



Planning and Zoning Commission Work Session

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, June 26, 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-05-2025**, applicant, EBC Pinecrest, LLC, requests rezoning of 5.45 +/- acres located off of Pine Crest Road, Holly Springs, GA, tax parcels 019, 022 and 022A of tax plat 15N14C, from GC, General Commercial, and R-20, Single Family Residential, to TND, Traditional Neighborhood Development.

V. REPORTS/COMMENTS

VI. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: June 26, 2025

AGENDA ITEM: MA-05-2025, applicant, EBC Pinecrest, LLC, requests rezoning of 5.45 +/- acres located off of Pine Crest Road, Holly Springs, GA, tax parcels 019, 022 and 022A of tax plat 15N14C, from GC, General Commercial, and R-20, Single Family Residential, to TND, Traditional Neighborhood Development.

EXECUTIVE SUMMARY:

The applicant, EBC Pinecrest, LLC, requests rezoning of 5.45 +/- acres located off of Pine Crest Road, Holly Springs, GA, tax parcels 019, 022 and 022A of tax plat 15N14C, from GC, General Commercial, and R-20, Single Family Residential, to TND, Traditional Neighborhood Development. The applicant proposes to develop a town home community consisting of 43 units or a proposed density of 7.89 units per acre. The entrance is located on Pinecrest Road.

FISCAL IMPACT:

N/A

ATTACHMENTS:

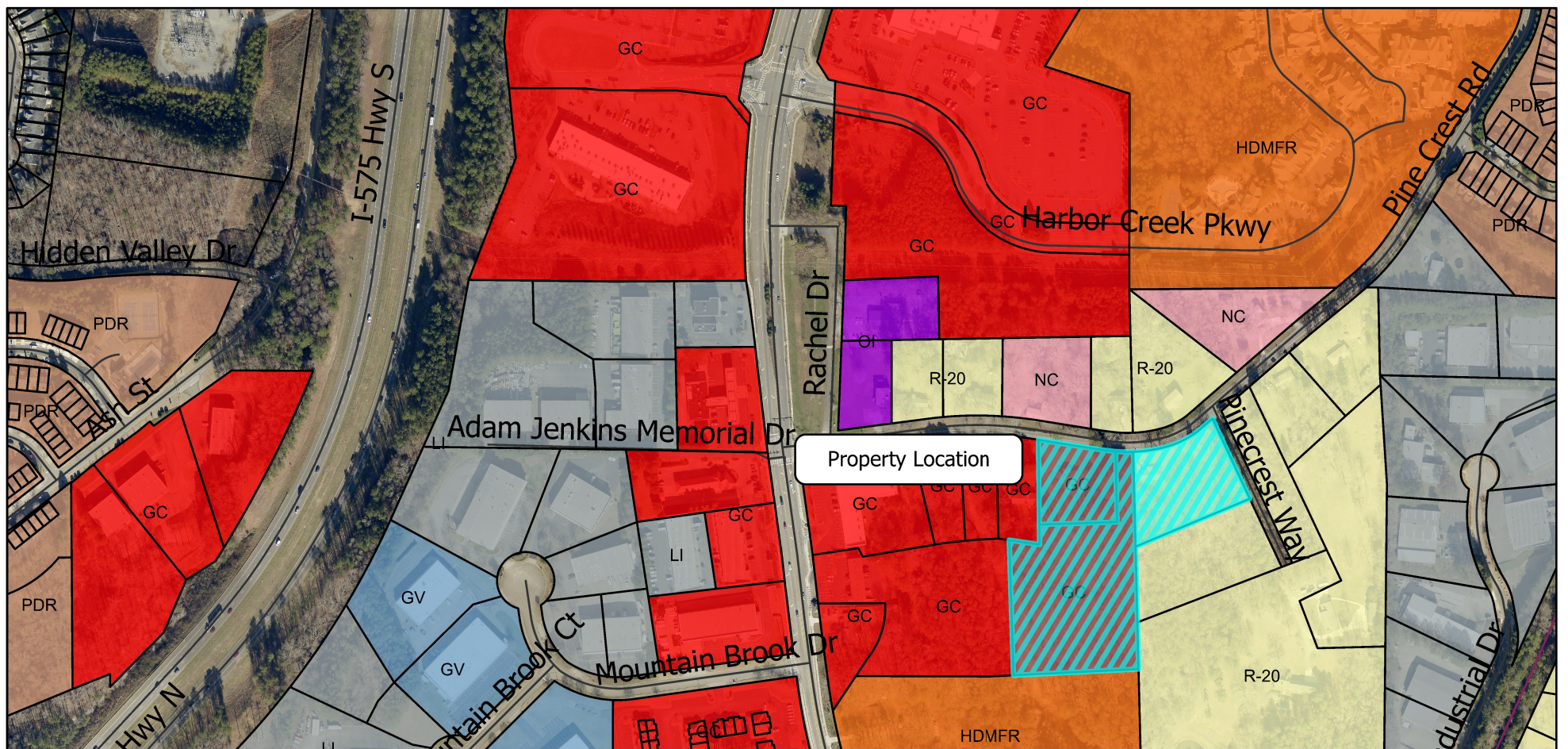
1. Location Map
2. Site Plan

RECOMMENDATION:

N/A

CONCURRENCES:

N/A



MA-05-2025 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



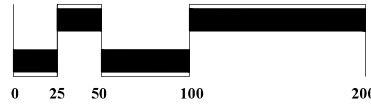
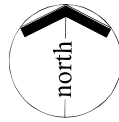
Rezoning Plat

Pinecrest Road Community

Cherokee County, Land Lots 271 & 272, 15th District, 2nd Section

prepared for:

Elevation Building
Real Estate Group, LLC
Justin Mimbs



Scale: 1" = 50'
April 22, 2025

DGM

LAND PLANNING
CONSULTANTS, INC.



