



Planning and Zoning Commission Public Hearing

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, July 10, 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-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.
 - B. June 12, 2025 Planning and Zoning Public Hearing Meeting minutes.
 - C. June 26, 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: July 10, 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 Pine Crest Road. Pinecrest Way, a private road, borders the property on the northeast side of the property. A proposed site plan and proposed elevations are attached.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Staff Analysis
2. Location Map
3. Site Plan
4. Proposed Elevations
5. Application
6. Public Information Meeting Report
7. CCSD Impact Report
8. CCWSA Letter

RECOMMENDATION:

The staff recommendation is approval of the application to rezone the property 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. The yard areas around each unit shall be fully sodded/landscaped and maintained by the mandatory homeowners' association.
3. All restrictive covenants and association documents shall be submitted for review by the Community Development Director prior to final plat approval.
4. The property shall consist of fee-simple for-sale single-family town homes. The Declaration of Restrictive Covenants shall restrict the number of units which can be leased at any one time to no more than ten percent.
5. Density shall be limited to a maximum gross density of 7.89 units per acre, or a maximum of 43 fee-simple single-family detached and attached residential dwelling units.
6. The architectural style of all structures shall consist 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 Commercial Corridor Overlay District. The Town Center Architect and the Downtown Development Authority shall approve the elevations for all structures on all parcels prior to issuance of building permits.
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 set back 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, Holly Springs Zoning Ordinance, 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 the 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 Pine Crest Road shall be provided as per the determination and recommendation of the City Engineer. At a minimum, a deceleration lane, closed drainage system with curb and gutter, sidewalk, and

- pedestrian lighting conforming to the design of the Holly Springs LCI Project 0008961, Pedestrian Improvements, shall be required along the frontage of Pine Crest Road.
13. All construction and employee vehicles and equipment shall be parked, and otherwise located, on the property during the development of infrastructure and construction of structures and shall not be parked on or along Pine Crest Road or Pinecrest Way. There will be no stacking of vehicles along any roadway waiting for entry onto the property.

CONCURRENCES:

City Manager

Staff Analysis

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	NC/R-20	NORTH:	SFR
SOUTH:	HDMFR/R-20	SOUTH:	Future Apartments/SFR
EAST:	R-20	EAST:	SFR
WEST:	GC	WEST:	Pinecrest Motel/SFR Pinecrest Shopping Center

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 includes single-family residential, future apartment development, motel, retail and office uses. The proposed development, consisting of 43 townhomes adjoins both commercial and a proposed high-density apartment complex. The proposed development will provide a step down in intensity from the nearby existing commercial properties to the adjacent and nearby single family residential uses.

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. Buffers are planned to help screen development from the adjacent residential properties.

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 within the GC, General Commercial and R-20, Single Family Residential, zoning districts.

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; however, the development will follow all design regulations. As there are only 43 units, the application submittal is not required to include a traffic study. Per the City Engineer, a deceleration lane, closed drainage system with curb and gutter, sidewalk, and pedestrian lighting shall be required along the frontage of Pine Crest Road. The

Cherokee County School District has indicated an impact of 32 students with an additional capacity cost of \$42,511 or \$989 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 classifies this property for development within the Neighborhood Center and Town Center character areas. The Neighborhood Center is very similar to traditional neighborhoods. One noteworthy distinction between traditional neighborhoods and neighborhood center is that neighborhood centers are likely to have higher compositions of nonresidential (civic, office, neighborhood-serving retail) uses than traditional neighborhoods.

Application: Existing and new single-family residential neighborhoods with a mixed-use component.

Primary Future Land Uses: Neighborhood commercial, office, and government uses, and parks, recreation, greenways, and trails included as part of a traditional neighborhood.

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

Density/Intensity: Moderate density single family residential uses up to 8 units/acre.

The Town Center consists of a compact area corresponding with the City's downtown. Acceptable uses include residences, businesses, offices, civic buildings and uses, entertainment space, institutional, and mixed-use developments. In addition, this character area is proposed to incorporate redevelopment and revitalization objectives of a compact, pedestrian-friendly downtown. Within this character area, participation of other agencies such as the Downtown Development Authority, and/or the Planning and Zoning Commission will be required in terms of development planning.

