



# Planning and Zoning Commission Public Hearing

Holly Springs Public Safety Building, Council Chambers  
3235 Holly Springs Pkwy, Holly Springs, GA 30115  
Thursday, May 16, 2024 | 7:00 PM

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Chris Adams | Adrian Dekker - Chair | Mike Grayeski - Vice Chair | Eric Huminski | Andy Norris

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## AGENDA

### I. CALL TO ORDER

### II. PUBLIC HEARING RULES

### III. OLD BUSINESS/PUBLIC HEARING

### IV. NEW BUSINESS/PUBLIC HEARING

- A. V-02-2024, applicant Wilson's Classic Homes requests a variance from the setback requirements of the Holly Springs Zoning Ordinance for property located off of Alaina Road, Holly Springs, GA, tax parcel 117 of tax plat 15N20J.
- B. April 25, 2024 Planning and Zoning Commission Public Hearing Meeting Minutes.

### V. REPORTS

### VI. ADJOURNMENT

# ITEM REPORT

**AGENDA ITEM NUMBER: IV.A.**



**FROM:** Nancy Moon, Community Development Director

**MEETING DATE:** May 16, 2024

**AGENDA ITEM:** V-02-2024, applicant Wilson's Classic Homes requests a variance from the setback requirements of the Holly Springs Zoning Ordinance for property located off of Alaina Road, Holly Springs, GA, tax parcel 117 of tax plat 15N20J.

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## **EXECUTIVE SUMMARY:**

Wilson's Classic Homes, applicant, seeks a variance for tax parcel 117 of tax plat 15N20J, also known as 156 Alaina Road, to reduce the front setback from 15 feet to 11.2 feet.

## **FISCAL IMPACT:**

N/A

## **ATTACHMENTS:**

1. V-02-2024 Location Map
2. V-02-2024 Application Packet
3. V-02-2024 Survey

## **RECOMMENDATION:**

Wilson's Classic Homes, applicant, seeks a variance from the lot requirements for tax parcel 117 of tax plat 15N20J, also known as 156 Alaina Road. See attached location map. The property is currently zoned PDR, Planned Development Residential and is within the Sagebrook Subdivision.

The property consists of 0.18 +/- acres. The variance is needed due to a survey error. The original survey showing the location was submitted without notification. The process requires that, once the plan is uploaded to the system, an inspection is scheduled for review of the plan. The inspection was never scheduled, and the builder continued with construction without approval. It was determined that the plan was in the system and after review, the setbacks were incorrect. Below are the lot requirements per the Holly Springs Zoning

Ordinance, Article 7 and the approved site plan, as well as, the requested change:

|                            | Required | Requested | Percent<br>Variance |
|----------------------------|----------|-----------|---------------------|
| Minimum Yard Setback (ft.) |          |           |                     |
| Front                      | 15       | 11.2      | 25.33               |

## **VARIANCE REQUIREMENTS**

The Zoning Ordinance requires the Planning Commission to only issue a variance if the conditions listed below exist:

**1. That the special circumstances or conditions applying to the building, structure or land in question are peculiar to such premises and do not apply generally to other buildings, structures, or land in the vicinity.**

*Each application is evaluated on its own merit and specific circumstances. This request is due to a surveyor error and does not apply to other lots within the subdivision.*

**2. That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.**

*There are no changes being proposed to the existing uses or structures. The structure could be modified or removed and construction be made to conform to the existing requirements.*

**3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.**

*All properties located within the PDR zoning district are bound by the regulations of the Holly Springs Zoning Ordinance and the stipulations approved at the time of rezoning of the property. Each case is evaluated separately.*

**4. That the condition from which relief or a variance is sought did not result from willful action by the applicant.**

*The variance is being requested after the error was discovered.*

**5. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.**

*The variance requested is the minimum required to continue with the structure as it currently*

*exists on the ground.*

**6. The variance is not a request to permit a use of land, buildings or structures which is not permitted by right in the district involved.**

