



Planning and Zoning Commission Work Session

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, November 20, 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. **A-03-2025**, applicants, Rebecca Eadie and Suzanne Graham, request annexation of 4.22 +/- acres located off of Hembredge Road, Cherokee County, GA, tax parcel 002 of tax plat 15N14C, and tax parcels 025 and 026 of tax plat 15N13D.
- B. **MA-07-2025**, applicants, Rebecca Eadie and Suzanne Graham, request rezoning of 4.22 +/- acres located off of Hembredge Road tax parcel 002 of tax plat 15N14C from GC, General Commercial (County) to GC, General Commercial (City) and tax parcels 025 and 026 of tax plat 15N13D from R-20, Single Family Residential (County) to GC, General Commercial (City).
- C. **DW-01-2025**, applicant, Idletown Development Inc., requests a design waiver from the requirements of the Holly Springs Development Regulations, Section 4.0 Residential and Non-Residential Development Standards, 4.22 Mailbox Kiosk, C. Design Standards, for property 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.
- D. **V-03-2025**, applicant, Underwood Scoggins, LLC on behalf of PR Land Investments, LLC, requests a variance from the Holly Springs Zoning Ordinance, Article 9, Buffer Requirements, and Article 5, District Uses and Regulations, 5.2-5 High Density Multi-Family Residential, D – Height, Area and Bulk Regulations for property located off of New Light Road, Holly Springs, GA, tax parcel 390 of tax plat 15N20.

V. REPORTS/COMMENTS

VI. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: November 20, 2025

AGENDA ITEM: A-03-2025, applicants, Rebecca Eadie and Suzanne Graham, request annexation of 4.22 +/- acres located off of Hembredge Road, Cherokee County, GA, tax parcel 002 of tax plat 15N14C, and tax parcels 025 and 026 of tax plat 15N13D.

EXECUTIVE SUMMARY:

Applicants, Rebecca Eadie and Suzanne Graham, request annexation of 4.22 +/- acres located off of Hembredge Road, Cherokee County, GA, tax parcel 002 of tax plat 15N14C, and tax parcels 025 and 026 of tax plat 15N13D. The property is currently zoned GC, General Commercial (County) and R-20, Single Family Residential (County). The applicants are requesting to rezone the property to GC, General Commercial (City).

