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