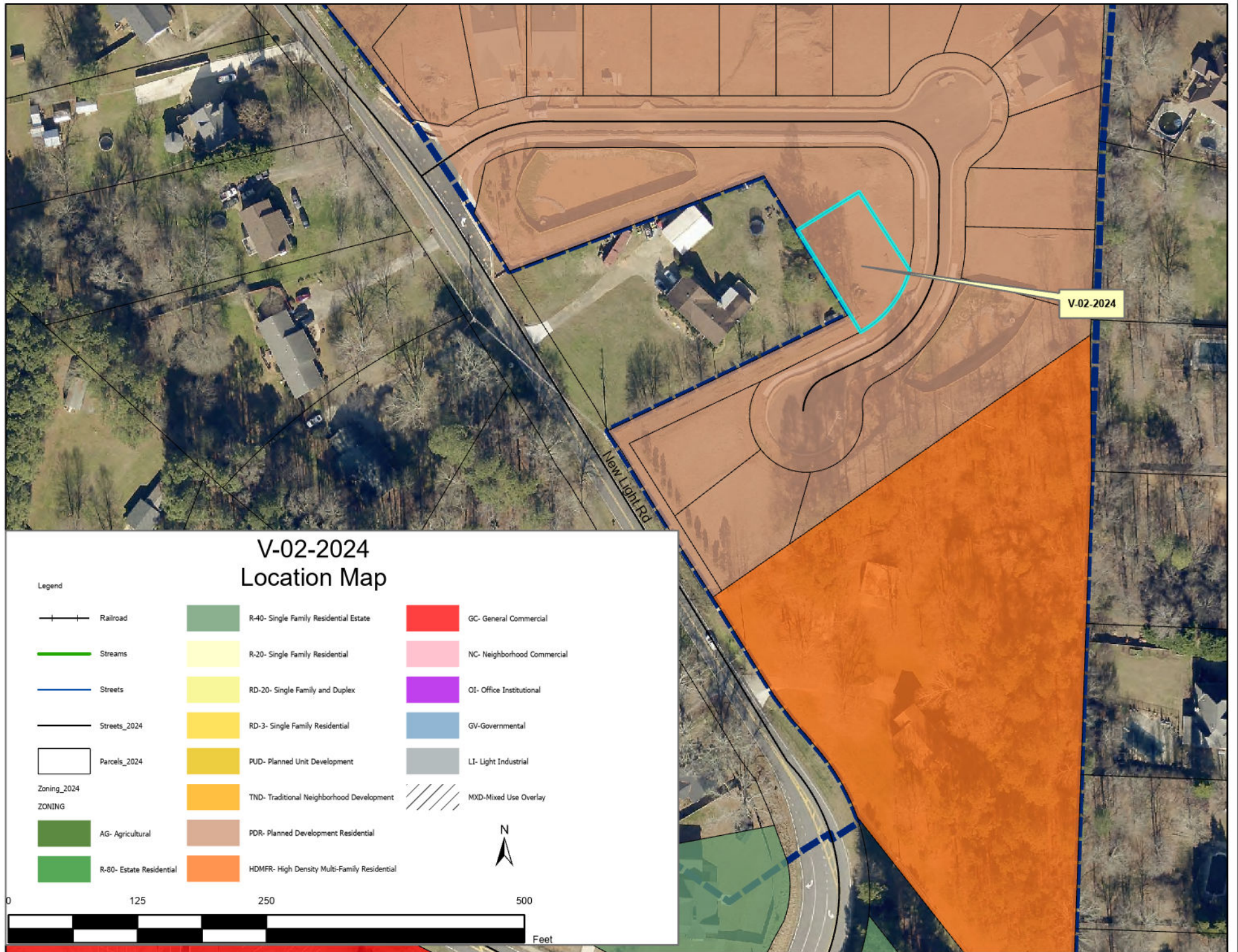
*The request does not pertain to the use of the property, only to the lot requirements and does not result in a use that is not permitted.*