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map

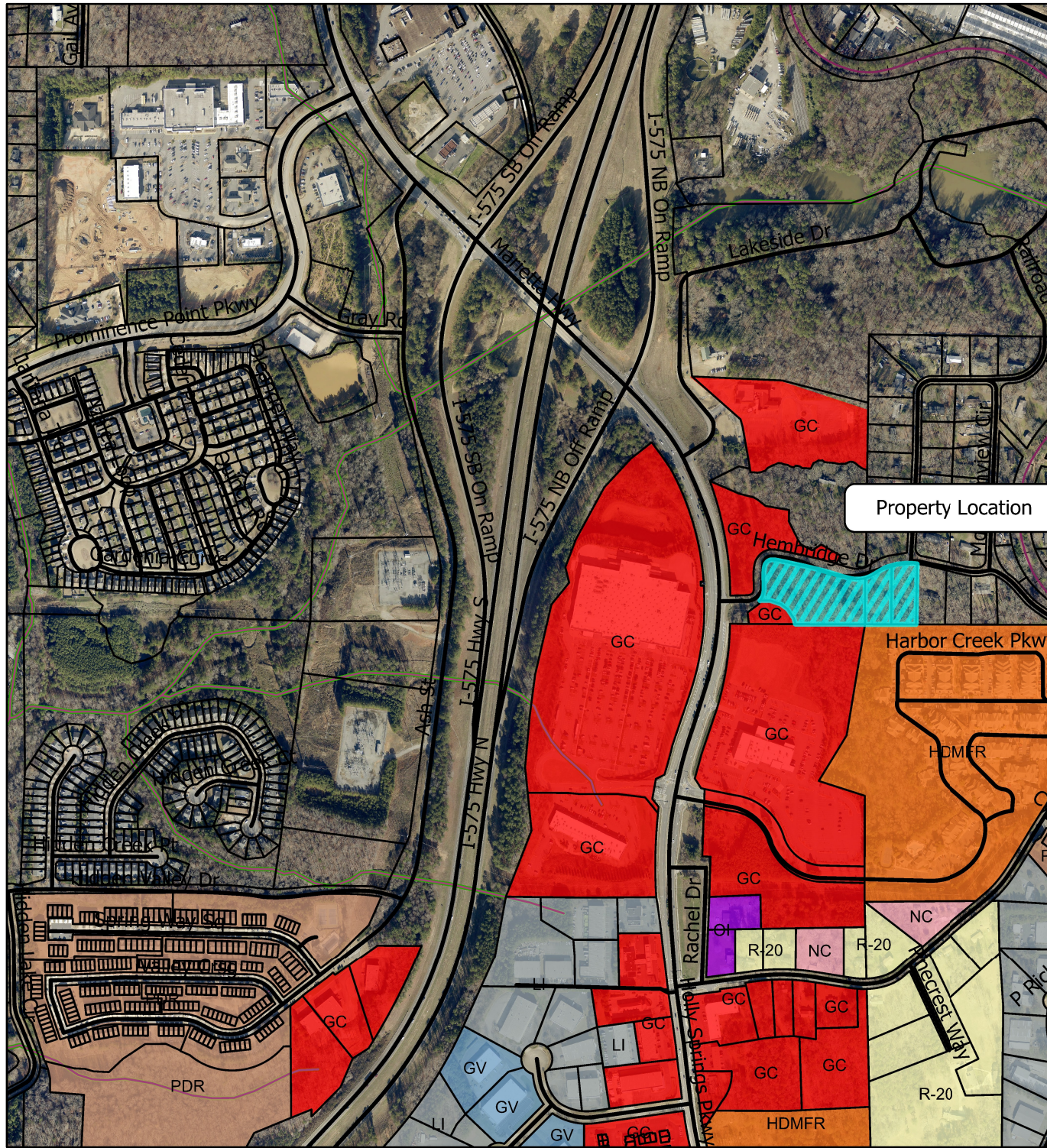
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

A-03-2025/MA-07-2025 Location Map



- Railroad
- 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
- Parcels_Oct 2025
- Streets_Oct 2025
- Streets_Oct 2025

Property Location



ITEM REPORT

AGENDA ITEM NUMBER: IV.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: November 20, 2025

AGENDA ITEM: MA-07-2025, applicants, Rebecca Eadie and Suzanne Graham, request rezoning of 4.22 +/- acres located off of Hembredge Road tax parcel 002 of tax plat 15N14C from GC, General Commercial (County) to GC, General Commercial (City) and tax parcels 025 and 026 of tax plat 15N13D from R-20, Single Family Residential (County) to GC, General Commercial (City).

EXECUTIVE SUMMARY:

Applicants, Rebecca Eadie and Suzanne Graham, request rezoning of 4.22 +/- acres located off of Hembredge Road tax parcel 002 of tax plat 15N14C from GC, General Commercial (County) to GC, General Commercial (City) and tax parcels 025 and 026 of tax plat 15N13D from R-20, Single Family Residential (County) to GC, General Commercial (City). There are no plans for development at this time. The owners want to annex and rezone all three parcels to GC for better marketability. The adjacent parcel to the east of this property is within the city and zoned GC, General Commercial.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map

