



Planning and Zoning Commission Public Hearing

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, March 13, 2025 | 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. **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.
- C. January 9, 2025 Planning and Zoning Public Hearing Meeting minutes.
- D. January 30, 2025 Planning and Zoning Work Session Meeting minutes.
- E. February 27, 2025 Planning and Zoning Work Session Meeting minutes.

V. REPORTS/COMMENTS

VI. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: March 13, 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 as shown in Exhibit A. The development of the remaining two parcels has not been decided at this time. Tract 2, consisting of 3.15 acres, is zoned GC, General Commercial and R-40, Single Family Residential Estate and is located on the east side of I-575. Tract 3, located on the south side of Holly Street, is zoned R-40, Single Family Residential Estate and consists of 0.73 +/- acres.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Staff Analysis
2. Location Map
3. Survey
4. Exhibit A Site Plan
5. Application
6. Exhibit B Elevations
7. Public Information Meeting Report

8. CCSD Impact Report

RECOMMENDATION:

The staff recommendation is approval of the rezoning application to approve the rezoning as follows:

Rezone Tract 1, consisting of 13.46+/- acres, to TND, Traditional Neighborhood Development with the following stipulations:

1. A master association shall be formed which shall include all component parts of the project. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, signage, private infrastructure, detention areas, mail kiosk, amenity areas, common areas, open space areas, other common recreational areas, and all landscaping and plantings contained within the community.
2. The master association to be formed hereunder shall have architectural design regulations which shall control and coordinate all principal and accessory buildings within the project, as well as items such as project entrance signage, signage for individual units, signage within amenity areas, common areas, open space areas, other common recreational areas and the like to protect and maintain the quality and integrity of the development.
3. The yard areas around each unit shall be fully sodded/landscaped and maintained by the mandatory homeowners' association. All restrictive covenants and association documents shall be submitted for review by the Community Development Director prior to final plat approval.
4. All units within the proposed community shall be "for sale" units. The Declaration of Restrictive Covenants shall restrict the number of units which can be leased at any one time to no more than twenty percent.
5. Density shall be limited to a maximum gross density of 5.89 units per acre, or a maximum of 78 fee-simple single-family attached residential dwelling units.
6. The architectural style shall be comparable to the elevations as submitted with the application and attached as Exhibit B with the exterior facade consisting of brick, stone, stacked stone, cedar shake type and/or Hardi-plank and combinations thereof, one of which must be brick or stone, and shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.
7. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the master association.
8. Garage doors shall be setback a minimum of 20 feet from the back of sidewalks.
9. Signage at the entrance point shall be ground-based, monument style, in compliance with Article 10, Signs and Outdoor Advertising, and shall complement the high quality, architectural vision and style of the proposed homes. The entrance areas shall be professionally designed, landscaped and maintained.
10. Lighting shall be environmentally sensitive, with developer 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.

11. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding open space, recreation areas, and landscaping.
12. Entrance design and improvements to Holly Street shall be provided as per the determination and recommendation of the City Engineer.
13. Sidewalks, decorative streetlamps, and curb and gutter shall be installed along the road frontage of Holly Street, as applicable, and shall conform to the design of the Holly Springs LCI Project 0008961, Pedestrian Improvements, as well as the requirements of the Holly Springs Parkway District, as stated in Article 19, Design Guidelines for Model Zoning Districts.
14. All construction and employee vehicles and equipment shall be parked, and otherwise located, on the property during the development of infrastructure and construction of residences and shall not be parked on or along Holly Street. There will be no stacking of vehicles along any roadway waiting for entry onto the property.
15. As requested by the Cherokee County School District, the developer shall provide a School Mitigation Fee of \$392 per residential unit constructed, and such fee shall be paid prior to the issuance of each building permit.

Rezone Tract 2, consisting of 3.15+/- acres, to R-20, Single Family Residential with the following stipulations:

1. Development shall be comparable in design to that of the existing development within the Holly Springs Place subdivision.

Rezone Tract 3, consisting of 0.73+/- acres, to R-20, Single Family Residential.

CONCURRENCES:

N/A

Staff Analysis

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	PDR PD-MU (Canton)	NORTH:	SFR SFR/Vacant
SOUTH:	R-20	SOUTH:	SFR/Church/Cemetery
EAST:	R-20	EAST:	SFR/Church/Cemetery
WEST:	PD-MU (Canton) AG (County)	WEST:	SFR Undeveloped

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 consists primarily of single-family residential. The proposed development, consisting of single-family attached residential, is suitable with regards to the surrounding area. It is bordered on the east side by I-575 and on the north by open space that is part of the Hidden Springs townhome subdivision.

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

The development of this property should not cause a substantial adverse effect on adjacent or nearby properties with regards to existing 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 develop with those uses associated with the R-40 zoning district consisting of single-family detached homes. In addition, Tract 2 of the property, located on the east side of I-575 could be developed with 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 will generate additional traffic and use of utilities. As there are only 78 units, a traffic study is not required in the application submittal. Per the City Engineer, the development may warrant a left turn lane and decel lane. A traffic study will be needed before site plan approval to make the determination on road improvements.

The Cherokee County School District has reported an estimated student impact of 78 students with three additional classrooms needed at the cost of \$30,526 equating to a school mitigation fee of \$392 per unit.

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)?

The Future Development Map identifies Tract 1 of this property with the character area of Traditional Neighborhood Development. This character area corresponds with residential blocks within the originally settled area of Holly Springs, surrounding the town center, and within portions of newly created communities designed under a neotraditional or mixed-use framework. Acceptable uses are primarily single-family residences (stick-built, excluding manufactured homes) and some civic-institutional uses such as churches. Some other forms of housing such as duplexes and accessory apartments and townhouses may be permitted. Furthermore, neighborhood-serving retail and service uses may also be approved.

Application: Existing and new single-family residential neighborhoods with or without a mixed-use component.

Primary Future Land Uses: Single-family residential with neighborhood commercial, office, and government uses, and parks, recreation, greenways, and trails.