Application: Holly Springs Town Center

Primary Future Land Uses: Mix of uses including commercial, office, government, residential, and park.

Zoning Districts: PD-C, NC, GC, OI, GV, MXD-1, MXD-2

Density/Intensity: Moderate density single family residential uses up to 8 units/acre.

Surrounding development includes a mix of retail, office, and single family residential along with the proposed apartment complex. Stepping down to townhomes before the surrounding single-family residential properties will provide a transition.

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, consisting of single-family detached residential homes, 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. Engineering design and approval will meet all standards.

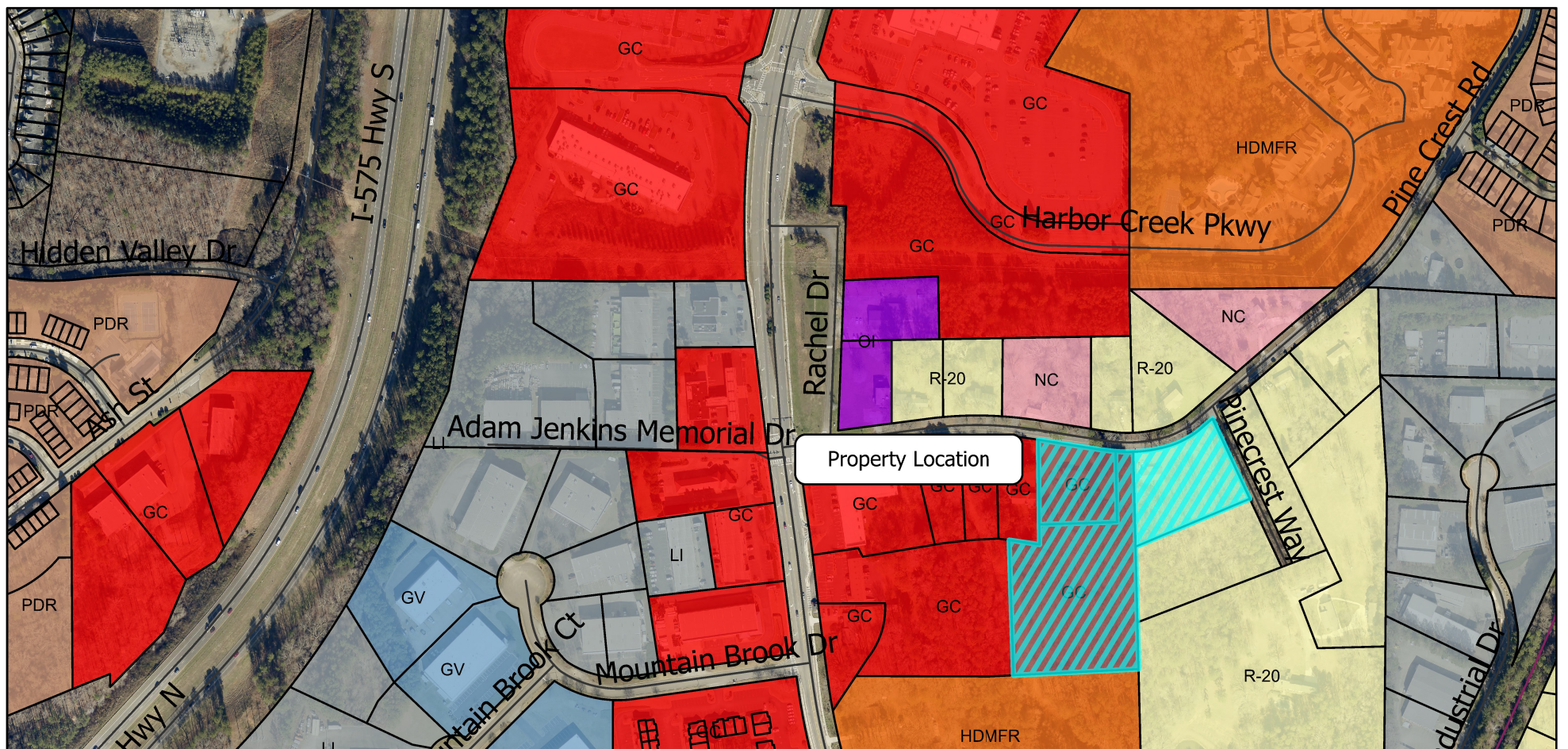
8. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

The proposed project is located partially in the Town Center Model Zoning District and will have pedestrian access to the core development within the Town Center. This

project will provide support for the businesses located within the Town Center, as well as allow an additional form of housing not available in the general area.

