
HEARING DATE _____ DATE OF APPLICATION 12-5-24
APPLICANT Del Creviston OWNER Del Creviston
Kelly Creviston (If other than applicant)
Kelly Creviston
ADDRESS Same - 7 ADDRESS 2005 Avery Rd
Canton, GA 30115
ZIP CODE _____ PHONE _____ ZIP CODE 30115 PHONE _____
EMAIL _____ EMAIL _____
SIGNATURE Kelly Creviston SIGNATURE [Signature]

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

PRESENT ZONING DISTRICT(S) RES R-20 REQUESTED ZONING DISTRICT Commercial
REQUESTED CONDITIONAL USE(S) NA
PROPERTY LOCATION/ADDRESS 3036 Holly Street, Holly Springs, GA
MAP NUMBER 15-0344-0006 PARCEL NUMBER(S) 93N00064
LAND LOT(S) 0344 DISTRICT(S) 15 SECTION(S) 2
ACREAGE .66 SEWAGE DISPOSAL TYPE Septic UTILITIES AVAILABLE Yes
DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: NA

(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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Application Information

Please print or type answers, using additional paper or a separate sheet of paper, if necessary.

(1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? Yes

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? NO

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? Currently a residential house that would be converted to a commercial business.

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools? NO

(5) Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM) and Future Land Use Map (FLUM)? Yes

(6) Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents? Yes

(7) Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

NO

(8) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal? NO

Complete the following section, if applicable.

Residential

Minimum house size: _____ sq. ft.

Exterior façade: _____

Maximum number of units: _____

Anticipated start date: _____

Anticipated completion date: _____

Commercial

Number of buildings: 1

Maximum square footage: 2,400 sq. ft.

Number of stories: 1

Total number of employees: TBD

Exterior façade: Stone + Siding

Anticipated start date: upon rezoning approval

Anticipated completion date: upon rezoning approval

ITEM REPORT

AGENDA ITEM NUMBER: VI.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: January 9, 2025

AGENDA ITEM: ORD-1-2025, adoption of the 2025 Official Holly Springs Zoning Map.

EXECUTIVE SUMMARY:

Annual adoption of the Holly Springs Zoning Map in its entirety.

FISCAL IMPACT:

N/A

ATTACHMENTS:

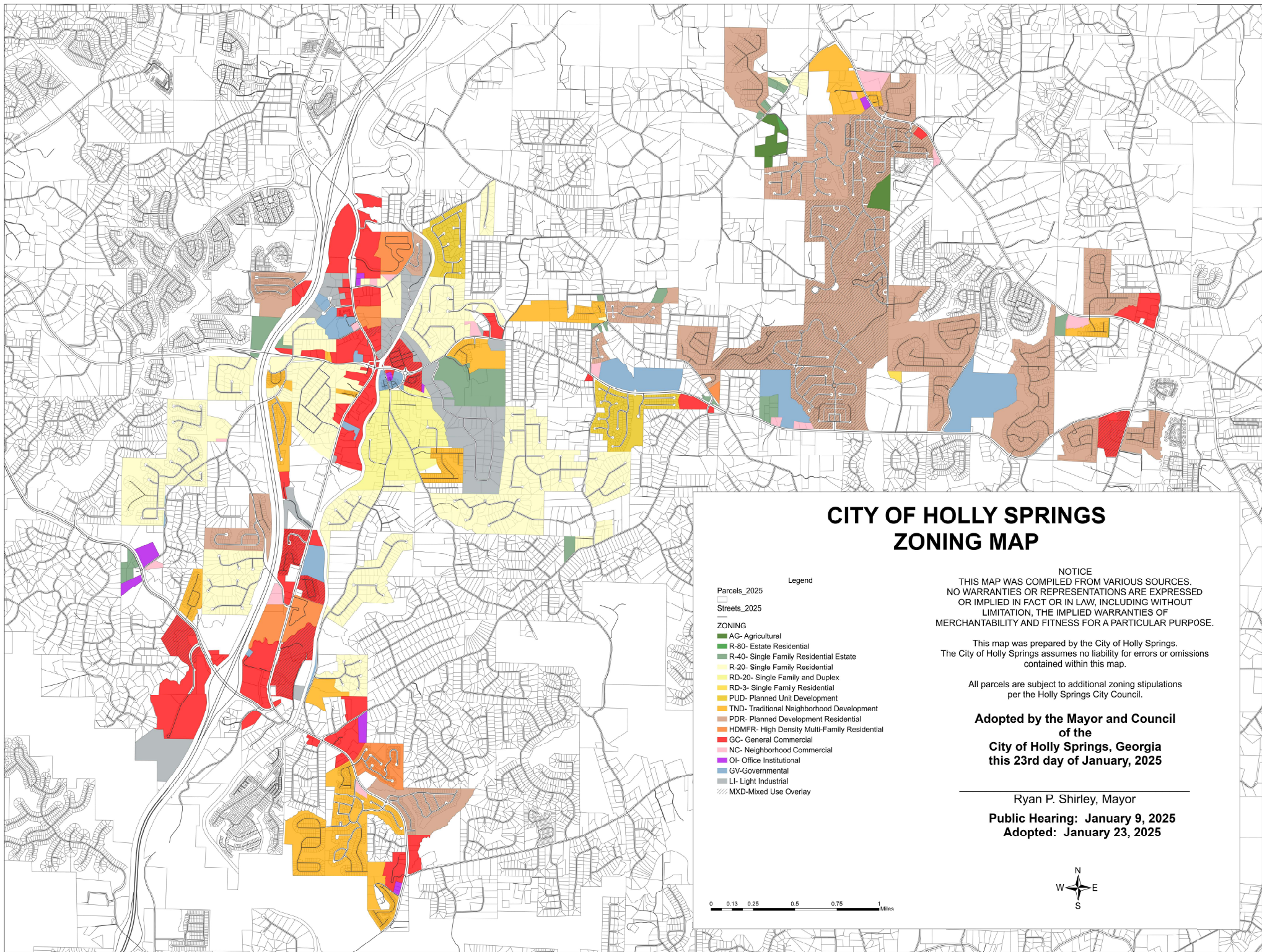
1. Zoning Map

RECOMMENDATION:

The staff recommendation is approval of the map.

CONCURRENCES:

City Manager



CITY OF HOLLY SPRINGS ZONING MAP

- Parcels_2025
Streets_2025
- ZONING**
- AG- Agricultural
 - R-80- Estate Residential
 - 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

NOTICE
THIS MAP WAS COMPILED FROM VARIOUS SOURCES.
NO WARRANTIES OR REPRESENTATIONS ARE EXPRESSED
OR IMPLIED IN FACT OR IN LAW, INCLUDING WITHOUT
LIMITATION, THE IMPLIED WARRANTIES OF
MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

This map was prepared by the City of Holly Springs.
The City of Holly Springs assumes no liability for errors or omissions
contained within this map.

All parcels are subject to additional zoning stipulations
per the Holly Springs City Council.

**Adopted by the Mayor and Council
of the
City of Holly Springs, Georgia
this 23rd day of January, 2025**

Ryan P. Shirley, Mayor
**Public Hearing: January 9, 2025
Adopted: January 23, 2025**

0 0.13 0.25 0.5 0.75 1 Miles



**City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
December 12, 2024**

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

Commission Members Not Present: Commission Member Andy Norris.

Elected Officials Present: None.

Staff Present: City Manager Robert H. Logan, Community Development Director Nancy Moon, Laura Rollins with the City Attorney's Office, Officer James Hood, and Community Development Coordinator Tracey Chambers.

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Meeting to order.

II. PUBLIC HEARING RULES

Chairman Dekker read the public hearing rules.

III. OLD BUSINESS/PUBLIC HEARING

No Old Business.

IV. NEW BUSINESS/PUBLIC HEARING

- A. **A-05-2024**, applicant, James Thomas, requests annexation of 4.7 +/- acres located off of Hickory Road, Cherokee County, GA, tax parcel 051A of tax plat 15N26.

Community Development Director Nancy Moon addressed the Commission and said that this property currently is within the county, but the owner would like to annex into the City of Holly Springs. Ms. Moon stated that the Cherokee County Board of Commissioners voted and had no objection to the annexation but did have some recommendations. Ms. Moon said that staff recommends approval of the annexation.