Zoning Districts: PD-R, TND, NC, OI, GV, MXD-1, MXD-2

The Future Development Map identifies Tracts 2 and 3 of this property with the character area of Suburban Neighborhood. This character area corresponds with conventional suburban subdivisions with approximately 1/3 acre to 1-acre lots that have curvilinear streets. Houses are set back from the road, and lots are spacious. Streets are built to a relatively wide standard when compared with traditional neighborhoods. Connectivity is not necessarily provided, although an objective of this character area is to provide for pedestrian activity and connections among subdivisions to provide more of a true “neighborhood” feel, as opposed to each tract being developed without consideration of connecting to abutting properties. Another key objective for this character area is the provision of connected open spaces that are permanently protected. With such protected open space, it is possible for this character area to preserve a more rural, open-space feel if conservation lands are set aside and scenic view analyses are incorporated into development plans. Acceptable uses include single-family residences, stick-built (excluding manufactured homes), along with supportive civic, institutional, and recreational uses. These areas are served by public water supply but not necessarily sanitary sewer service.

Application: Existing and new single-family residential neighborhoods

Primary Future Land Uses: Single-family detached residential

Zoning Districts: R-40, R-30, R-20, PD-R, TND

Density/Intensity: Moderate density single family residential uses up to 3 units/acre.

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 development on Tract 1, consisting of single-family townhomes, is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

- a) **Residential Uses.** Use the character areas and the Future Development Map (FDM) to guide residential growth, steering appropriate densities to suitable locations. (9.1, #3)
 - b) **Traditional Neighborhood Development.** Promote traditional neighborhood and mixed-use developments in appropriate areas, which could include commercial, multi-family, and single-family sections within the same project area. (9.1, #4)
 - c) **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)
 - 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) **Housing Options.** Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socio-economic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community. (9.2, #1)
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?

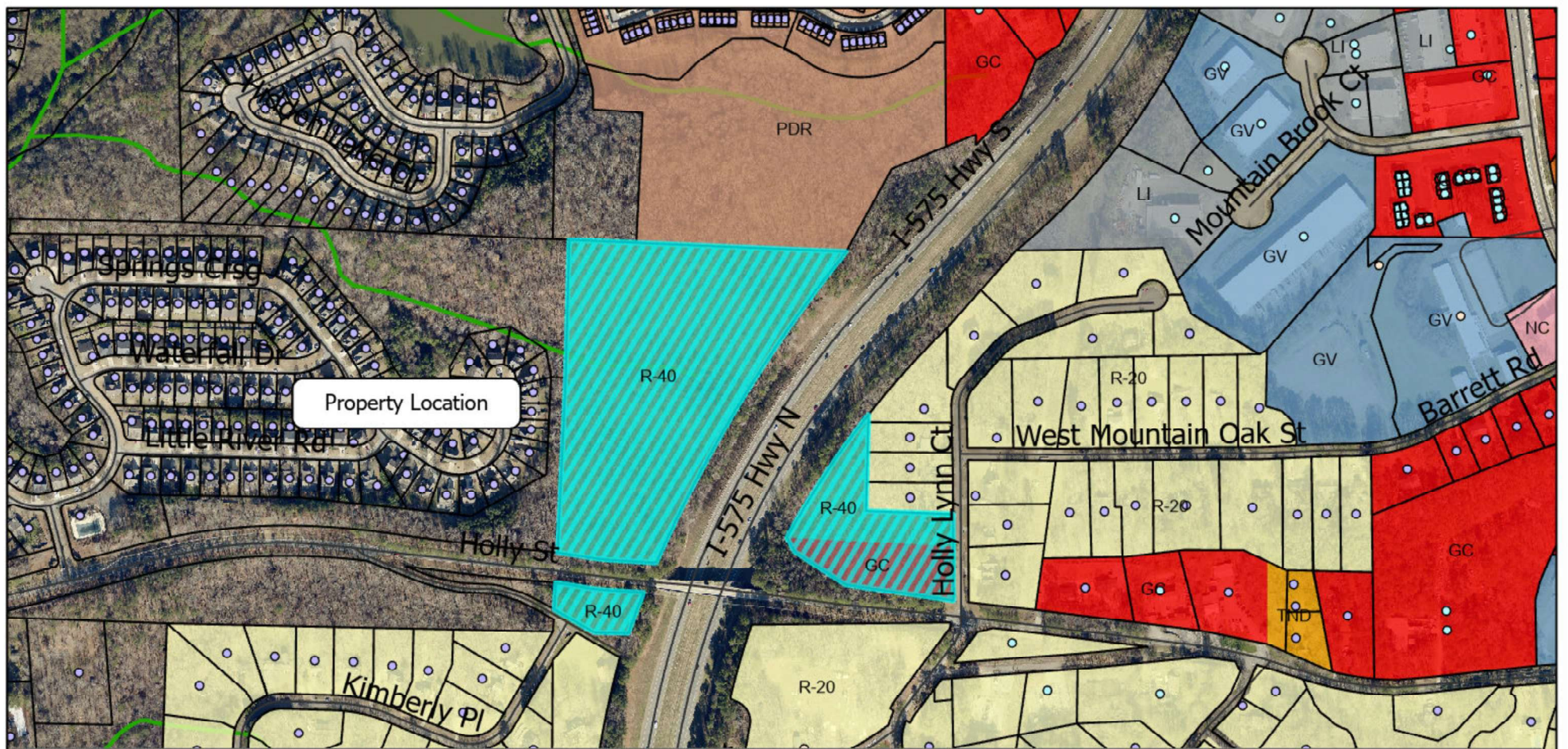
The development of the property will be held to the environmental development standards for all local, state, and federal requirements. There is an existing stream on the property, as shown on the site plan which also depicts the appropriate stream buffer requirements. Engineering design and approval will meet all standards.

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?

The proposed project is attached to property with an existing townhome development and is also adjacent to I-575 right-of-way. The TND character area and zoning district permit densities of up to 8 units attached per acre. If Tract 1 had been designed at maximum density it would have equated to 108 units. The proposed density of 5.8 units per acre for Tract 1 is within the guidelines of the Traditional Neighborhood character area. Tracts 2 and 3 are in the Suburban Neighborhood character area supporting densities up to 3 units per acre. Additional consideration should be given to these tracts to determine the appropriate zoning district given their proximity to properties zoned and developed under the R-20, Single Family zoning district.