Public Information Meeting

The applicant conducted a public information meeting on June 9, 2025. The area residents who attended were concerned about the improvements to Pine Crest Road, sight distance, and rental units.



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



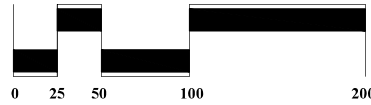
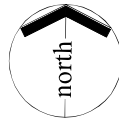
Rezoning Plat

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)

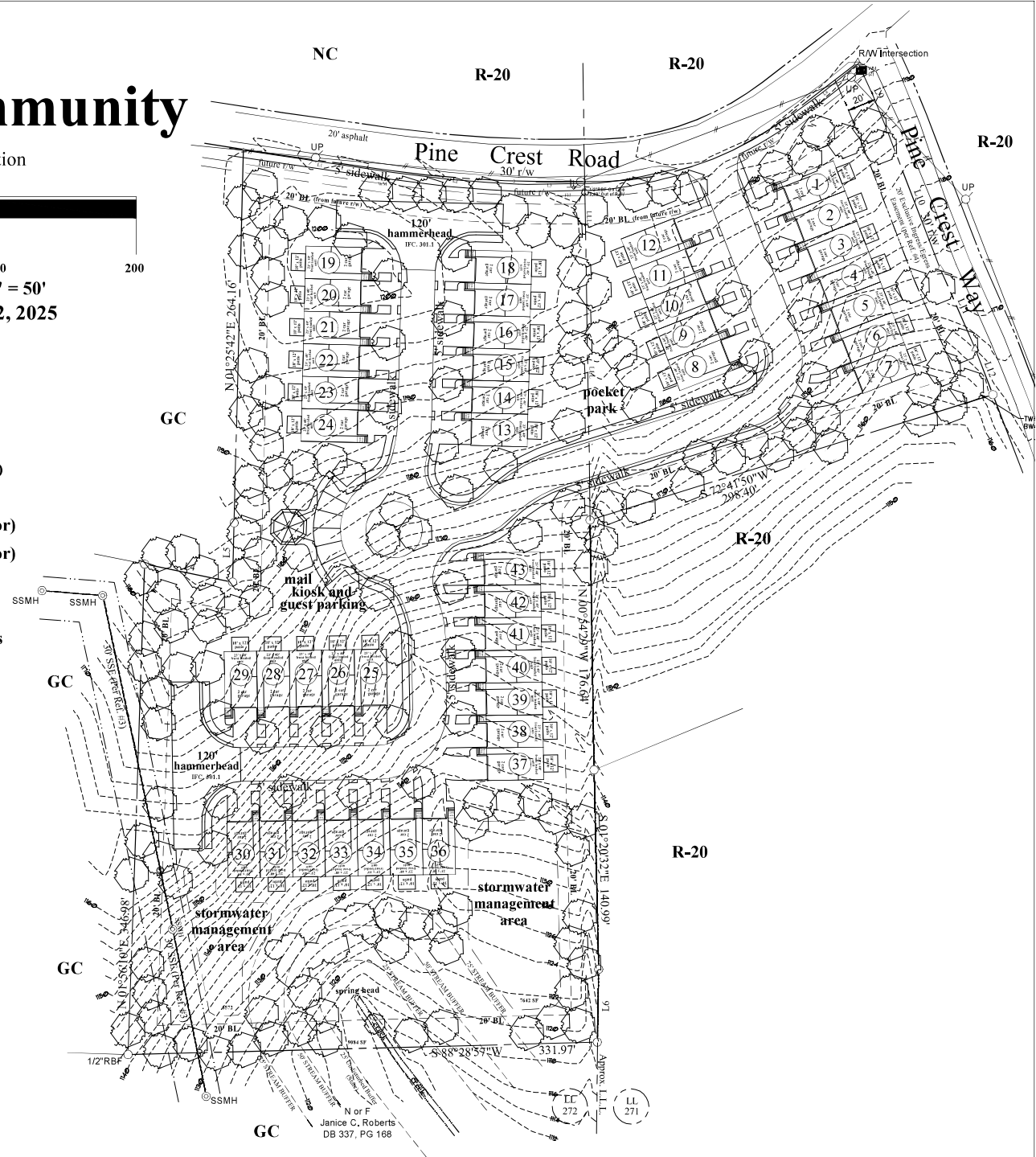
side: 10' (20' provided, exterior)

