



Planning and Zoning Commission Work Session

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, February 27, 2025 | 7:00 PM

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

AGENDA

I. CALL TO ORDER

II. WORK SESSION GUIDELINES

III. OLD BUSINESS

IV. NEW BUSINESS

A. **MA-02-2025**, applicant, Holly Street Land Development, LLC, requests rezoning of 17.34 +/- acres located off of Holly Street, Holly Springs, GA, tax parcel 032 of tax plat 15N14, from R-40, Single Family Residential Estate and GC, General Commercial, to TND, Traditional Neighborhood Development.

B. **V-01-2025**, applicant, Brad LaSelva, requests a variance from the Holly Springs Zoning Ordinance, Article 3: General Provisions, Section 3.16: Building Design, for property located off of Palm Ridge Court, Holly Springs, GA, tax parcel 028 of tax plat 15N15E.

V. REPORTS/COMMENTS

VI. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: February 27, 2025

AGENDA ITEM: MA-02-2025, applicant, Holly Street Land Development, LLC, requests rezoning of 17.34 +/- acres located off of Holly Street, Holly Springs, GA, tax parcel 032 of tax plat 15N14, from R-40, Single Family Residential Estate and GC, General Commercial, to TND, Traditional Neighborhood Development.

EXECUTIVE SUMMARY:

The applicant, Holly Street Land Development, LLC, requests rezoning of 17.34 +/- acres located off of Holly Street, Holly Springs, GA, tax parcel 032 of tax plat 15N14, from R-40, Single Family Residential Estate and GC, General Commercial, to TND, Traditional Neighborhood Development. The property is divided into three sections by Holly Street and I-575. The larger portion, located to the northwest of the intersection of Holly Street and I-575 and consisting of 13.46 acres, is proposed to be developed with a 78-unit townhome development. The development of the remaining two parcels has not been decided at this time.

FISCAL IMPACT:

N/A

ATTACHMENTS:

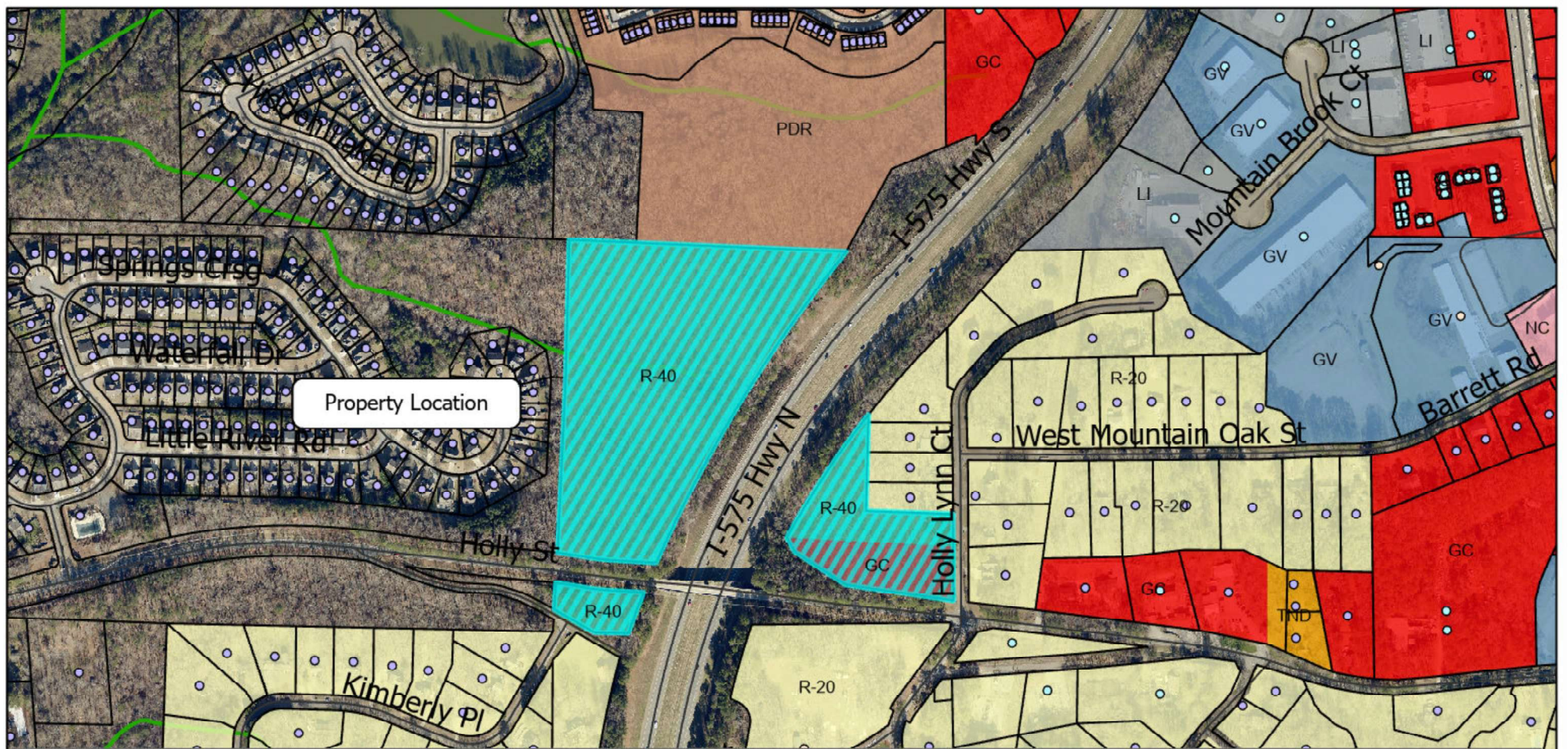
1. Location Map
2. Survey
3. Site Plan

RECOMMENDATION:

N/A

CONCURRENCES:

N/A



MA-02-2025 Location Map

- +— Railroad
- Parcels_2025
- Streets_2025

Zoning 2025

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



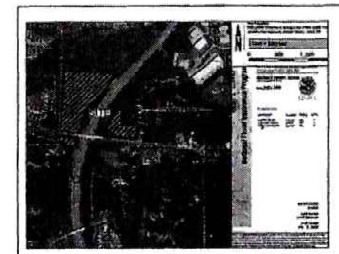
1. **Field Data:** This survey was conducted using GPS, static and real time kinematic methods. A relative positional precision, for horizontal measurements, of less than $0.07 + 50ppm$ at the 95% confidence interval was achieved.

2. Field Measurements were taken with a Carlson 6007, dual frequency receiver base station and rover on 11-26-2004 and 12-05-2014 and were adjusted using the Least Squares Method.

7. Building materials and buffers may not be within permit. They are governed by the local jurisdiction and should be coming prior to land planning or construction activities.

1. A Quilliam Deal between Leon Thomas, and H & C Builders, Inc., dated 61-29-1991 and recorded in DB983, PG 192 of Chancery County records.

2. A Final Subdivision Plat of Holly Springs Place, by Adams-Grove & Associates, Inc., dated 09-16-1987, but recorded 08-30-1988 as ad recorded in PG 37, PG 127 of the aforementioned record.