C. Public Information Meeting

The applicant conducted a public information meeting on Wednesday, February 26, 2025. Twenty-five area residents attended the meeting and voiced their concerns regarding increased traffic, sight distance, removal of trees, and wildlife habitat. One resident voiced his support for the project.



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 $0.07'' + 50\text{ppm}$ at the 95% confidence interval was achieved.

2. Field Measurements were taken with a Chirp 897, dual frequency receiver base station and rover on 11-26-2004 and 12-05-2014 and were adjusted using the Least Squares Method.

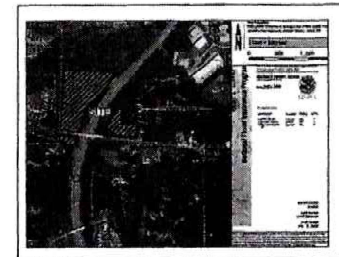
5. The public research reinforcement survey will collect only those reports necessary to establish the boundaries, terrain, and resources at the time they are not and is not intended to qualify a site search or the global.

6. This property is not located in a Flood Hazard Area as indicated on FIRM No. 13037C0042C, dated 06-07-2018.

7. Building setbacks and buffers may not be within 100 feet. They are governed by the local jurisdiction and should be confirmed prior to any planning or construction activities.

1. A Quilligan Oyer between Leon Thomas, and H & C Builders, Inc., dated 61-79-1691 and recorded to DB 940, PG. 192 of Chancery County records.

2. A Final Subdivision Plat of Holly Springs Place, by Adams-Gris & Associates, Inc., dated 09-19-1987, last amended 08-26-1988 and recorded in PG 37, PG 127 of the aforementioned records.

[illegible]

NOT TO SCALE

TOTAL AREA TRACTS 1, 2, & 3
17.34 ACRES

SURVEYORS' CERTIFICATE
This plat is a statement of a valid 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 is stated hereon. **REGISTRATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REGIMENTS, OR VIABILITY FOR ANY OTHER PURPOSE OF THE LAND.** Furthermore, the original plat and survey data, this plat comply 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. Sections 15-8-87.
Neil A. McWhorter
 Neil A. McWhorter, GARLS # 2644
 K.E.Q., Inc. Certificate of Authorization Number LSP000275

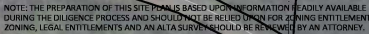
0 100 200 300 400
SCALE: 1" = 100'



Retirement Survey for
NICKEL CREEK DEVELOPMENT, LLC
Land Lot 303, 15th Dist., 2nd Sec.
City of Holly Springs, Charlotte County, Georgia
See also page 100

**McWhorter
&
Anderson**
LAND SURVEYING &
CONSULTING

416 Burke Ferry Road
Building H, Unit 300
Cumming, GA 30040
(770) 884-6430
www.mga-sa.com
G.E.O., Inc. 3025



SCALE: 1" = 80'



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION : MA-02-2025 _____ APPLICATION CUP- _____
HEARING DATE _____ DATE OF APPLICATION _____
APPLICANT Holly Street Land Development, LLC OWNER H & C Builders
(If other than applicant) _____
ADDRESS 1425 Avery Road ADDRESS 832 Ridge Road
Canton, GA Canton, GA
ZIP CODE 30115 PHONE [REDACTED] ZIP CODE 30114 PHONE [REDACTED]
EMAIL [REDACTED] EMAIL [REDACTED]
SIGNATURE [Signature] SIGNATURE [Signature]

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

PRESENT ZONING DISTRICT(S) R-40 REQUESTED ZONING DISTRICT TND
REQUESTED CONDITIONAL USE(S) _____
PROPERTY LOCATION/ADDRESS 0 Holly Street
MAP NUMBER 15N14 PARCEL NUMBER(S) 032
LAND LOT(S) 303 DISTRICT(S) 15 SECTION(S) 2nd
ACREAGE 17.34 SEWAGE DISPOSAL TYPE Sewer UTILITIES AVAILABLE Yes

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____
Single Family Residential

(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:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

FILING FEES _____ RECEIPT# _____ CHECK# _____

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, the property is in an area with high density residential single family attached and detached. The property bounds on I-575 and Holly Street.

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? No, as stated in the response to no. 1, the area has high density residential to the West & North, with I-575 to the East and Holly Street on the South.

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? No, because of the properties location to high density residential and especially to I-575.

(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, all required utilities and existing streets are adequate for the intended use.

(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 and as further indicated by the surrounding uses.

(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, please see above answers.

(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, all requirements and codes to prevent an environmental impact will be met.

(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 area used to be rather rural, but with the opening of I-575, Prominence Point, and the Ash Street projects, it is no longer a rural area

Complete the following section, if applicable.

Residential

Minimum house size: 1600 sq. ft.

Exterior façade: Rock, Brick, and Hardi Plank

Maximum number of units: 138

Anticipated start date: Fall 2025

Anticipated completion date: Spring 2026

Commercial

Number of buildings: _____

Maximum square footage: _____ sq. ft.

Number of stories: _____

Total number of employees: _____

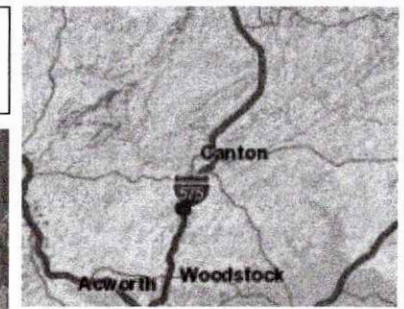
Exterior façade: _____

Anticipated start date: _____

Anticipated completion date: _____



Cherokee County, GA



Legend

- CCWSA Water Mains
- CCWSA Sewer Force Mains
- CCWSA Sewer Gravity Main

Cities

- Ball Ground
- Canton
- Cherokee County
- Holly Springs
- Mountain Park
- Nelson
- Waleska
- Woodstock