**7. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, increase the danger of fire, imperil public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.**

*No negative impacts are anticipated from the variance as proposed.*

**CONCURRENCES:**

N/A





**VARIANCE/APPEAL/SPECIAL EXCEPTION**  
**APPLICATION**

City of Holly Springs, Georgia

V- 02-2024 SE- \_\_\_\_\_ AP- \_\_\_\_\_

Hearing Date \_\_\_\_\_

Date of Application 04-12-2024

Applicant Wilson's Classic Homes

Owner \_\_\_\_\_  
(If other than Applicant)

Address 156 Alaina Rd

Address \_\_\_\_\_

Holly Springs, GA

\_\_\_\_\_

Zip Code 30115 Phone (678) 314-6525 Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

Email Wilson's Classic Homes@gmail.com Email \_\_\_\_\_

Signature [Signature] Signature \_\_\_\_\_

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

Present Zoning District PDR Acreage 0.18 AC.

Land Lot(s) 336 District(s) 15 Section(s) 2

Map Number 15N20J 117 Parcel Number 15-0336-0047

Address/Location of Property 156 Alaina Rd, Holly Springs, GA, 30115

Description/Type of Request (Variance, Appeal, Special Exception)

FRONT BLDG SETBACK

Justification/Reason for Request (please also respond to the attached conditions)

TO REDUCE LOT 17 FRONT BLDG. SETBACK FROM 15' TO 11.2'

- ☒ Two (2) copies of the plat or drawing illustrating the appeals request; please provide a pdf of the plat if available.
- ☐ Warranty Deed or similar conveyance;
- ☐ Documentation verifying that ad valorem taxes are current;
- ☐ Filing fee of \$500.00, check payable to the City of Holly Springs. Check# \_\_\_\_\_

**Do Not Write Below Line**

Board of Appeals Decision

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Tabled \_\_\_\_\_

Please respond to the following conditions:

Variance Procedures, Article 15.3-1

No variance shall be authorized unless the Planning Commission finds that all of the following conditions exist:

1. That the special circumstances or conditions applying to the building, structure or land in question are peculiar to such premises and do not apply generally to other building, structures or land in the vicinity.

ONLY ASKING VARIANCE FOR LOT 17 AND WILL NOT APPLY TO OTHER LOTS

2. That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.

YES

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

NOT AWARE OF ANY

4. That the condition from which relief or a variance is sought did not result from willful action by the applicant.

DID NOT RESULT FROM APPLICANT.

THE CONDITION RESULTED FROM DRAFTING ERROR BY THE SURVEYOR.

5. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

YES

6. The variance is not a request to permit a use of land, buildings or structures which is not permitted by right in the district involved.