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.











MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA- 05-2025 APPLICATION CUP- _____
HEARING DATE _____ DATE OF APPLICATION _____
APPLICANT EBC Pinecrest, LLC OWNER EBC Pinecrest, LLC 9040 Main Street Woodstock, GA
(If other than applicant)
Charles & Candace Carroll 436 Pinecrest Rd.
ADDRESS 9040 Main Street ADDRESS _____
Woodstock, GA
ZIP CODE 30188 PHONE _____ ZIP CODE _____ PHONE _____
EMAIL justin@elevationbuildingco.com EMAIL justin@elevationbuildingco.com
SIGNATURE See attached signature pages SIGNATURE See attached signature pages

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

PRESENT ZONING DISTRICT(S) GC and R-20 REQUESTED ZONING DISTRICT TND

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 372 & 436 Pine Crest Road

MAP NUMBER 15N PARCEL NUMBER(S) 15-0272-0042, 15-0271-0011 and 15-0272-0052

LAND LOT(S) 271 & 272 DISTRICT(S) 15th SECTION(S) 2nd

ACREAGE 5.45 SEWAGE DISPOSAL TYPE CCWSA UTILITIES AVAILABLE Yes

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

Applicant is requesting to rezone the Subject Property from General Commercial (GC) and R-20 to TND

(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? See attached responses.

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? See attached responses.

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? See attached responses.

(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? See attached responses.

(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)? See attached responses.

(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? See attached responses.

(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? See attached responses.

(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? See attached responses.

Complete the following section, if applicable.

Residential

Minimum house size: 2,500 sq. ft. (average)

Exterior façade: Mix of Hardie and masonry siding

Maximum number of units: 43

Anticipated start date: 4th quarter 2025

Anticipated completion date: 1st quarter 2026

Commercial

Number of buildings: N/A

Maximum square footage: _____ sq. ft.

Number of stories: _____

Total number of employees: _____

Exterior façade: _____

Anticipated start date: _____

Anticipated completion date: _____

REZONING RESPONSES EBC PINECREST, LLC

- (1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?

The Subject Property is currently zoned GC-General Commercial and R-20 and is in an area that is transitioning from commercial developments facing Holly Springs Parkway and then industrial zoned property adjacent to the railroad further down Pine Crest Road. The proposed neighborhood is suitable given the fact that the proposal puts the neighborhood with good access to the interstate and surrounding businesses. The neighborhood will provide rooftops that will support the commercial development that is proposed with the new city center which is slightly south of the development.

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

The Subject Property is surrounded by single family residential. The Applicant is requesting the same use. The property is partially zoned GC so downzoning to residential will potentially be beneficial to the neighbors.

- (3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?

The Subject Property is surrounded by residential and is currently zoned GC and R-20. There is no current economic use under the current split-zoned categories.

- (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?

The proposal is higher density which will result in an increase in student population. The growth trends are consistent with the growth projections in Metro Atlanta. The City has adequate utility capacity to accommodate the proposal. The new neighborhood aligns with the city's goal to add residential in the area around the new city center that is currently under development.

- (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 City's Future Development Map designates the Subject Property as being in the Town Center and Parkway Corridor. The Applicant's proposal will create a desirable transition from the heavy commercial area of Highway 5 east toward the residentially zoned Pine Crest Road.

- (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 Subject Property is located in the Town Center and Parkway Corridor Character Areas. Both allow for single-family residential. The proposal will provide an addition to the housing inventory that is currently not available in the western part of Pine Crest near the commercial area of Highway 5.