- Parcels
- Parcels
- Subdivisions
- Land Lot Boundaries

1: 5,306



884.3 0 442.14 884.3 Feet

Location Map

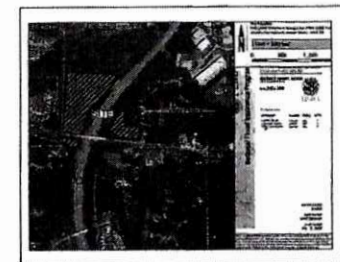
Notes

REFERENCE:

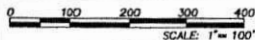
- 1. A *Quitclaim Deed* between Leon Thomas, and H & C Builders, Inc., dated 01-29-1991 and recorded in CB 340, PG 192 of Osage County records.
- 2. A *Final Subdivision Plan* of Holly Springs Place, by Adams-Burn & Associates, Inc., dated 09-19-1987, last revised 09-29-1989 as recorded in PG 37, PG 127 of the aforementioned records.
- 3. Sheet 14 of a Department of Transportation Right of Way Map bearing the project number of 0-375-1(1307), PG 3 of the Osage County dated 01-13-1988, last revised 05-11-1978. The plan sheet was found and included in the project file.



Source	Source	Distance
1	SSP 071° 18'	16.80
1.5	Rat. 500° 73'	At 500.32'
2	Rat. 130° 12'	On 710° 18'
3	On 300° 15'	At 50° 53'
4	Rat. 150°	On 270° 40'
5	Rat. 300° 50° 30'	53.14
6	SSP 33° 23'	55.50
7	SSP 11° 10'	57.10
8	Rat. 100° 200°	At 170° 24'
9	Tat. 43° 30'	
10	On 110° 11° 10'	118.50
11	On 071° 17° 10'	118.50
12	On 44° 44° 30'	120.00
13	On 44° 44° 30'	120.00
14	On 44° 44° 30'	120.00
15	On 44° 44° 30'	120.00
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100	On 44° 44° 30'	120.00



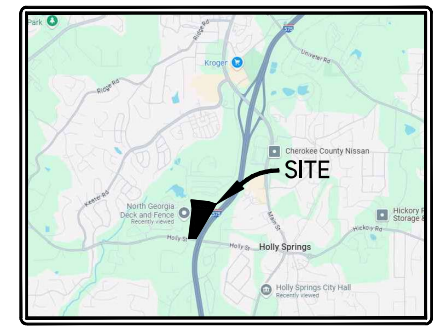
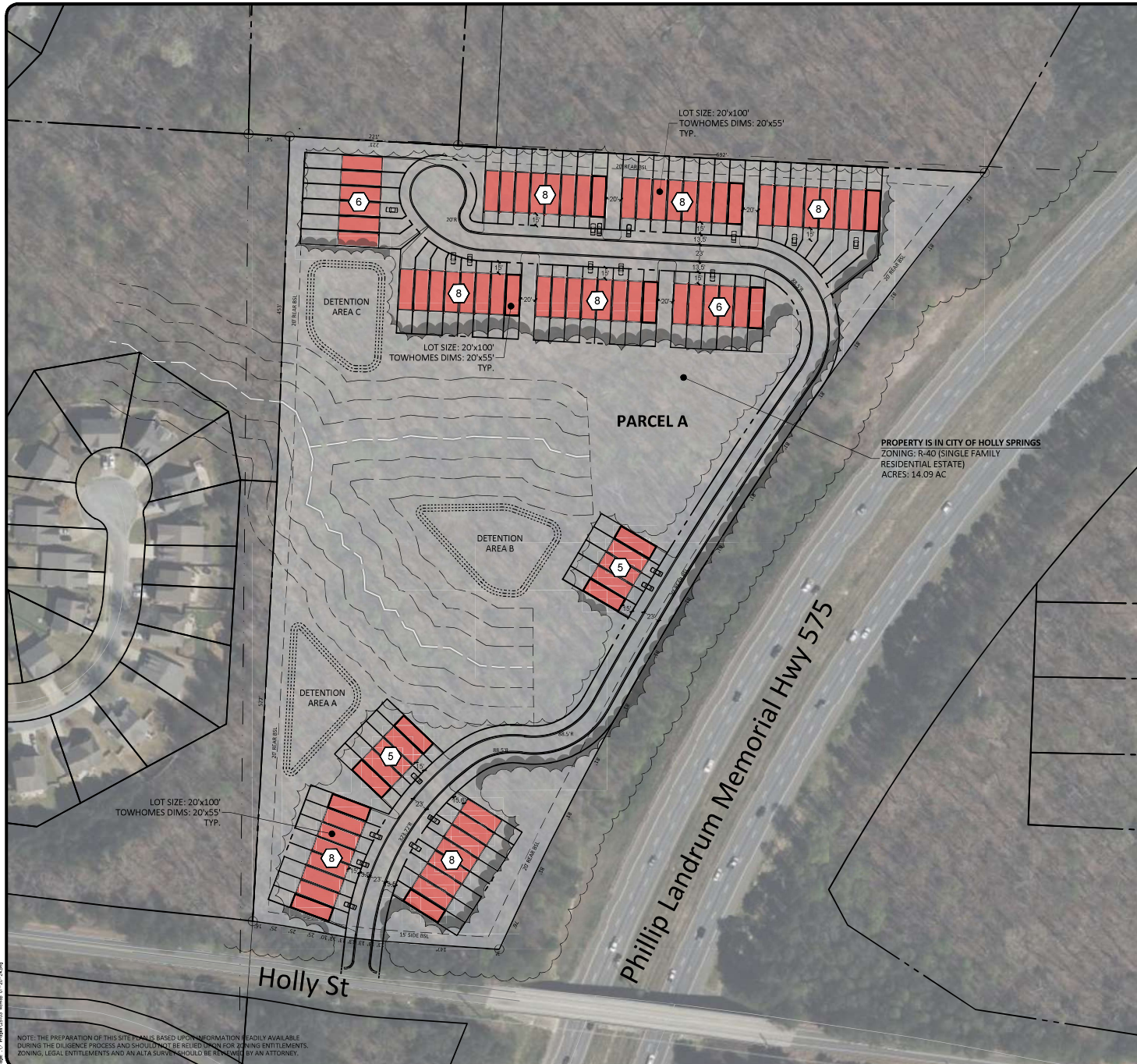
NOT TO SCALE