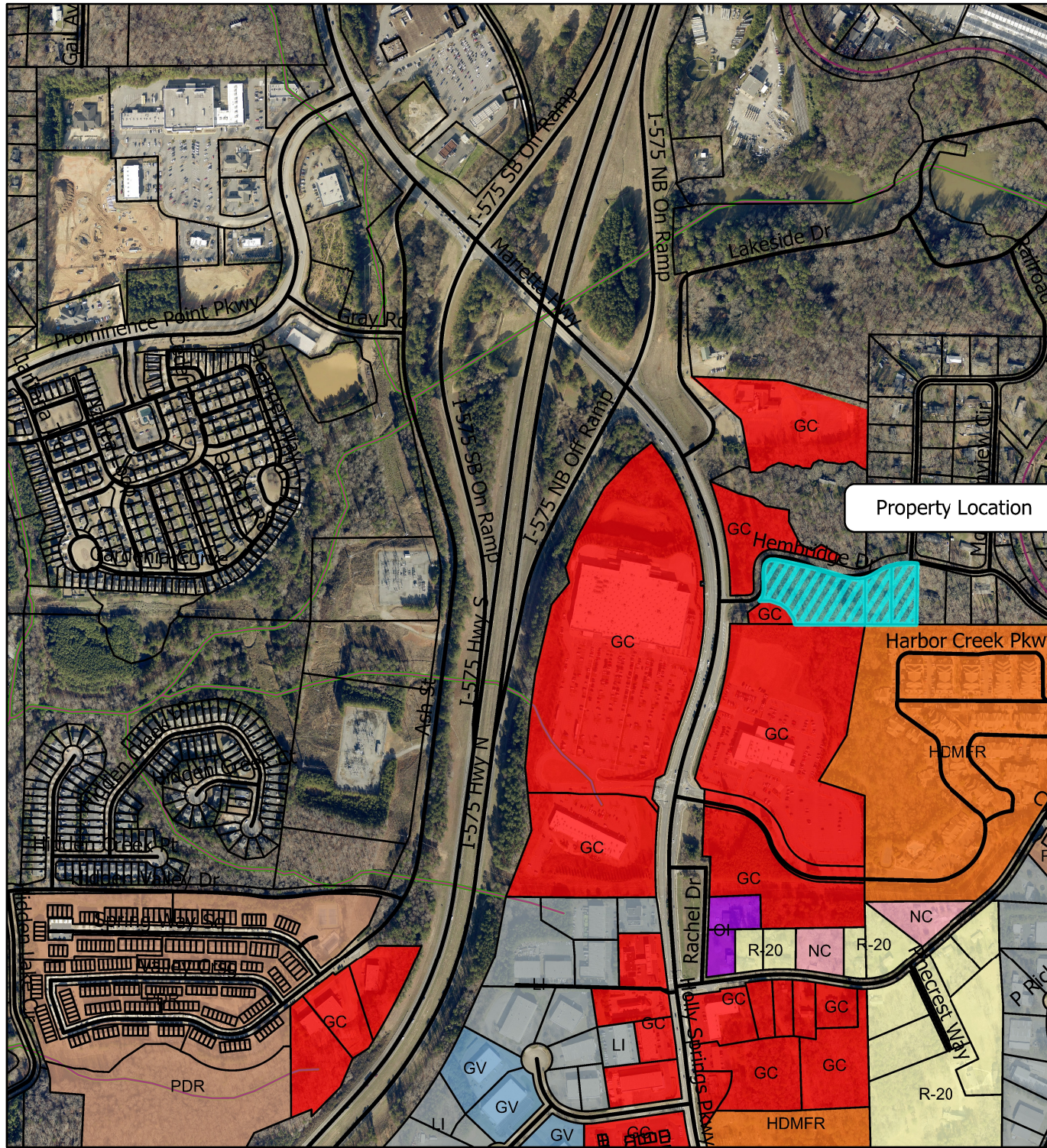
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

A-03-2025/MA-07-2025 Location Map



- Railroad
- 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
 - Parcels_Oct 2025
 - Streets_Oct 2025

Property Location



ITEM REPORT

AGENDA ITEM NUMBER: IV.C.



