



Planning & Zoning Commission

2024 Members

Chris Adams Adrian Dekker Mike Grayeski
Eric Huminski Andy Norris

January 11, 2024

AGENDA

I. CALL TO ORDER- 7:00 PM

II. OATH OF OFFICE CEREMONY

III. ELECTION OF OFFICERS

IV. ROLL CALL

V. PUBLIC HEARING RULES

VI. BUSINESS/PUBLIC HEARING

- (1) A-07-2023**, applicant, Windsong Properties, requests annexation of 18.5 +/- acres located off of Hickory Flat Highway, Cherokee County, GA, tax parcel 204 of tax plat 15N19 - **REQUEST TO TABLE**
- (2) MA-13-2023**, applicant, Windsong Properties, requests rezoning of 18.5 +/- acres located off of Hickory Flat Highway, Holly Springs, GA, tax parcel 204 of tax plat 15N19, from AG, Agricultural (County), to TND, Traditional Neighborhood Development, (City) - **REQUEST TO TABLE**
- (3) ORD-01-2024**, proposed adoption of the Official Holly Springs Zoning Map
- (4)** Approve/deny the November 30, 2023 Meeting Minutes
- (5)** Approve/deny the December 14, 2023 Meeting Minutes

VII. ANNOUNCEMENTS FROM STAFF

VIII. ITEMS FROM COMMISSION MEMBERS

IX. ADJOURNMENT

Meeting Location:
3235 Holly Springs Parkway

City of Holly Springs
Planning and Zoning Commission Meeting Minutes
November 30, 2023

Commission Members Present: Adrian Dekker (C), Mike Grayeski, Eric Rein (VC), and Eric Huminski

Staff and Elected Officials Present: City Manager Robert H. Logan, Community Development Director Nancy Moon, Laura Rollins with the City Attorney's Office, Captain Jeff Lance, City Councilman Jeff Wilbur, and Community Development Coordinator Tracey Chambers.

I. Call to Order

Chairman Dekker call the meeting to order at approximately 7:00 PM.

II. Roll Call

Commissioner Chris Adams absent.

III. Discussion

(1) **A-07-2023**, applicant requests annexation of 18.5 +/- acres located off of Hickory Flat Highway, Cherokee County, GA, tax parcel 240 of tax plat 15N19

(2) **MA-13-2023**, applicant requests rezoning of 18.5 +/- acres located off of Hickory Flat Highway, Holly Springs, GA, tax parcel 204 of tax plat 15N19, from AG, Agricultural (County), to TND, Traditional Neighborhood Development, (City)

Community Development Director Nancy Moon stated that this development will consist of 73 single family detached homes, each with a two-car garage. Ms. Moon said the community will be an age targeted community. Ms. Moon stated that the price of the homes will start at \$400K and the development will contain amenities including a pickleball court. Ms. Moon stated that the concerns from the developer's public meeting were traffic and density.

(3) **A-08-2023**, applicant requests annexation of 6.33 +/- acres located off of Edmondson Lane, Cherokee County, GA, tax parcels 095, 095A, and 096 of tax plat 15N16

(4) **MA-14-2023**, applicant requests rezoning of 6.33 +/- acres located off of Edmondson Lane, Holly Springs, GA, tax parcels 095, 095A, and 096 of tax plat 15N16 from R-40, Single Family Residential (County) and GC, General Commercial (County), to TND, Traditional Neighborhood Development (City)

Community Development Director Moon stated this would be a 50-unit single family residential townhome community. Ms. Moon said this development is adjacent to a 20-unit community that was approved by the City Council recently. Ms. Moon stated that the development will not be developed as a rental community.

IV. Announcements from Staff

No announcements from Staff

V. Items from Commission Members

No items from Commission Members

VI. Adjournment

Vice Chairman Rein motioned to adjourn. Commissioner Grayeski seconded the motion. Motion carried 4-0.

Respectfully Submitted.