Retirement Survey for:
NICKEL CREEK DEVELOPMENT, LLC
Land Lot 303, 15th Dist, 2nd Incd
City of Holly Springs, Charlotte County, Georgia
01-08-2025

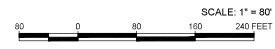
**McWhorter
&
Anderson**
LAND SURVEYING &
FILE 13194

418 Ricken Ferry Road
Building H, Unit 300
Corryville, GA 30040
(770) 689-9430
www.mga-sa.com
C.E.O., Inc. 2025



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

Exhibit B
PROPOSED ELEVATIONS









EUGENE B. CHAMBERS
ATTORNEY AT LAW
HISTORIC JONES & CLOUD BUILDING
121 EAST MAIN STREET
P. O. BOX 4446
CANTON, GA. 30115

February 27th, 2025

Mayor and Council
City of Holly Springs
3237 Holly Springs PKWY
Holly Springs, GA 30115

RE: Holly Street Land Development LLC
Neighborhood Public Information Meeting Report

Dear Mayor and Council Members:

The Neighborhood Public Information Meeting for Holly Street Land Development, LLC was held on February 26th, 2025, at the Holly Springs Depot. The meeting was scheduled to begin at 6:30 p.m. with attendees arriving as soon as 6:00 p.m.

A sign-in sheet was provided and is included with this report. According to the sign-in sheet 25 people attended. A Comment Sheet was also provided which is included with this report. One comment was provided which appears to say 100% for quality houses/townhomes.

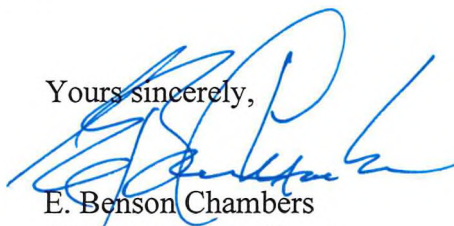
At the meeting attendees were provided an opportunity to view an enlarged mounted site plan and survey of the property. Attendees were informed of the characteristics of the property, including, the location, acreage, current zoning classification of R-40 and the Future Land Use Classification of Traditional Neighborhood Development.

In addition to the property characteristics, the attendees were informed of the requested zoning application of Traditional Neighborhood Development, the number of proposed townhomes, the resulting density, and a comparison of the density to existing neighborhoods in the area.

The meeting was open to the attendees for questions and comments which included current and future traffic, road safety, accessibility from Holly Street, air quality caused by I-575, sell ability, and pricing.

Thank you for your consideration of this information.

Yours sincerely,



E. Benson Chambers
Attorney for Applicant

COMMENTS

100% For quality Houses/Trades. I
want my kids to stay here *Life/Run*

Rezoning Case Impact Report

Jurisdiction		Rezoning Case Number		Applicant Name	
City of Holly Springs		MA-02-2025		Holly Street Land Development, LLC	
Acreage	Number Of Lots	Housing Type		Current Zoning	Proposed Zoning
17.37	78	Single-Family		R-40	TND
Estimated Student Impact ⁽¹⁾		Additional Capacity Needed		Additional Capacity Cost ⁽²⁾	Annual Student Cost ⁽³⁾
23	Students	2	Classroom(s)	\$30,526	\$194,624
Planning Commission Meeting Date		County Commission/City Council Meeting Date		Map & Parcel Number(s)	
				15N14-032	
Property Description					
Western intersection of Holly Street and I-575					

Affected Schools Capacity Information

Elementary School	ES Enrollment	ES Capacity	% Capacity
Liberty ES	965	1,337	72%
Middle School	MS Enrollment	MS Capacity	% Capacity
Freedom MS	924	1,193	77%
High School	HS Enrollment	HS Capacity	% Capacity
Cherokee HS	2,917	3,410	86%

All Enrollment and Capacities are based on the last published Cherokee County Inventory of School Housing (CCISH) Numbers.

It is the position of CCSD that all developers should attempt to mitigate as much of the impact of their proposed development as possible. In every such case, the district designates a minimum contribution expected to help provide adequate facilities for the school-age children who will occupy the residences in the development.

Please recommend to all Residential Zoning applicants to contact Mitch Hamilton at 770-721-8429 to discuss mitigation of their subdivision before appearing before the Zoning Board. If the applicant cannot meet during that time, we request that the Zoning Board put a condition on the zoning so they must meet with Mr. Hamilton before the City Council/County Commission Meeting.

The estimated cost for building an elementary school is 40 to 45 million dollars, middle school is 65 to 70 million dollars, and the cost of building a high school is 100+ million dollars.

(1) - All increases in student enrollment should be considered cumulative. All recent cases will impact the affected Schools. The School District may have to transport the students of any given development to an alternate district due to over-enrollment.

(2) - Additional Capacity Calculations are based on adding Mobile Units to existing campus facilities at the following rate: 1 Mobile Unit = 2 Classrooms with a cost of \$60,000/Mobile Unit

(3) - Annual Cost is calculated using the General Fund Operating Expenditure cost per pupil of \$8,694.

ITEM REPORT

AGENDA ITEM NUMBER: IV.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: March 13, 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. Mr. LaSelva plans to use the structure to store materials, equipment, and other supplies related to his job as a tradesman. He cites the need for the variance as the location of the structure is near a builder's debris pit and the extra weight of the required facade may cause more settlement.

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.

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. There are no special circumstances other than the applicant wishes to construct a metal building.

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 debris pit could be excavated and refilled with soil. The structure could be modified with a facade complementary to the primary structure 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 building.

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

The applicant is requesting a variance for the whole structure to be constructed with a metal facade.