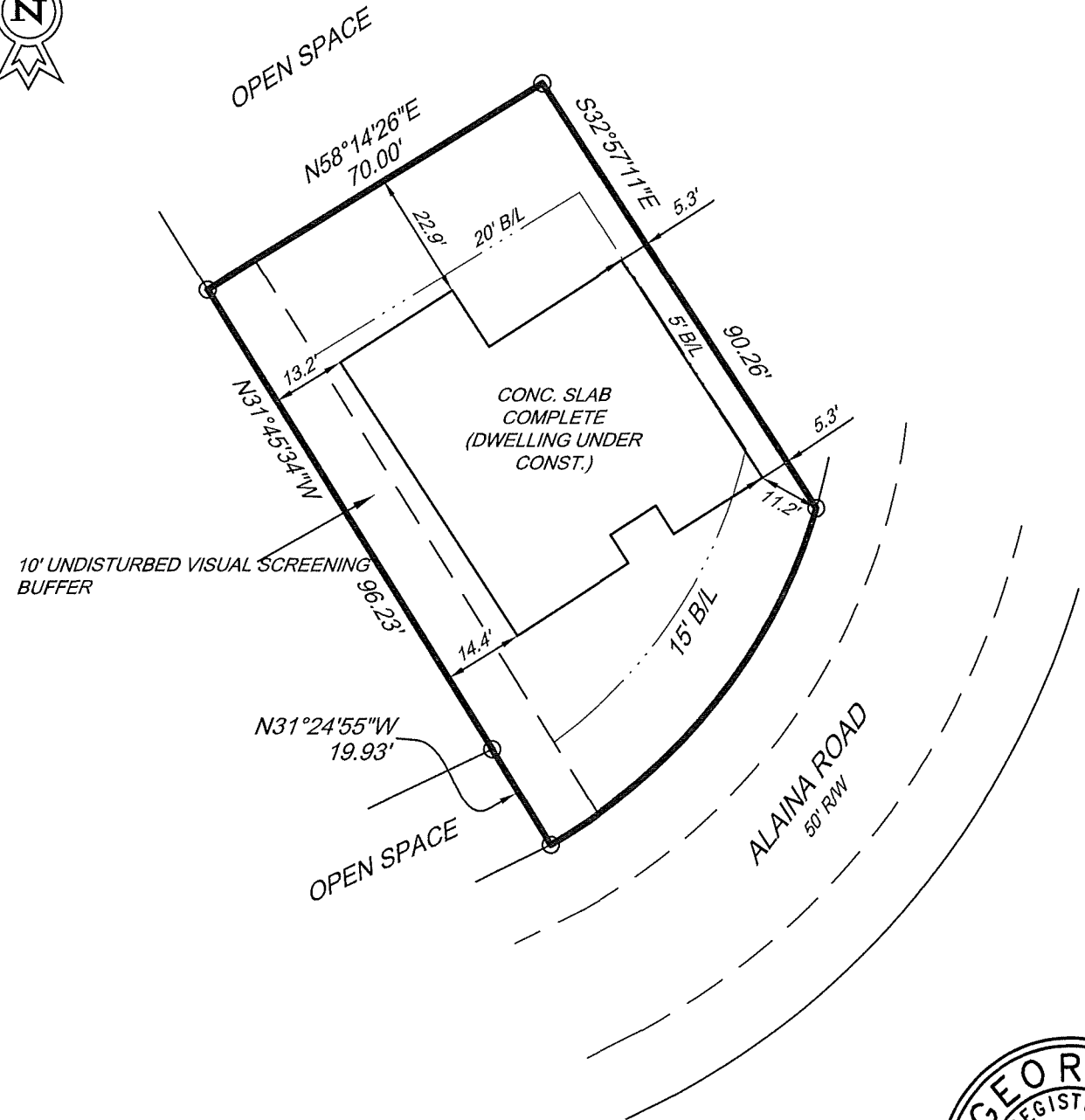
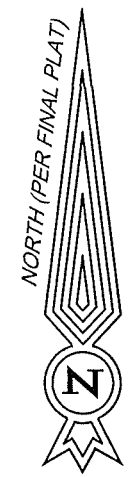
THE VARIANCE WOULD ALLOW THE APPLICANT TO REDUCE THE FRONT BLDG. SETBACK FROM 15' TO 11.2'

7. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

THE VARIANCE WILL NOT CAUSE ANY OF THESE CONDITIONS

LEGEND

- CORNER MONUMENTATION:
- = IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
  - = CORNER FOUND
  - △ = UNMONUMENTED CORNER
  - ⊗ = CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- X — X — FENCE LINE
- RR = STEEL REINFORCING ROD
- OTP = OPEN TOP WATER PIPE
- CTP = CRIMPED TOP WATER PIPE
- PP = POWER POLE = 
- C/L = CENTERLINE = 
- B/L = BUILDINGLINE = 
- R/W = RIGHT OF WAY
- L.L.L. = LAND LOT LINE = 
- WATER MAINS =  W  W  W  W
- OVERHEAD POWER LINES =  E  E
- GAS MAINS =  G  G  G  G
- SANITARY SEWER MAIN =  SS  SS
- N/F = NOW OR FORMERLY OWNED BY
- NSAB = NAIL SET AT BASE
- NFAB = NAIL FOUND AT BASE
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- R/W MON. = CONCRETE RIGHT OF WAY MONUMENT