[illegible]

NOT TO SCALE

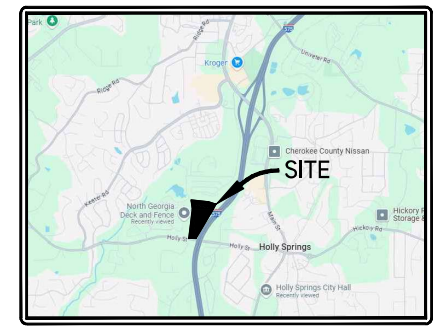
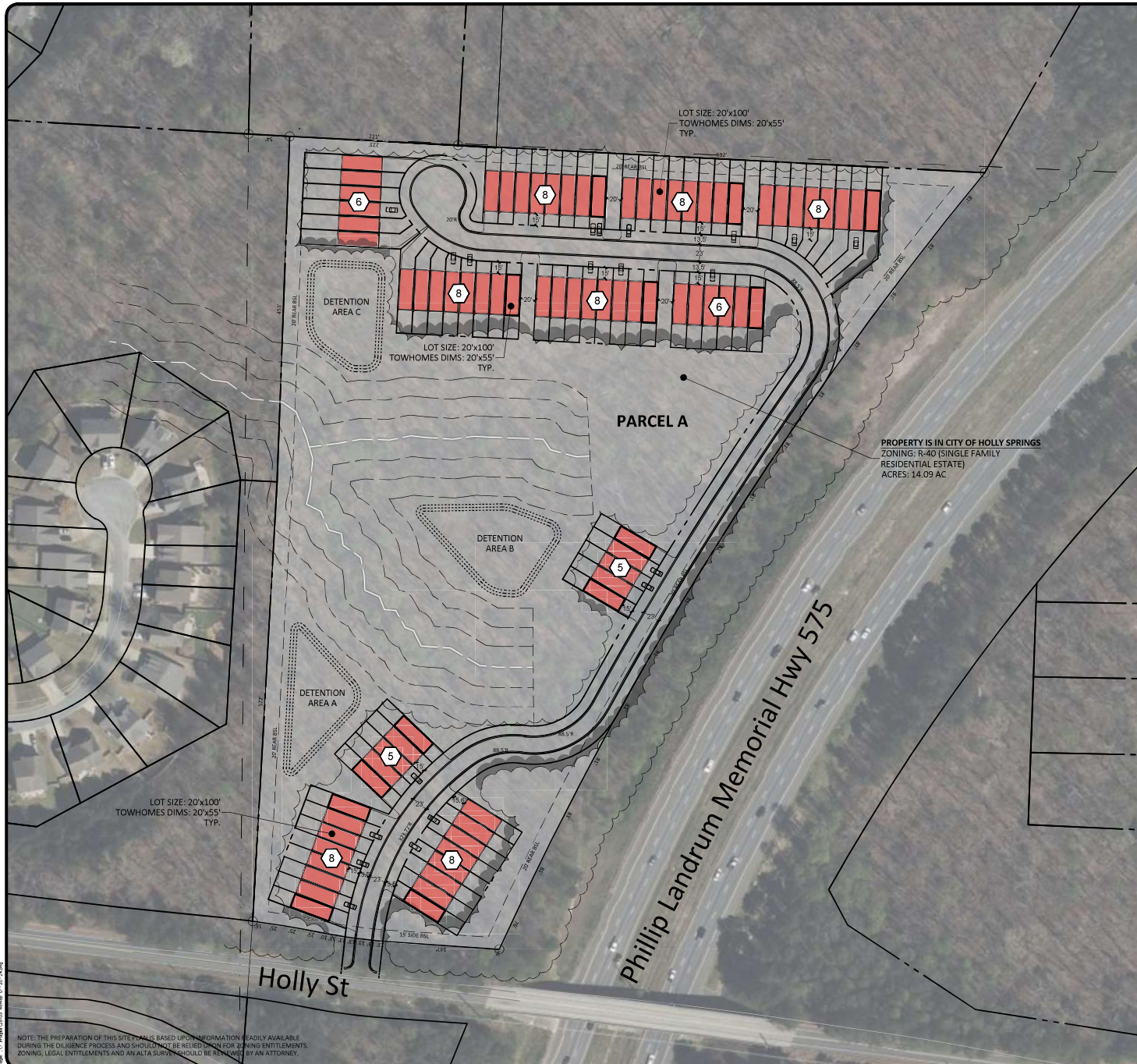
TOTAL AREA TRACTS 1, 2, & 3
17.34 ACRES

SURVEYOR'S CERTIFICATE
This plan is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR DEVELOPMENT OF THE LAND.