(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 Applicant is an experienced builder and will use protocols and best practices to minimize the effects on soil, air and water during construction. The City and County have adequate utility capacity to accommodate a development of this size.

(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 existing conditions give strong supporting grounds for approval of the proposed zoning and use. That said, the Proposed Zoning and Proposed Use complies with the intent of the City's Future Development Map and Comprehensive Plan by providing an appropriate land use for the subject property.

**CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE A PUBLIC HEARING
APPLICATION**

1.

My name is Justin Mimbs. I am the officer who is delegated the responsibility for authenticating records of ***EBC PINECREST LLC***. ("Applicant and Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Public Hearing Application ("Application") regarding certain real property located in the City of Holly Springs, Cherokee County, Georgia.

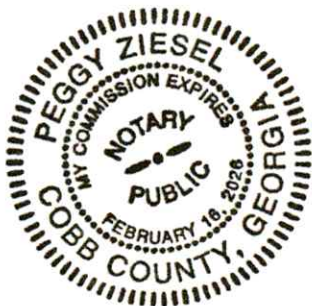
2.

In accordance with the Requirements for completing a Holly Springs Public Hearing Application, I hereby attest on behalf of the Applicant and Titleholder Company that I have reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant to which this Certificate is attached and hereby certify:

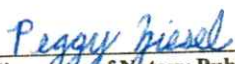
- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Applicant and Titleholder Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant and Titleholder Company who executed this Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Applicant and Titleholder Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Application and the filing of the Application on behalf of the Applicant and Titleholder Company by the officer or other representative of the Applicant and Titleholder Company has been duly authorized.

EBC PINECREST, LLC

By: 
Print Name Justin Mimbs Date 3/19/25
Its: Officer
Title



NOTARY SEAL


Signature of Notary Public

03.19.2025
Date

ATTACHMENT TO APPLICATION FOR REZONING

Titleholder: Charles B. Carroll and Candace K. Carroll

TIN: 15N14C 019

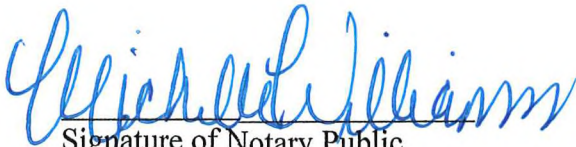
PIN: 15-0271-0011

PROPERTY OWNER'S CERTIFICATION

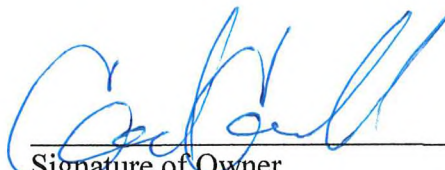
The undersigned(s) below, or as attached, is the owner of the property considered in this application.

 5/23/25
Signature of Owner Date

Charles B Carroll
Printed Name


Signature of Notary Public

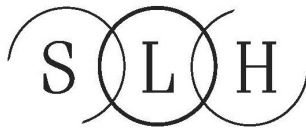


 5/23/25
Signature of Owner Date

Candace Carroll
Printed Name


Signature of Notary Public





GARVIS L. SAMS, JR.
(1952-2025)
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

June 26, 2025

VIA E-MAIL

Ms. Nancy Moon, Community Development Director
City of Holly Springs
3237 Holly Springs Pkwy.
Holly Springs, GA 30115

Re: Application of EBC Pinecrest, LLC for Rezoning of 5.45 ± acres of real property located in the City of Holly Springs, Cherokee County, Georgia; Tax Map 15N14C 019, 15N14C 022, 15N14C 022 A; Land Lots 271 & 272, 15th District, 2nd Section.

Dear Nancy:

The Applicant, EBC Pinecrest, LLC, conducted a Public Input Meeting on Monday, June 9, 2025 at 7:00 pm at the Historic Holly Springs Train Depot. Notice letters (including the site plan) were mailed to all property owners within 1,000 feet of the subject property per the mailing list pulled from Cherokee County GIS. A stamped Certificate of Mailing dated May 29, 2025, is attached as well as a copy of the notice letter and its enclosure. The sign-in sheet is also attached.

