

City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
March 13, 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: City Council Member Jeff Wilbur.

Staff Present: City Manager Robert H. Logan, Community Development Director Nancy Moon, Seth Stroud with the City Attorney's Office, Captain Casey Barton, Corporal Davis Snider, Officer Eric Bastress and Community Development Coordinator Tracey Chambers.

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Meeting to order.

II. PUBLIC HEARING RULES

Commission Member Norris read the public hearing rules.

III. OLD BUSINESS/PUBLIC HEARING

No Old Business.

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.

Benson Chambers, attorney representing the applicant, Holly Street Land Development, addressed the Commission. Mr. Chambers stated that the applicant purchased three tracts of land, but only the one larger tract will be developed. Mr. Chambers said that the development will consist of 78 single-family townhomes that will be for sale and not for rental. Access to the development will be through Holly Street. The price points for the townhomes are expected to start at \$300K.

Community Development Director Nancy Moon spoke and described the zoning pertaining to the surrounding neighborhoods. Ms. Moon also reviewed the concerns that were brought up at the public meeting held by the developer. Ms. Moon said that staff recommends approval with stipulations.

City of Holly Springs resident Austin Mason of 2260 Holly Lynn Court had concerns regarding the proposed zoning. Mr. Mason would prefer that the property remain zoned as R-40.

City of Holly Springs resident Debbie Proctor of 144 W. Mountain Oak Street had concerns regarding traffic and possible accidents on Holly Street, construction trucks in the area, and environmental impact.

City of Canton resident Jenna Tibbetts of 218 Springs Crossing had concerns regarding traffic and possible accidents on Holly Street, and the effects on wildlife.

Cherokee County resident Jeremy Edmondson of 610 Garnet Court stated that he is in favor of the development, but would like the impact fees to be taken so that they can be applied to infrastructure for road improvements.

City of Holly Springs resident Amber Williams of 2260 Holly Lynn Court had concerns regarding traffic.

City of Canton resident Charles Grimsley, Jr. of 349 Springs Crossing had concerns regarding the line of site at the proposed entrance to the development, possible traffic accidents, and the buffer that will be between the development and his property.

Chairman Dekker made a motion to extend the public hearing an additional ten minutes. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

City of Holly Springs resident Ann Stanford of 2281 Holly Lynn Court had concerns regarding traffic and possible traffic accidents.

Attorney Chambers and staff addressed the concerns.

Public hearing closed.

Chairman Dekker made a motion to approve with staff stipulations. Commission Member Adams seconded the motion. Motion carried. Yes 4, No 1, Abstained 0. Commission Member Eric Huminski voted no. None abstained.

- 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.

Applicant Brad LaSelva addressed the commission and said that he is asking for the variance to build a metal storage shed on his property. Mr. LaSelva stated that there is only one space on the property to build the storage shed. Mr. LaSelva stated his reasons that he believes metal would be the best choice for the siding, and he provided examples of other homes in the area that have metal storage buildings. Mr. LaSelva said that he plans to have the metal siding the

same color as his home on the property. Mr. LaSelva described for the Commission the type of metal that he planned to use. Mr. LaSelva also said that he would fill in a trash pit area that was originated by the builder of the home.

Community Development Director Nancy Moon said that the applicant is planning to build a 1500 sq.ft. accessory structure on his property. Ms. Moon read the ordinance that states metal siding is prohibited in residential zoning districts. Ms. Moon said a variance is required for this case due to the non-compliance of the ordinance. Ms. Moon advised the Commission that anything over 120 sq. ft requires a building permit.

Public hearing closed.

Chairman Dekker made a motion to approve with staff stipulations: 1) Natural vegetative screening will be placed at the property line and at the roadway and 2) The vegetative screening will be approved by the City Arborist. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

C. January 9, 2025 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 5, No 0, Abstained 0.

D. January 30, 2025 Planning and Zoning Work Session Meeting minutes.

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

E. February 27, 2025 Planning and Zoning Work Session Meeting minutes.

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

V. REPORTS/COMMENTS

No reports or comments were given.

VI. ADJOURNMENT

Commission Member Norris 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