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 as an accessory structure is a permitted use. The variance is concerning the design of the 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 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. Application
2. Location Map
3. Metal Shed Site Plan
4. Metal Shed Design Layout
5. Metal Shed Design

RECOMMENDATION:

N/A

CONCURRENCES:

N/A



VARIANCE/APPEAL/SPECIAL EXCEPTION
APPLICATION

City of Holly Springs, Georgia

V-01-2025 SE- AP-

Hearing Date 3/13/2025 Date of Application 2/3/2025
Applicant Brad LaSelva Owner _____
(If other than Applicant)
Address 1318 Palm Ridge Court Address _____
Holly Springs, GA
Zip Code 30115 Phone _____ Zip Code _____ Phone _____
Email [REDACTED] Email _____
Signature [Signature] Signature _____

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

Present Zoning District R3-Residential Acreage 0.78
Land Lot(s) 0521 District(s) 15 Section(s) 2
Map Number PB48 PG15Z Parcel Number 15N15E 028
Address/Location of Property 1318 Palm Ridge Court
Holly Springs GA 30115

Description/Type of Request (Variance, Appeal, Special Exception) Variance requested
in the allowed siding materials for a residential storage
shed

Justification/Reason for Request (please also respond to the attached conditions)
Metal Sided shed is being requested to be built on a
residential lot. other materials do not protect the
property as well and would be heavier structures

- ☒ 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# 5304323406

Do Not Write Below Line

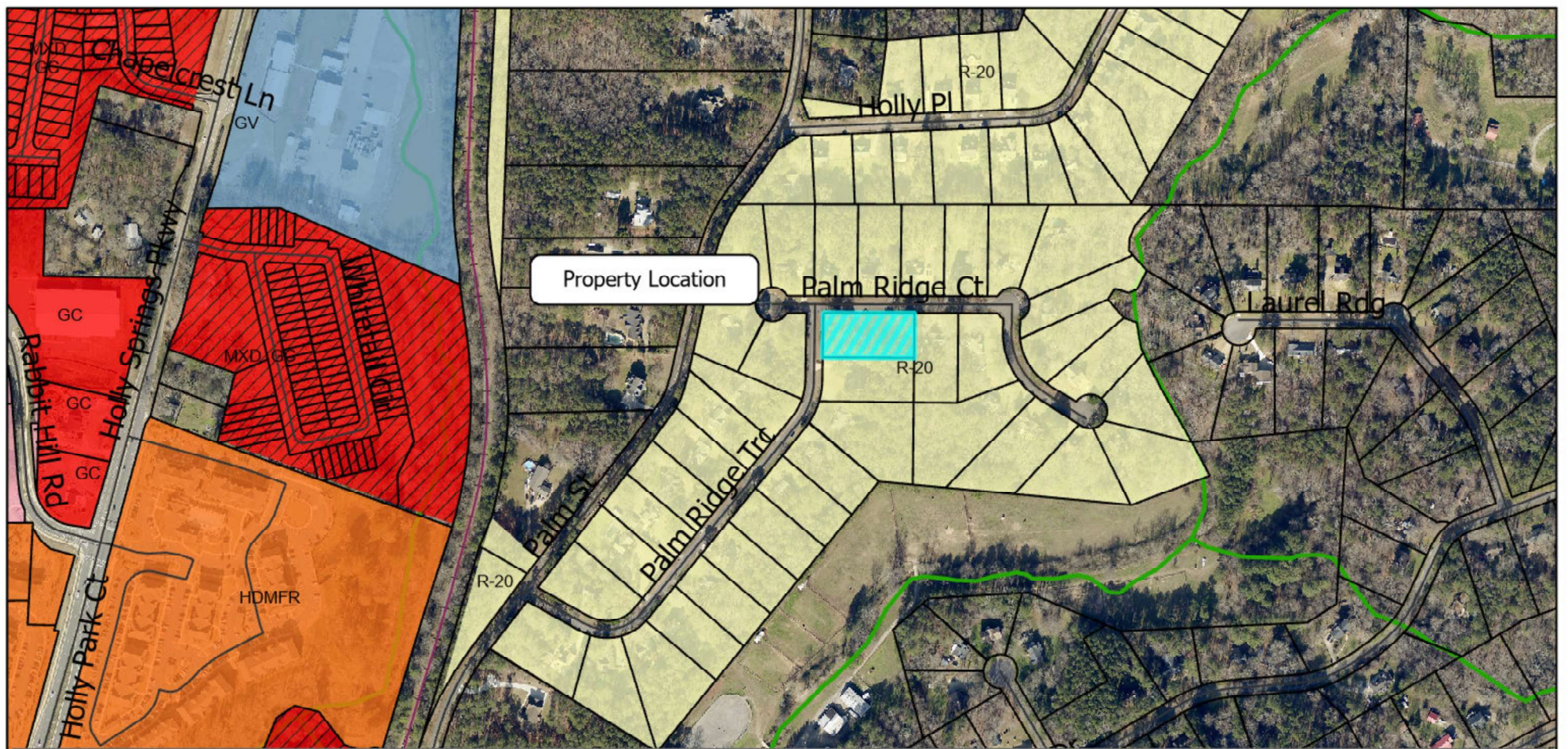
Board of Appeals Decision

Approved

Denied

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.
 - a. The metal siding best protects the structure from natural degradation from the weather and nearby trees, which are an important part of the area and that we do not wish to cut down. Metal siding is easier to keep clean and maintained to ensure the structure remains aesthetically pleasing. Additionally, there is a builder's debris pit that will be near the structure and metal is a lighter material that presents less of a risk of settlement.
 - i. There is no other place for the structure to go on the property, so the issue of the building debris pit is unavoidable.
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.
 - a. The granting of this request allows the owner to exercise his rights of possession, control, and enjoyment.
 - i. Possession: He should have the right to control and operate the property in a way that is beneficial to him. There is no HOA in the neighborhood and there are other metal structures; the use of the metal is absolutely essential to be able to build the shed and without it the owner will be without a place to store his personal property.
 - ii. Control: He should have the right to control the use of his own property in a manner that he chooses as long as it is not illegal. If he were able to use another façade covering without going above the weight on the debris pit, he would utilize that avenue.
 - iii. Enjoyment: The property owner is a tradesman and has a variety of different jobs that requires different materials, equipment, and other supplies that cannot all be stored in his commercial van. Without being able to store these things safely and out of the public sight, he cannot successfully complete his multiple jobs.
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.
 - a. There are structures with the same metal siding that have been in existence for years. Owner is not asking for special use; he simply wishes to store his personal property in a safe manner. If he were able to complete the building without metal siding, he would do so to avoid this process entirely.
4. That the condition from which relief or a variance is sought did not result from willful action by the applicant
 - a. Property owner has exhausted multiple avenues to try and solve the issue of the weight of the building's façade from exceeding what is suggested given the debris pit. Property owner is an engineer and utilized all of his professional abilities to solve the issue without metal siding.
5. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.
 - a. Property owner is simply requesting a variance for the metal siding. The structure will conform with all other requirements.