Furthermore, the undersigned land surveyor certifies that this plat complies 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 and as set forth in O.C.G.A. Section 16-8-67.

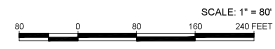
Paul A. McWhorter 01-06-2025
 Neil A. McWhorter, GARLS # 2644 Date
 K.E.Q., Inc. Certificate of Authorization Number LSP000275





VICINITY MAP

Level 1		
	Existing/Req'	Proposed
Zoning	R-40	TND
Use Allowed	NO	YES
Flood Zone	Zone X	
National Wetlands Inventory	Riverine/Creek	
SITE AREA BREAKDOWN		
Total Site Area	17.07 AC	
TOWNHOME INFO		
Total Townhomes	78	
Individual Townhome SF	20'x55' = 1,100 SF	
Total Townhome SF	78 TH x 1,100 SF = 85,800 SF	
Building Setbacks		
Front Local	35'	15'
Side Major St	-	15' local / 40' main streets
Side Minor St	-	0'/25'
Side	15'	10'
Rear	30'	20'
Separation between Structures	-	20'
Maximum # Units Attached	-	8
Level 2		
Minimum Lot Size	40,000 SF	
Adjacent Zoning North	R-40	-
Adjacent Zoning South	R-20	-
Adjacent Zoning East	R-20	-
Adjacent Zoning West	PD-MU	-



NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DUE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR PLANNING ENTITLEMENTS. ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.

PRELIMINARY

civilogistix

500 SUN VALLEY DRIVE, STE 143, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

PRELIMINARY SITE PLAN

HOLLY ST TOWNHOMES

PROJECT ADDRESS:
HOLLY SPRINGS, GA ZIP

CP1
25103
JANUARY 23, 2025
REVISIONS

ITEM REPORT

AGENDA ITEM NUMBER: IV.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: February 27, 2025

AGENDA ITEM: V-01-2025, applicant, Brad LaSelva, requests a variance from the Holly Springs Zoning Ordinance, Article 3: General Provisions, Section 3.16: Building Design, for property located off of Palm Ridge Court, Holly Springs, GA, tax parcel 028 of tax plat 15N15E.

EXECUTIVE SUMMARY:

The applicant, Brad LaSelva, requests a variance from the Holly Springs Zoning Ordinance, Article 3: General Provisions, Section 3.16: Building Design, for property located off of Palm Ridge Court, Holly Springs, GA, tax parcel 028 of tax plat 15N15E. The applicant has requested a variance to allow an accessory structure, a 1500 sq. ft. shed, to be constructed with a metal facade at his residence. Per Article 3: General Provisions, Section 3.16: Building Design:

Requirement for all zoning districts:

Building designs and materials may be of the developer's or builder's choosing. However, if structures utilize metal siding, they shall be constructed with brick, stone, rock, composite siding or wood to cover any façade of the building facing a roadway and all sides of the structure, if built on a lot abutting a more restrictive zoning district or if the sides of the building can be viewed from any roadway. Further, such covering must be in place by final inspection or no C.O. shall be issued. Structures utilizing metal siding without one of the above façade coverings are prohibited in all residential zoning districts. Said requirements shall be considered in conjunction or in addition to all other requirements within this ordinance.