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

- B. **MA-06-2024**, applicant, James Thomas, requests rezoning of 4.7 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 051A of tax plat 15N26, from AG, Agricultural (County), to GC, General Commercial (City).

Community Director Nancy Moon said that this property contains an existing daycare and a baseball field that has been used in the past. Ms. Moon informed the Commission that staff recommends approval to rezone the property to GC, General Commercial, with stipulations.

The applicant, James Thomas, spoke and said that he has a commercial license for the daycare, but the county would not previously agree to rezone the property to commercial from agricultural. Mr. Thomas would like to make use of the baseball field for tournaments that others would organize.

Chairman Dekker made a motion to approve and amending the stipulation that the lighting on the baseball field shall be shielded within a period of five years. Commission Member Adams seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- C. **CUP-04-2024**, applicant, Tejas Patel, requests a conditional use permit for a convenience store with gasoline pumps for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 001 of tax plat 15N14D.

Community Development Director Nancy Moon stated that this property is zoned GC, General Commercial. Ms. Moon said that the applicant would like to build a convenience store with gasoline pumps on the property. Ms. Moon stated that staff recommends denial of the conditional use permit.

Michael Bray, attorney for the applicant, addressed the Commission and said that the area is zoned commercial which allows for this use; the applicant would have to meet all of the city's requirements. Mr. Bray said that the lighting would be installed so it would not disturb the surrounding residence, and a privacy fence would be built.

Holly Springs resident Nancy Martin of 3262 Holly Springs Parkway had concerns that this use would be a dramatic change for the surrounding area, bring crime and drug usage and reduce the value of the surrounding properties.

Holly Springs resident Juanita Burrell of 3009 Holly Springs Parkway said that she has lived on the property since she was a child. Ms. Burrell said that this use does not belong in the middle of a residential area, would bring crime, the scent of gas pumps, and increase traffic.

Woodstock resident Brandon Williams said that his mother had adjacent property. Mr. Williams said the concerns are the hours of operation, the business would be considered a nuisance, and there would be noise late at night and early in the morning.

Commissioner Huminski made a motion to extend the public hearing time by five minutes. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Mr. Williams continues with his concerns for the public's health. Mr. Williams said that the residents would like smart development and this does not meet that criteria.

Commissioner Huminski made a motion to extend the public hearing time by five

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

Holly Springs resident Alexandra Bennett of 144 Town Walk Drive stated that she is excited to be a new resident here and thinks that a gas station would clash with the surrounding area, would cause an increase of traffic and would not attract new residents.

Future Holly Springs resident Russell Martin addressed the Commission and stated that he and his wife are planning to move to a house just feet away from where the store would be. Mr. Martin is concerned about his son playing in the yard and strangers getting on his property.

Mr. Bray responded to the public comments stating that the road will be widened at this property and gave examples of the growth in the City. Mr. Bray stated that the applicant has committed to meet every condition that the City requires. Mr. Bray also said that this will not bring crime and the store will be an upscale, modern convenience store.

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

- D. **ORD-9-2024**, text amendment to Article 14: Amendments and Zoning Procedures of the Holly Springs Zoning Ordinance, to amend application procedures and requirements.

Community Development Director Nancy Moon explained to the Commission that the state law changed to amend the Official Code of Georgia (O.C.G.A.), Title 36 Local Government. Ms. Moon said this change makes it necessary to amend Article 14: Amendments to the Zoning Procedures of the Holly Springs Zoning Ordinance. Ms. Moon reviewed the changes. Ms. Moon said that with the changes the City would be in accordance with the state revision.

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

- E. November 14, 2024 Planning and Zoning Public Hearing Meeting minutes.

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

- F. November 21, 2024 Planning and Zoning Work Session Meeting minutes.

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

V. REPORTS/COMMENTS

Community Development Director Nancy Moon stated that the Planning and Zoning work session previously scheduled for December 19, 2024 has been canceled.

VI. ADJOURNMENT

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

Respectfully submitted.

Chairman

Attest:

Tracey Chambers
Community Development Coordinator