1635 OLD HWY 41
SUITE 112-314
KENNESAW, GA 30152

770-514-9006
DGMLPC.COM

Site Data

Total Site Area: 5.45 AC

Present Zoning: GC / R-20

Proposed Zoning: TND

(Traditional Neighborhood Development)

TND Building Setbacks:

front: 15' (20' provided, exterior)

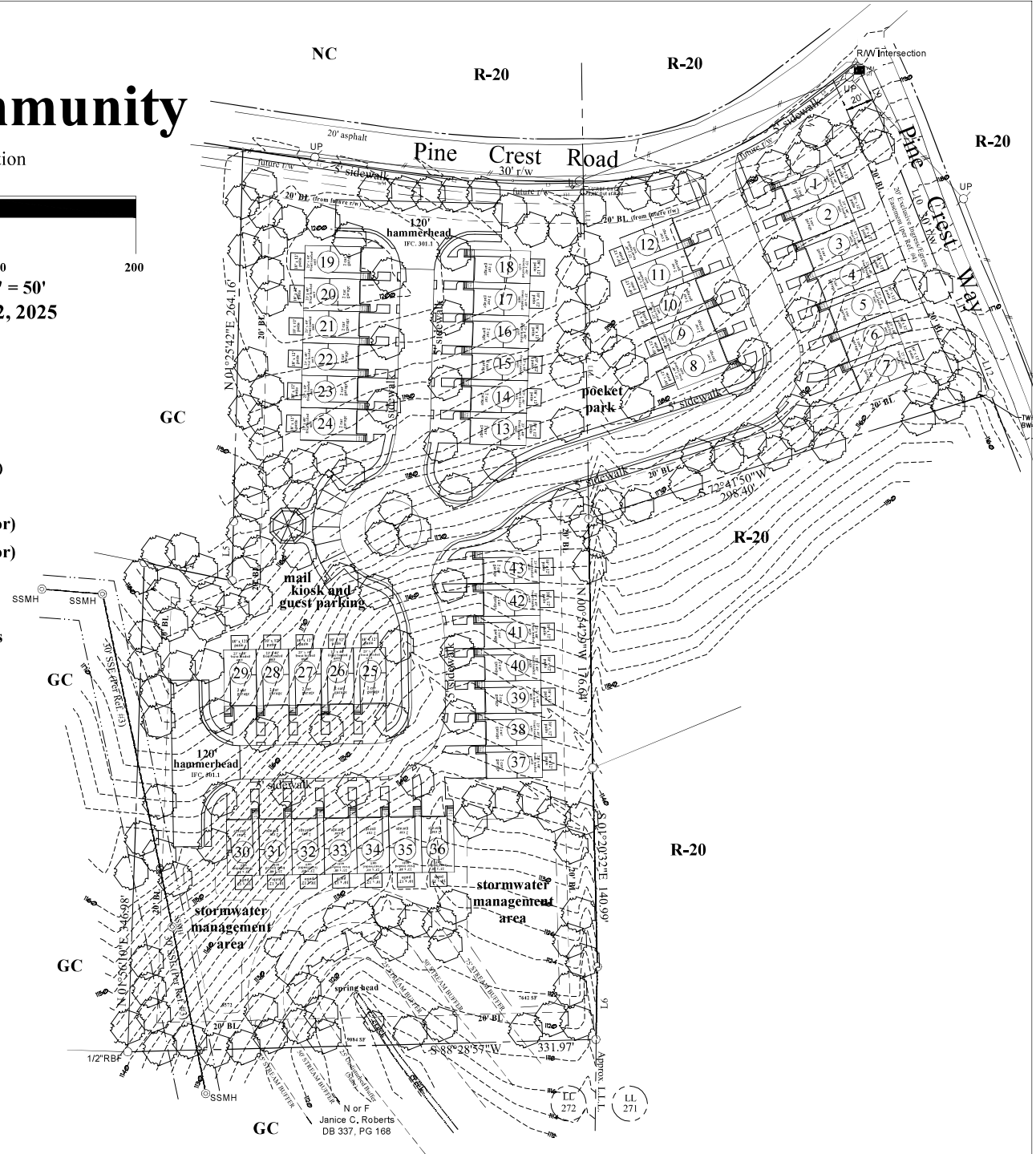
side: 10' (20' provided, exterior)

rear: 20'

Total Units Shown: 43

(23' x 40' front loaded townhouse units
with rear patio/deck)

Proposed Density: 7.9 UN/AC



General Notes:

1. Boundary taken from MASS Engineering and Consultants.
2. Topographic information from MASS Engineering and Consultants.
3. According to Flood Insurance Rate Map (FIRM) #13057C0242 E, June 7, 2019, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams and/or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. Utility easements exist on site and are shown on site plan.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.