PLAT TO ACCOMPANY VARIANCE APPLICATION

**WILSON CLASSIC HOMES, INC.**

LOCATED IN LAND LOT 336, 15TH DISTRICT,  
2ND SECTION, CHEROKEE COUNTY, GEORGIA  
CITY OF HOLLY SPRINGS

BEING LOT 17, SAGEBROOKE,  
AS RECORDED IN PLAT BOOK 119, PAGE 2319

156 ALAINA ROAD

**AREA = 0.18 ACRES**  
**7716 SQ. FT.**



REVISIONS

| DATE | DESCRIPTION |
|------|-------------|
|      |             |
|      |             |
|      |             |

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE  
RATE MAPS, COMMUNITY PANEL NO: 13057C0262E  
EFFECTIVE DATE: JUNE 7, 2019  
THE MAP GRAPHICALLY DEPICTS THE SUBJECT  
PROPERTY TO LIE IN ZONE: "X"  
"X" = AREAS DETERMINED TO BE OUTSIDE THE  
1% ANNUAL CHANCE FLOODPLAIN





THE **CRUSSELLE**  
**COMPANY**

PROFESSIONAL LAND SURVEYORS  
2981 POWDER SPRINGS ROAD  
MARIETTA, GEORGIA 30064  
(770) 943-5903  
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. CH7358      FILE: CH7358 Lots14-17.DWG  
FIELD SURVEY DATE: 03/04/24  
PLAT DATE: 03/04/24      SCALE: 1" = 30'

**City of Holly Springs**  
**Planning and Zoning Commission Meeting Minutes**  
**April 25, 2024**

**Commission Members Present:** Chris Adams, Adrian Dekker (C), Eric Huminski, and Andy Norris

**Staff and Elected Officials 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 meeting to order at approximately 7:00 PM.

**II. Roll Call**

Vice Chairman Mike Grayeski absent

**III. Public Hearing Rules**

Commissioner Adams read the Public Hearing rules.

**IV. Public Hearing**

- (1) **V-01-2024**, applicants Michael P. and Kristen A. Corrigan requests a variance from the Holly Springs Zoning Ordinance and Development Regulations for property located at 335 Peninsula Pointe, Holly Springs, GA, tax parcel 101 of tax plat 15N19C

Community Development Director Nancy Moon stated that the applicants would like to install a pool and are requesting to remove up to 10 trees between the no public access line and the tree save line behind their home.

The applicant, Michael P. Corrigan addressed the Commission and stated that he would be happy to replant more trees.

Public hearing closed.

Commissioner Adams motioned to approve V-01-2024. Commissioner Norris seconded the motion. Motion carried 4-0.

- (2) Approve / deny the February 8, 2024 Meeting Minutes.

Commissioner Huminski motioned to approve the February 8, 2024 meeting minutes. Commissioner Dekker seconded the motion. Motion carried 4-0.

**V. Announcements from Staff**

Ms. Moon confirmed with the Commission that the Planning and Zoning meeting scheduled for May 9, 2024 will be rescheduled to May 16, 2024. Ms. Moon also discussed the new software login requests sent to the Commissioners.

**VI. Items from Commission Members**

No items from Commission Members

**VII. Adjournment**

Chairman Dekker motioned to adjourn. Commissioner Norris seconded the motion. Motion carried 4-0.

Respectfully Submitted.

Attest:

\_\_\_\_\_  
Tracey Chambers  
Community Development Coordinator

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

\_\_\_\_\_  
**Adrian Dekker, Chairman**

\_\_\_\_\_  
**Date**