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.
 - a. Storage is permitted in the property's district of Single Family Residential (R3).
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.
 - a. Owner owns the adjacent property, and the building does not otherwise impede on any other property owner's light and air rights. Metal siding is safer and less susceptible to decay and fires.



V-01-2025 Location Map

- +— Railroad
- ▭ Parcels_2025
- Streets_2025

Zoning 2025

ZONING

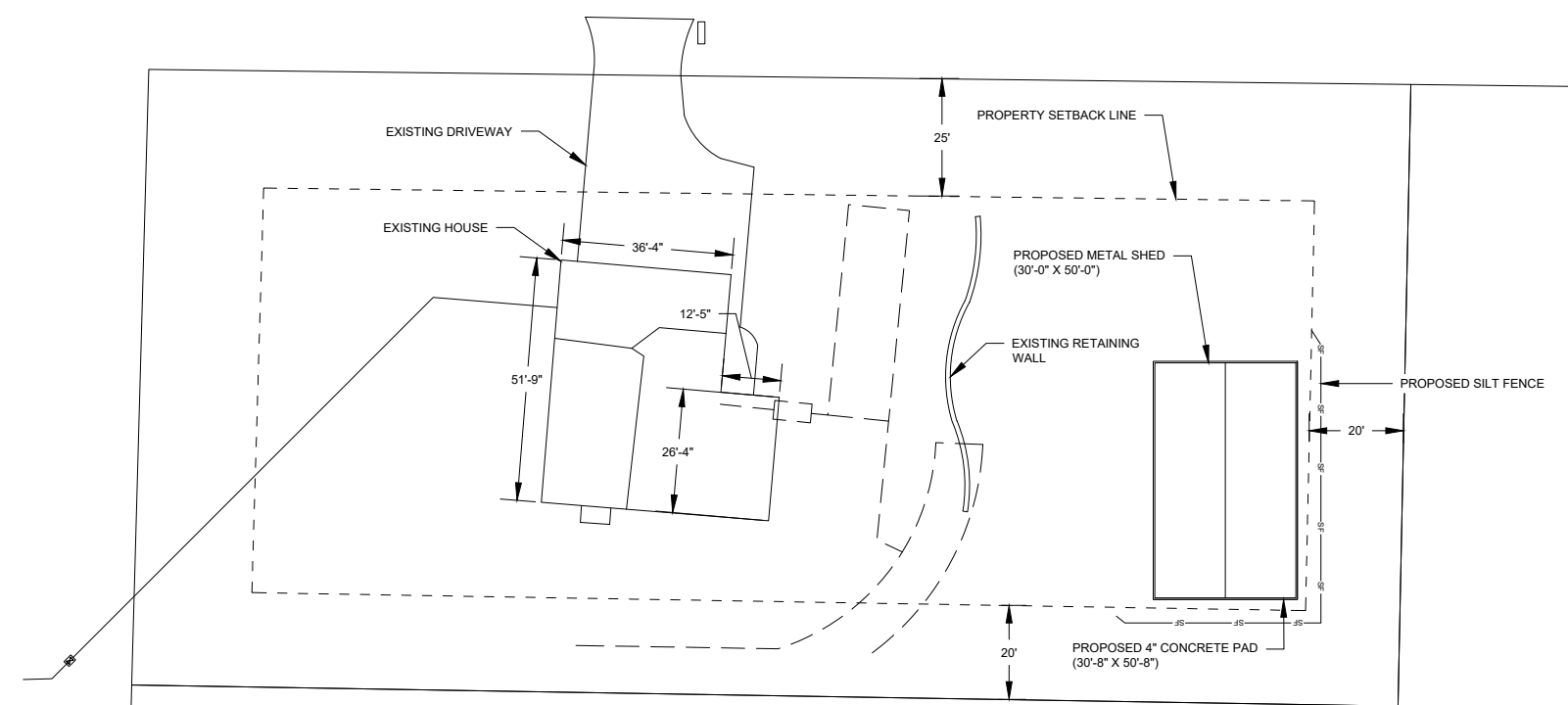
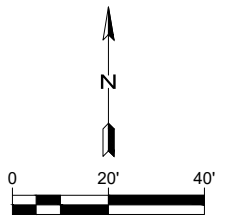
- AG- Agricultural
- R-80- Estate Residential