FISCAL IMPACT:

N/A

ATTACHMENTS:

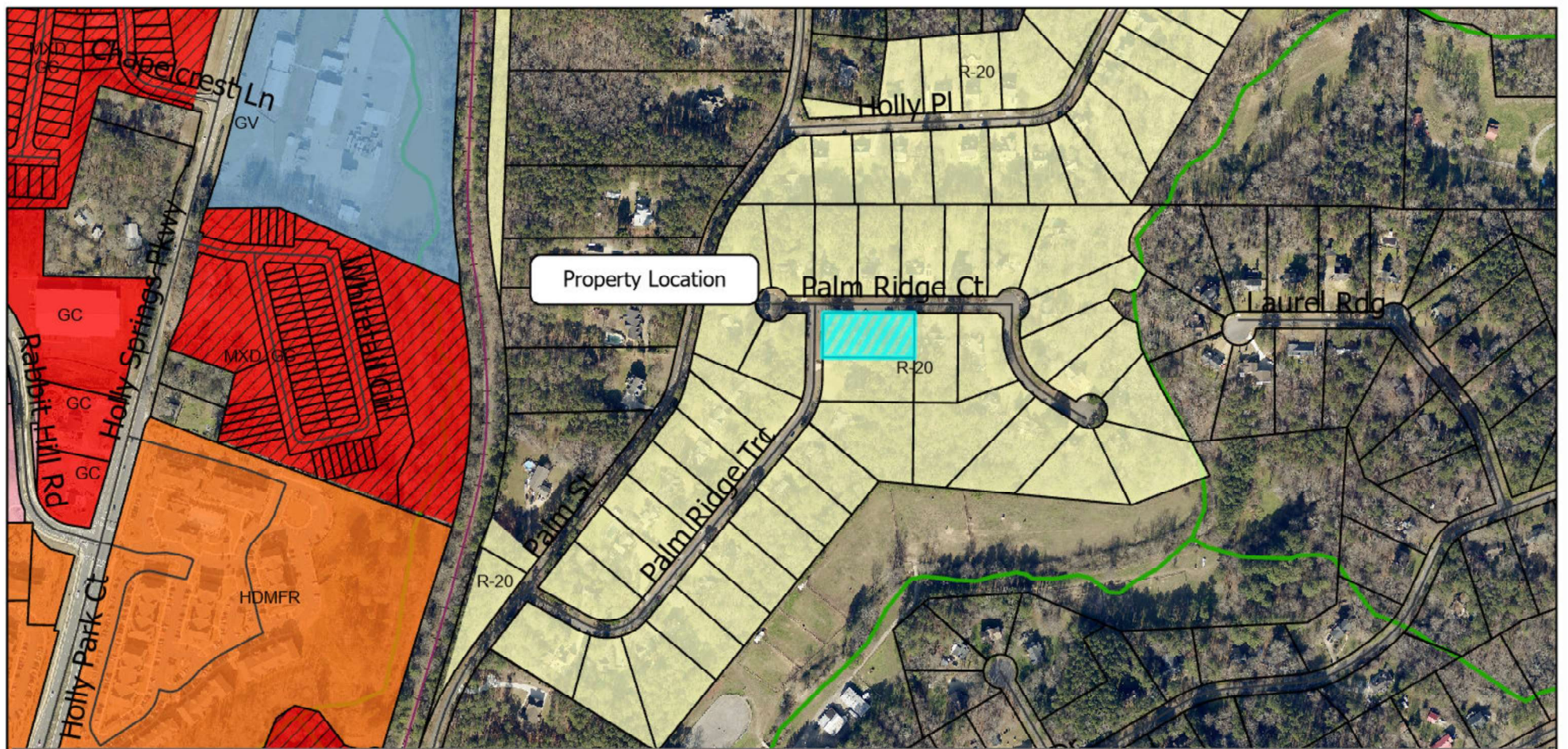
1. Location Map
2. Metal Shed Site Plan
3. Metal Shed Design Layout
4. Metal Shed Design

RECOMMENDATION:

N/A

CONCURRENCES:

N/A



V-01-2025 Location Map

- +— Railroad
- Parcels_2025
- Streets_2025

Zoning 2025

ZONING

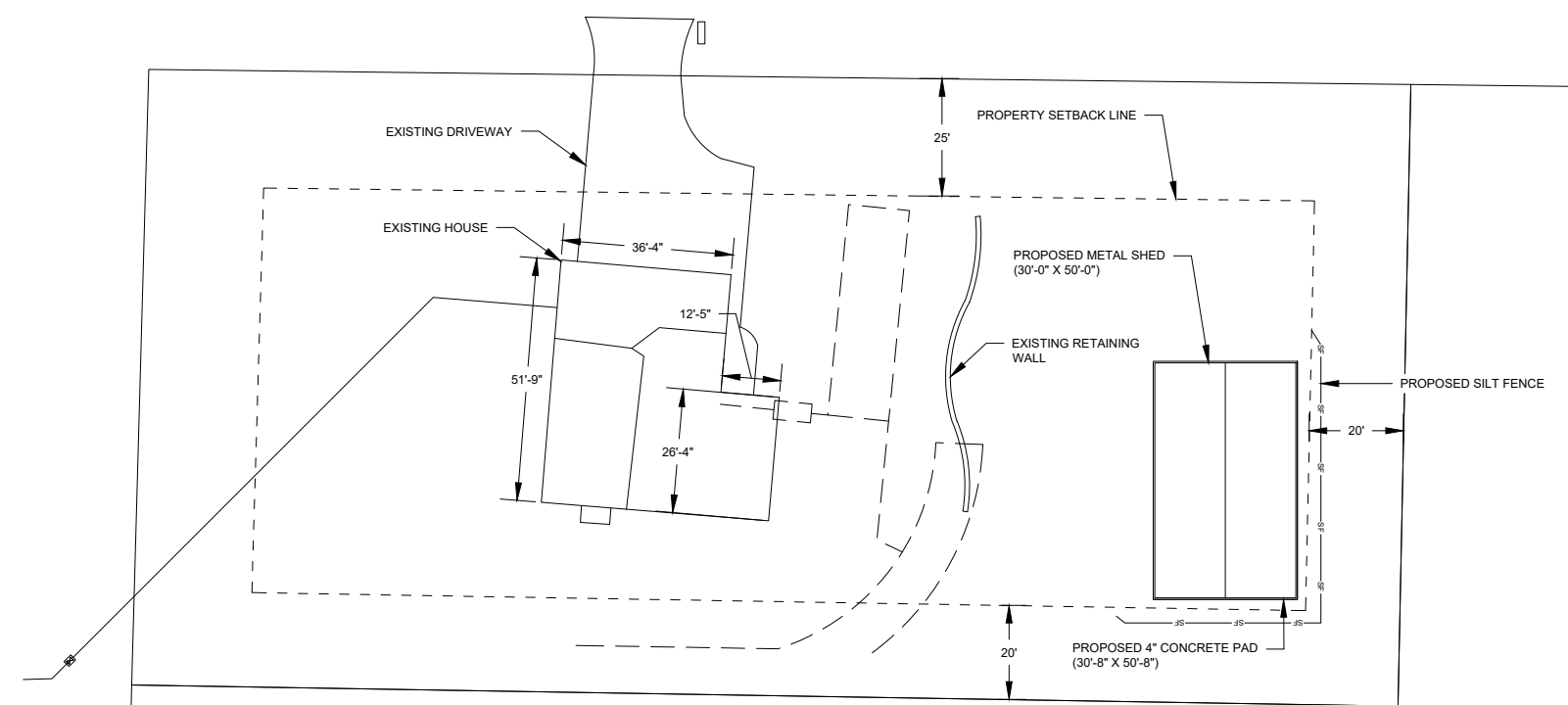
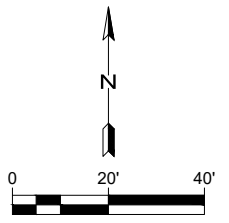
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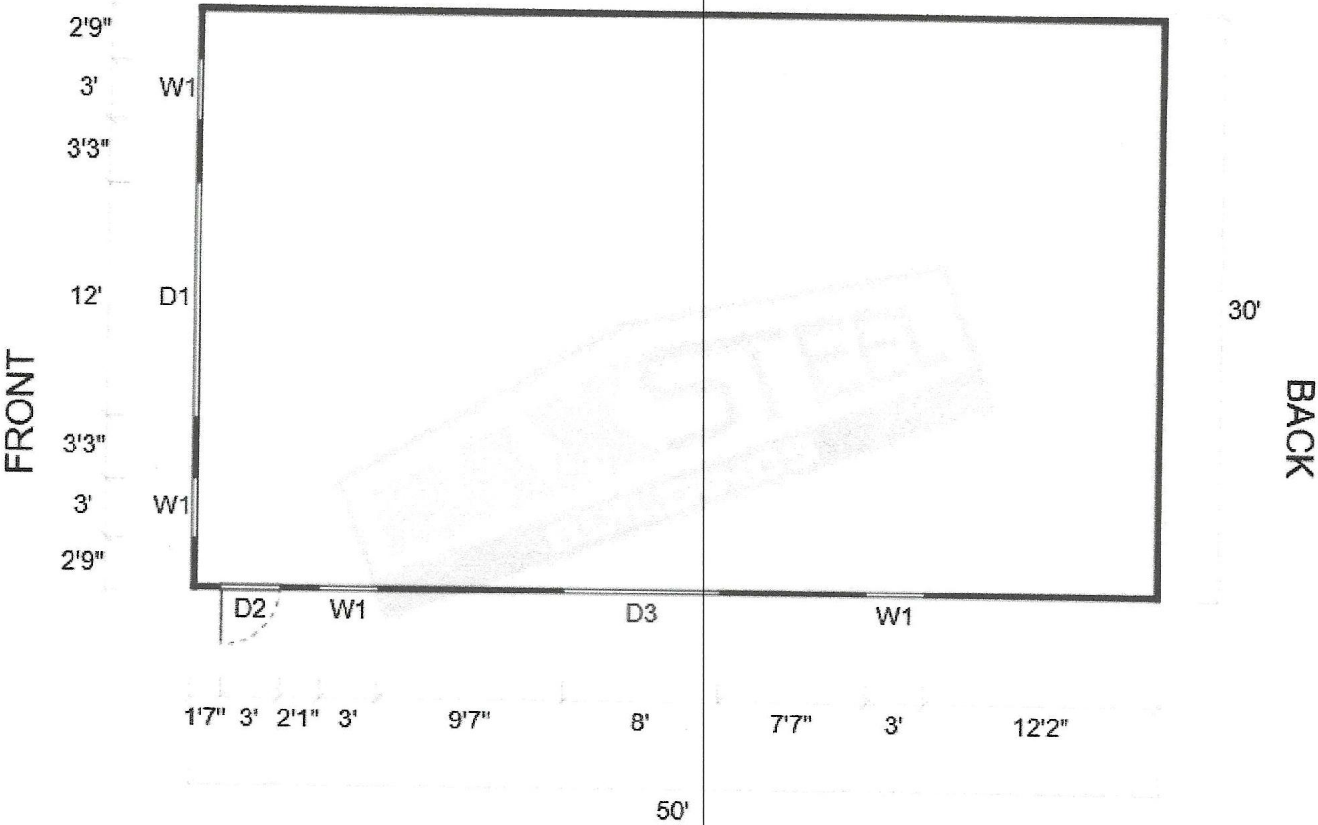




SITE PLAN

Floor Plan

LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND

D1	12' x 12' Model 650 Rollup Door*	W1	36W x 36H Window
D2	Walk-in Door (36" x 80")	D3	8' x 8' Model 650 Rollup Door
	Closed Wall		

Building Images



Perspective View



Front



Left Side



Right Side



Back