**Approved and Adopted by the Planning
and Zoning Commission**

Adrian Dekker, Chairman

Date

Attest:

Tracey Chambers
Community Development Coordinator

**City of Holly Springs
Planning and Zoning Commission Meeting Minutes
December 14, 2023**

Commission Members Present: Mike Grayeski, Eric Huminski, and Eric Rein (VC)

Staff Present: City Manager Robert H. Logan, Community Development Director Nancy Moon, Laura Rollins with the City Attorney's Office, Captain Casey Barton, and City Clerk/Human Resources Director Karen Norred.

I. Call to Order

Vice Chairman Rein called the meeting to order at approximately 7:00 PM.

II. Roll Call

Chairman Adrian Dekker and Commissioner Chris Adams absent.

III. Discussion

- (1) A-07-2023**, applicant, Windsong Properties, requests annexation of 18.5 +/- acres located off of Hickory Flat Highway, Cherokee County, GA, tax parcel 204 of tax plat 15N19 - **REQUEST TO TABLE**

Vice Chairman Rein motioned to table A-07-2023. Commissioner Grayeski seconded the motion. Motion carried 3-0.

- (2) MA-13-2023**, applicant, Windsong Properties, requests rezoning of 18.5 +/- acres located off of Hickory Flat Highway, Holly Springs, GA, tax parcel 204 of tax plat 15N19, from AG, Agricultural (County), to TND, Traditional Neighborhood Development, (City) - **REQUEST TO TABLE**

Vice Chairman Rein motioned to table MA-13-2023. Commissioner Grayeski seconded the motion. Motion carried 3-0.

- (3) A-08-2023**, applicant, North Georgia Community Housing Development Corporation, requests annexation of 6.33 +/- acres located off of Edmondson Lane, Cherokee County, GA, tax parcels 095, 095A, and 096 of tax plat 15N16

- (4) MA-14-2023**, applicant, North Georgia Community Housing Development Corporation, requests rezoning of 6.33 +/- acres located off of Edmondson Lane, Holly Springs, GA, tax parcels 095, 095A, and 096 of tax plat 15N16 from R-40, Single Family Residential (County) and GC, General Commercial (County), to TND, Traditional Neighborhood Development (City)

Parks Huff, attorney for the applicant, described the property and the surrounding property uses. Mr. Huff explained the qualifications of the future homeowners of the 50-townhome development. Mr. Huff added that there will be potential for road improvements.

Community Development Director Nancy Moon stated that the development will be zoned TND, Traditional Neighborhood Development. Ms. Moon discussed that an additional right of way will be required. Ms. Moon reviewed the comments made by the county commission regarding the development. Ms. Moon explained that the city staff does recommend this annexation and rezoning with stipulations.

Holly Springs resident Kelly Gladden of 215 Jordan Drive voiced concerns regarding the type of community and the removal of trees.

Holly Springs resident Samantha McElhaney of 317 Braswell Court voiced concerns regarding traffic and the amenities that are to be offered in the new development.

Holly Springs resident Okan Ciger of 310 Braswell Court voiced concerns regarding the time that it will take to complete the development and the percentage of rental that will be allowed in the new development.

Holly Springs resident Trey Herndon of 314 Braswell Court waived his time to speak.

The applicant and City staff addressed the concerns.

Public hearing closed.

Vice Chairman Rein motioned to approve A-08-2023. Commissioner Huminski seconded the motion. Motion carried 3-0.

Vice Chairman Rein motioned to approve MA-14-2023 with staff stipulations and no more than ten percent rental at one time. Chairman Huminski seconded the motion. Motion carried 3-0.

(5) Approve/deny the September 14, 2023 Meeting Minutes

Commissioner Huminski motioned to approve the September 14, 2023 meeting minutes. Commissioner Grayeski seconded the motion. Motion carried 3-0.

IV. Announcements from Staff

Community Development Director Nancy Moon stated that cases A-07-2023 and MA-13-2023 will be heard at the January 11, 2023 meeting.

V. Items from Commission Members

Vice Chairman Rein thanked everyone for his five years of service.

VI. Adjournment

Vice Chairman Rein motioned to adjourn. Commissioner Grayeski seconded the motion. Motion carried 3-0.

Respectfully Submitted.

**Approved and Adopted by the Planning
and Zoning Commission**

Adrian Dekker, Chairman

Date

Attest:

Tracey Chambers
Community Development Coordinator