- 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

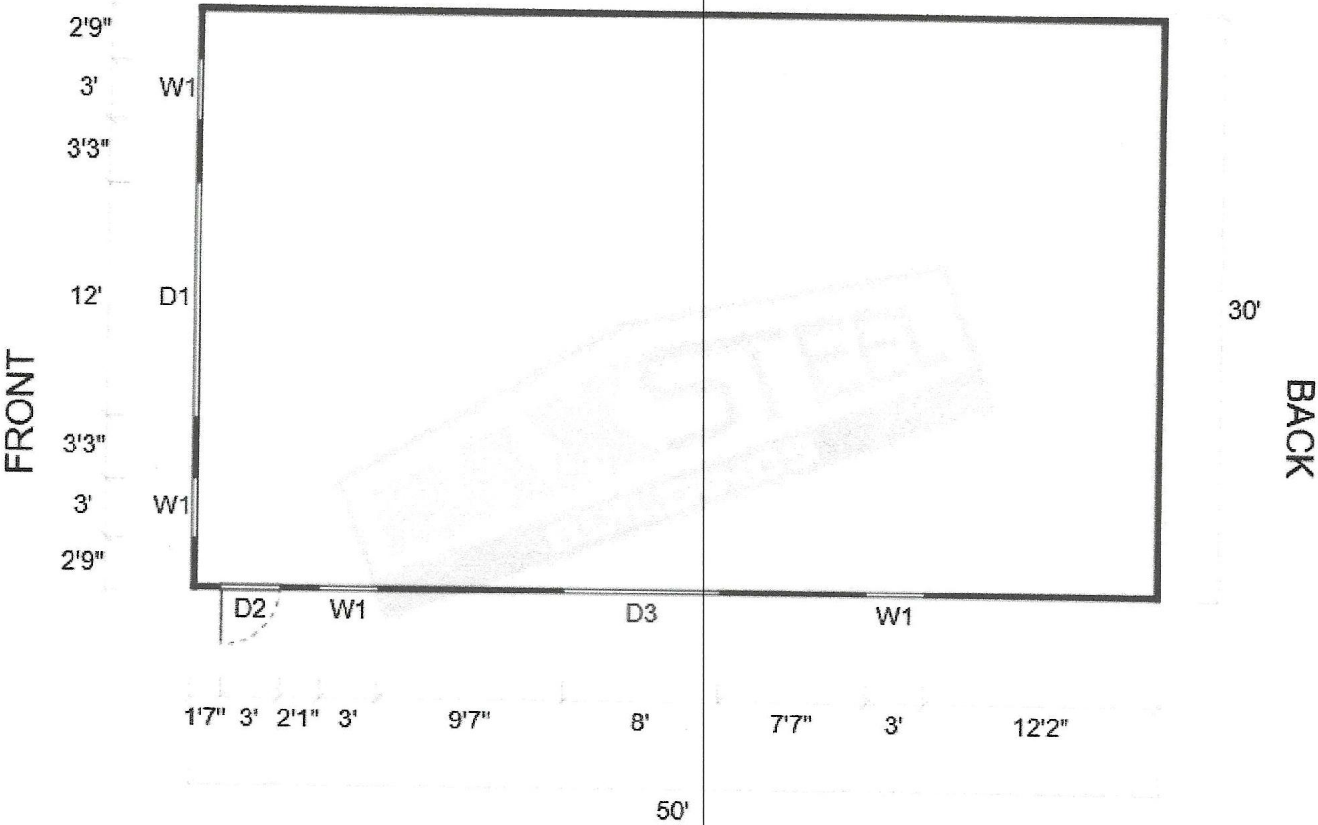




SITE PLAN

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

**City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
January 9, 2025**

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

Commission Members Not Present: None.

Elected Officials Present: Mayor Ryan P. Shirley.

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

I. OATH OF OFFICE

Mayor Ryan P. Shirley administered the Oath of Office.

II. ELECTION OF OFFICERS

Commission Member Adams motioned to elect Commission Member Dekker as Chairman. Commission Member Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

Chairman Dekker motioned to elect Commission Member Grayeski as Vice Chairman. Commission Member Adams seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

III. CALL TO ORDER

Chairman Dekker called the Planning and Zoning meeting to order.

IV. PUBLIC HEARING RULES

Commission Member Norris read the public hearing rules.

V. OLD BUSINESS/PUBLIC HEARING

No Old Business.

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.

Community Development Director Nancy Moon said that the applicants would like to rezone this property to be used as an office or retail space. Ms. Moon said that the property is within the Town Center district. Ms. Moon advised that staff recommends approval.

The applicant spoke and stated that his son is living on the property now, but would like to move.

Chairman Dekker made a motion to approve. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- B. **ORD-1-2025**, adoption of the 2025 Official Holly Springs Zoning Map. Community Development Director Nancy Moon reviewed the Official Holly Springs Zoning Map and addressed any questions that the Commission asked.

Vice Chairman Grayeski made a motion to approve. Commission Member Norris seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- C. December 12, 2024 Planning and Zoning Public Hearing Meeting minutes.

Commission Member Adams made a motion to approve the minutes. Commission Member Norris seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

VII. REPORTS/COMMENTS

Community Development Director Nancy Moon stated the January 30, 2025 work session will consist of training provided by the City's Attorney's office.

VIII. ADJOURNMENT

Vice Chairman Grayeski made a motion to adjourn the meeting. Commission Member Norris seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

Respectfully submitted.

Adrian Dekker, Chairman

Attest:

Tracey Chambers
Community Development Coordinator

**City of Holly Springs
Planning and Zoning Commission Work Session Minutes
January 30, 2025**

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

Commission Members Not Present: None.

Elected Officials Present: None.

Staff Present:

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Meeting to order.

II. WORK SESSION GUIDELINES

Chairman Dekker read the work session guidelines.

III. OLD BUSINESS

No Old Business.

IV. NEW BUSINESS

- A. Planning and Zoning training presented by the City Attorney's office.
Laura Rollins with the City Attorney's office reviewed the Planning and Zoning training materials and answered questions from the Commissioners.

V. REPORTS/COMMENTS

No reports or comments.

VI. ADJOURNMENT

Commission Member Adams made a motion to adjourn the meeting. Chairman Dekker seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

Respectfully submitted.

Adrian Dekker, Chairman

Attest:

Tracey Chambers
Community Development Coordinator

**City of Holly Springs
Planning and Zoning Commission Work Session Minutes
February 27, 2025**

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

Commission Members Not Present: None.

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 Jeff Lance, Officer Brandon Cantrell and Community Development Coordinator Tracey Chambers.

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Meeting to order.

II. WORK SESSION GUIDELINES

Chairman Dekker read the public hearing rules.

III. OLD BUSINESS

No 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.

Community Development Director Nancy Moon addressed the Commission. Ms. Moon said that the property was on both the east and west sides of I-575 off of Holly Street. Ms. Moon explained that the west side of the property is zoned R-40, Single Family Residential Estate, and the east side of the property is zoned R40 and GC, General Commercial. Ms. Moon said that the developer would like to build 78 town homes on the large portion of the property. Ms. Moon stated that a left turn lane could be required, and a traffic study could also be warranted.

- 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.

Community Development Director Nancy Moon informed the Commission that the applicant is requesting a variance to put a metal structure on his property.

The current ordinance states that an accessory structure cannot be metal. Ms. Moon said that the structure should be complimentary to the home.

V. REPORTS/COMMENTS

No reports / comments.

VI. ADJOURNMENT

Vice Chairman Grayeski made a motion to adjourn the meeting. Commission Member Adams seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

Respectfully submitted.

Adrian Dekker, Chairman

Attest:

Tracey Chambers
Community Development Coordinator