FROM: Nancy Moon, Community Development Director

MEETING DATE: November 20, 2025

AGENDA ITEM: DW-01-2025, applicant, Idletown Development Inc., requests a design waiver from the requirements of the Holly Springs Development Regulations, Section 4.0 Residential and Non-Residential Development Standards, 4.22 Mailbox Kiosk, C. Design Standards, for property 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.

EXECUTIVE SUMMARY:

The applicant, Idletown Development Inc., requests a design waiver from the requirements of the Holly Springs Development Regulations, Section 4.0 Residential and Non-Residential Development Standards, 4.22 Mailbox Kiosk, C. Design Standards, for property 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.

This property is located within the Idletown Subdivision. The original design that was submitted consisted of just the metal structure for the cover for the mailbox kiosk. After being informed that it did not meet the design standards, the applicant chose to construct the structure as shown in the attached picture, without full approval, stating that it could be made compatible by adding the brick border/wall on three sides. The architectural review committee determined that it was not in compliance with ordinance requirements. The applicant is requesting to vary the design of the mailbox kiosk structure. Per Section 4.0 Residential and Non-Residential Development Standards, 4.22 Mailbox Kiosk, C. Design Standards:

1. Mailbox kiosks shall be compatible with other streetscape elements and be architecturally enhanced with building materials and details typical of the architectural style of the neighborhood/development.

FISCAL IMPACT:

N/A

ATTACHMENTS:

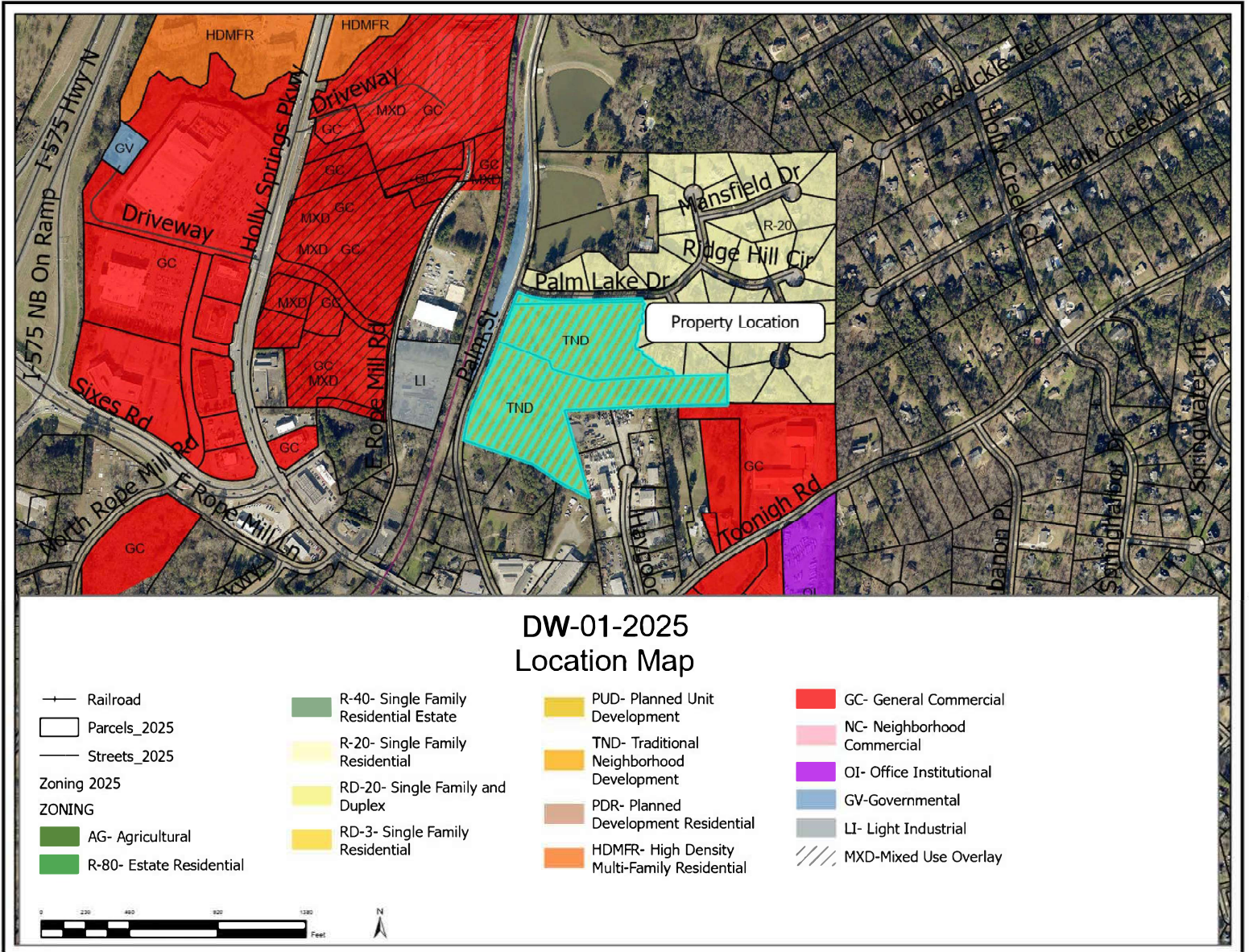
1. Location Map
2. Mail Kiosk Photo

RECOMMENDATION:

N/A

CONCURRENCES:

N/A



PUBLIC NOTICE
Case # D-10-2025
Proposed Development
The Department of Public Safety
is hereby giving notice to the public
of the proposed development.
Public Hearing
Date December 16, 2025
Time 10:00 AM
City of Orangeburg, South Carolina
2025 Public Safety Building
For information:
Call (803) 681-1111



ITEM REPORT

AGENDA ITEM NUMBER: IV.D.



FROM: Nancy Moon, Community Development Director

MEETING DATE: November 20, 2025

AGENDA ITEM: V-03-2025, applicant, Underwood Scoggins, LLC on behalf of PR Land Investments, LLC, requests a variance from the Holly Springs Zoning Ordinance, Article 9, Buffer Requirements, and Article 5, District Uses and Regulations, 5.2-5 High Density Multi-Family Residential, D – Height, Area and Bulk Regulations for property located off of New Light Road, Holly Springs, GA, tax parcel 390 of tax plat 15N20.

EXECUTIVE SUMMARY:

Applicant, Underwood Scoggins, LLC on behalf of PR Land Investments, LLC, requests a variance from the Holly Springs Zoning Ordinance, Article 9, Buffer Requirements, and Article 5, District Uses and Regulations, 5.2-5 High Density Multi-Family Residential, D – Height, Area and Bulk Regulations for property located off of New Light Road, Holly Springs, GA, tax parcel 390 of tax plat 15N20. The property is zoned HDMFR, High Density Multi-Family Residential. A proposed site plan is attached.

The applicant is requesting the following variances:

- a. Reduce minimum buffer width between HDMFR and PDR along northern property line from 40 feet to 10 feet [Zoning Ord. Table 9.4].
- b. Reduce minimum buffer width between HDMFR and R-40 along eastern property line from 50 feet to 10 feet [Zoning Ord. Table 9.4; Zoning Ord. § 9.2].
- c. Allow playground, walking trails, and a community fire pit as alternatives to listed amenities to satisfy amenity requirement [Zoning Ord. § 5.2-5(D)].
- d. Reduce minimum lot width from 100 feet to 20 feet [Zoning Ord. § 5.2-5(D)].
- e. Reduce side yard setback from 15 feet to 1.75 feet [Zoning Ord. § 5.2-5(D)].
- f. Reduce rear yard setback from 35 feet to 10 feet [Zoning Ord. § 5.2-5(D)].
- g. Reduce maximum lot coverage from 35% to 90% [Zoning Ord. § 5.2-5(D)].