Those in attendance generally accept that the property is going to be developed and with its proximity to the new downtown project, the proposed density made sense. They were pleased that the homes would be for sale and not for rent. They wanted to make sure that the developer would make improvements to their section of the road with sidewalks and a driveway with proper site distance. The neighbors recognized this would increase traffic, but they understood this is to be expected with the proximity to the Interstate and shopping such as Walmart.

Please contact me at your earliest convenience should you have any questions regarding the meeting.

Sincerely,

SAMS, LARKIN & HUFF, LLP

Parks F. Huff
Attorney for the Applicant
phuff@samslarkinhuff.com

PFH/jcc
Attachments

Rezoning Case Impact Report

Jurisdiction		Rezoning Case Number		Applicant Name	
City of Holly Springs		MA-05-2025		EBC Pinecrest, LLC	
Acreage	Number Of Lots	Housing Type		Current Zoning	Proposed Zoning
5.45	43	Single-Family Residential		GC&R-20	TND
Estimated Student Impact ⁽¹⁾		Additional Capacity Needed		Additional Capacity Cost ⁽²⁾	Annual Student Cost ⁽³⁾
32	Students	2	Classroom(s)	\$42,511	\$271,035
Planning Commission Meeting Date		County Commission/City Council Meeting Date		Map & Parcel Number(s)	
				15N14C-019, 022	
Property Description					
Southwest intersection of Pine Crest Rd & Pine Crest Way					

Affected Schools Capacity Information

Elementary School	ES Enrollment	ES Capacity	% Capacity
Holly Springs ES	842	1,068	79%
Middle School	MS Enrollment	MS Capacity	% Capacity
Dean Rusk MS	1,530	1,643	93%
High School	HS Enrollment	HS Capacity	% Capacity
Sequoyah HS	2,061	2,375	87%

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.

Cherokee County Water & Sewerage Authority

March 19, 2025

RE: Water & Sewerage Availability (Tax Map 15N14C, Parcel 022 & 022A)

To Whom It May Concern:

Please be advised that Cherokee County Water & Sewerage Authority presently has a 6" PVC water main on the South side of Pine Crest Road North of the subject property.

Sewer is available on the subject property. The acquisitions of easements to manholes or lift stations will be the responsibility of the developer.

The capacity for Rose Creek Wastewater Treatment Facility is 6.0 MGD and the Authority is presently treating 3.5 MGD. The Fitzgerald Creek Treatment Facility is 11.5 MGD and the Authority is presently treating 5.0 MGD.

There is presently no moratorium for water or sewer connections on the Authority System. Sewer connections are available on first pay, first serve basis. However, plans for any development must be submitted and approved by the Authority prior to any water or sewer connection application being accepted for processing. Also, existing infrastructure, size and location, must be verified by developer/engineer/contractor prior to submittal to Cherokee County Water and Sewerage Authority.

If you have any questions, please don't hesitate to call me.

Sincerely,



Bradley M. Payne
Construction Office Supervisor

CC: Garry Hensley
Jody Henson
Keith Allen
Jeff Hooper

P. O. Box 5000 ~ Canton, Georgia 30114 ~ 770-479-1813

**City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
June 12, 2025**

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

Commission Members Not Present: Commission Member Chris Adams.

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 Casey Barton, Sergeant Scott Ryder, Sergeant Scott Staber, Corporal James Lenahan, Officer Carson Warner, and Community Development Coordinator Tracey Chambers.

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Meeting to order.

II. PUBLIC HEARING RULES

Vice Chairman Grayeski read the public hearing rules.

III. OLD BUSINESS/PUBLIC HEARING

None.

IV. NEW BUSINESS/PUBLIC HEARING

- A. **A-01-2025**, applicant requests annexation of 20.11 +/- acres located off of Lower Union Hill Road, Cherokee County, GA, tax parcel 158 of tax plat 15N26.

Community Development Director Nancy Moon informed the Commission that the applicant requested to defer this item.

