

**City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
July 24, 2025**

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

Commission Members Not Present: Vice Chairman Mike Grayeski.

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, Sergeant Scott Staber, Lieutenant Naveed Babar, 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 Eric Huminski read the public hearing rules.

III. OLD BUSINESS/PUBLIC HEARING

None.

IV. NEW BUSINESS/PUBLIC HEARING

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

Community Director Nancy Moon said that the applicant requests to annex this property into the City of Holly Springs to develop a mixed-use development consisting of medical office, retail, and residential uses. The staff recommendation is approval of the annexation request.

Commission Member Adams made a motion to approve. Chairman Dekker seconded the motion. Motion carried. Yes 3, No 1, Abstained 0. Commission Member Eric Huminski voted no. None abstained.

- 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 told the Commission that the property is outside the growth boundary agreement with Cherokee County. Ms. Moon explained the procedure that was previously laid out in the growth

boundary agreement to address a proposed project that is submitted by a property owner to the City for consideration on property located outside, but on property abutting the growth boundary agreement and/or otherwise contiguous to the municipal boundary. The City of Holly Springs has followed the procedure, including the County's involvement, as the procedure calls for, and staff recommends approval of the rezoning request with staff stipulations.

Parks Huff, representing the applicant, addressed the Commission. Mr. Huff shared a presentation that showed the surrounding area of the development as well as the exact location of the development site. Mr. Huff spoke about other neighborhoods with attached homes within the area and the commercial developments that the county has allowed there that produces the traffic in the area currently. Mr. Huff said that the original plan of 92 town homes has been revised to instead have the development consist of a mix of single-family attached and detached homes with commercial space.

Cherokee County resident Scott Palmer of 161 Redford Lane had concerns regarding the growth around the area and the density of the development. Mr. Palmer suggested that the development be reduced by 24 units.

Cherokee County Community Development Agency Director Brantley Day addressed the Commission, flanked on each side by the Cherokee County Planning and Zoning Director Margaret Stallings and Cherokee County Planning Division Manager Catherine Long. Mr. Day had concerns regarding the growth boundary agreement between the City and the County. Mr. Day said that he had a hand in drafting the growth boundary agreement, and he explained why there is a process within the agreement to annex outside the growth boundary. Mr. Day asked the Commission to recommend denial of this case to the City Council.

Cherokee County resident Duane Wallace of 1140 Lacy Road had concerns regarding the security check by the police officers when entering the meeting, as well as having police officers in the Council Chambers. Mr. Wallace stated that the Commission should show integrity and honor the growth boundary agreement.

Commission Member Huminski made a motion to extend the public hearing by 5 minutes. Commission Member Norris seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Cherokee County resident Al Clary had concerns regarding the density of the development and the growth boundary agreement.

Cherokee County resident Taylor Chastain of 3011 Quarles Drive stated that she thought it was inappropriate not to let everyone speak.

Cherokee County resident Cindy Eberhart of 184 Redford Lane had concerns regarding the condition of the roadway and the traffic.

Cherokee County resident Summer Owens of 1016 Lower Union Hill Road said that she does not think the 92 townhomes are an appropriate transition for the area.

Cherokee County resident Laura Dameron of 3156 E Cherokee Drive stated that she has had a business adjacent to this property for over 20 years and her concern is the traffic.

Commission Member Adams made a motion to extend the public hearing by 5 minutes. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Cherokee County resident Kaj Savenius of 930 Homer Road had concerns about Holly Springs not abiding by the growth boundary agreement.

Cherokee County resident Cindy Jaffe of 510 Deerfield Trail confirmed that the Commission had received the signed petition opposing the development in their packet. Ms. Jaffe concerns were that the development would be a threat to the small town character of the area and would set a dangerous precedent for future development in the area. Ms. Jaffe asked that the development be denied.

Cherokee County resident Larry Sparkman of 736 Still Branch Drive opposes having a townhome development in the area.

Parks Huff addressed the concerns, stating that the City of Holly Springs is following the growth boundary agreement and the implications that the City is doing something wrong is totally inaccurate. Mr. Huff also pointed out that the County does not have a zoning code for a mixed-use development with an environment like this project has.

Chairman Dekker made a motion to approve with staff stipulations and add the stipulations that there be no drive-thru windows on any of the buildings and that a revised site plan will be presented to the City Council prior to the City Council meeting. Commission Member Adams seconded the motion. Motion carried. Yes 3, No 1, Abstained 0. Commission Member Eric Huminski voted no. None abstained.

V. REPORTS/COMMENTS

None.

VI. ADJOURNMENT

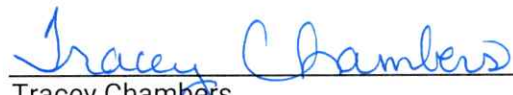
Commission Member Adams made a motion to adjourn the meeting. Commission Member Norris seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Respectfully submitted.



Adrian Dekker, Chairman

Attest:



Tracey Chambers
Community Development Coordinator