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Site Plan

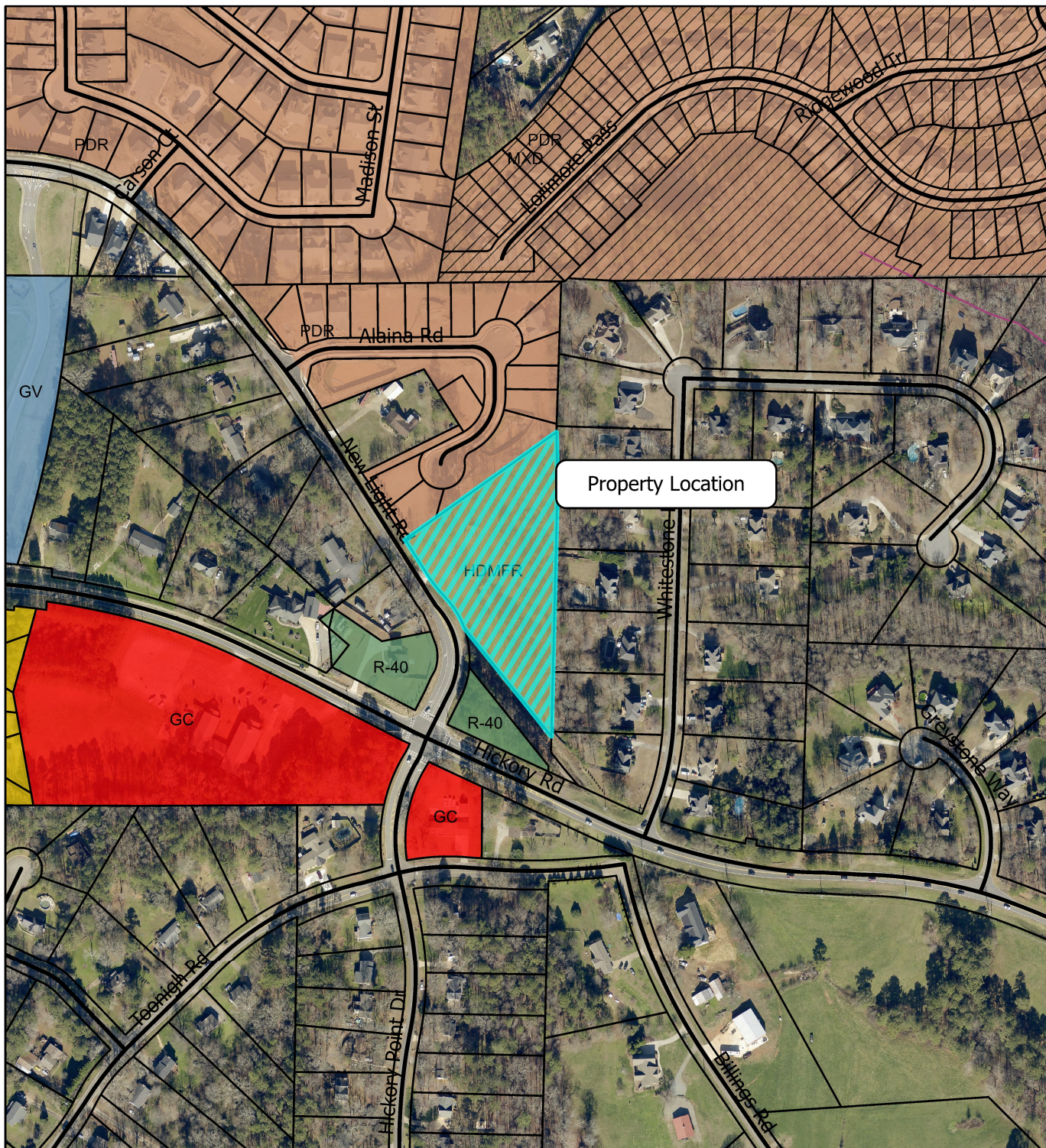
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

V-03-2025 Location Map



- +— Railroad
- 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
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