Commission Member Huminski made a motion to defer this item. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- B. **MA-03-2025**, applicant, Garrard Development, Inc., requests rezoning of 20.11 +/- acres located off of Lower Union Hill Road, Holly Springs, GA, tax parcel 158 of tax plat 15N26, from NC, Neighborhood Commercial (County), and AG, Agricultural (County), to TND, Traditional Neighborhood Development (City), and MXD, Mixed Use (City).

Community Development Director Nancy Moon informed the Commission that the applicant requested to defer this item.

Commission Member Huminski made a motion to defer this item. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- C. **MA-04-2025**, applicant, Idletown Development, Inc., requests an amendment to the stipulations of rezoning case MA-07-2020 for 15.72 +/- acres located off of Palm Street, Holly Springs, GA, tax parcels 094 and 095 of tax plat 15N15 and tax parcel 082A of tax plat 15N15A.

Community Development Director Nancy Moon stated that the applicant is requesting an amendment to the stipulations of rezoning case MA-07-2020 that was previously heard and approved. Ms. Moon said that the request is to remove stipulation #14 of case MA-07-2020 regarding an emergency access entrance with a Knox Box and a gate to the development that is currently under construction. The development has 63 lots and required a separate emergency entrance at the time that the rezoning case was approved previously. The fire code has since been updated to require a separate emergency entrance for a development with 120 lots or more. Ms. Moon added that the Fire Marshal has approved the elimination of the second entrance.

Chairman Dekker made a motion to approve. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- D. **CUP-01-2025**, applicant requests a conditional use permit for a CBD and/or Tobacco Specialty Store for property located at 2271 Holly Springs Pkwy, Suite 105, Holly Springs, GA, tax parcel 026A of tax plat 15N14C.

Community Development Director Nancy Moon addressed the Commission and stated that this case is an existing CBD /Tobacco Specialty Store in the City. Ms. Moon said that the ownership recently changed, and the new owner would like to sell legal vapes, THC products, hookahs and accessories. Ms. Moon said that the owner would also like to obtain a license from the state to sell tobacco and hemp as well. Ms. Moon stated that the previous owner did not list THC and hemp products on his Occupation Tax application. Ms. Moon said that staff recommends denial.

The applicant, Bhavinkumar Patel, spoke and told the Commission that he would like to expand his business by selling these additional products.

Chairman Dekker made a motion to deny. Commission Member Norris seconded the motion. Motion carried. Yes 3, No 1, Abstained 0. Vice Chairman Grayeski voted no. None abstained.

- E. **ORD-4-2025**, amendment to the Holly Springs Zoning Ordinance, Article 2: Interpretations and Definitions to amend definitions and Article 5: District Uses and Regulations to amend permitted uses and conditional uses.

Community Development Director Nancy Moon presented the amendment to the Holly Springs Zoning Ordinance, Article 2, and Article 5, regarding changes to definitions and the regulations of CBD and/or Tobacco Specialty stores. Ms. Moon said that to clarify the existing ordinance, THC and hemp have been added throughout the ordinance, including in the definitions, regulations and the name of the establishment.

Chairman Dekker made a motion to approve. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

F. March 13, 2025 Planning and Zoning Public Hearing Meeting minutes.

Commission Member Norris made a motion to approve the minutes. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

G. May 29, 2025 Planning and Zoning Work Session Meeting minutes.

Chairman Dekker made a motion to approve the minutes. Commission member Norris seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

V. REPORTS/COMMENTS

No reports or comments were given.

VI. ADJOURNMENT

Commission Member Huminski made a motion to adjourn the meeting. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, 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
June 26, 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, Audrey Conley with the City Attorney's Office, Captain Jeff Lance 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 work session guidelines.

III. OLD BUSINESS

None.

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.

Community Development Director Nancy Moon informed the Commission that the applicant requests to rezone this property to TND, Traditional Neighborhood Development, and plans to build a town home community consisting of 43 town homes. Ms. Moon said that this property adjoins the Dominion development that was approved last year.

V. REPORTS/COMMENTS

Community Development Director Nancy Moon informed the Commission that the July 24, 2025, Planning and Zoning Work Session Meeting will now be a Planning and Zoning Public Hearing Meeting. Ms. Moon said that the meeting will consist of cases A-01-2025 and MA-03-2025.

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

DRAFT