



# **Planning & Zoning Commission**

**2019 Members**

**Adrian Dekker Jennifer English Scott Martineau  
Eric Rein John Wiegand**

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**January 31, 2019**

## **AGENDA**

**I. CALL TO ORDER- 7:00 PM**

**II. OATH OF OFFICE CEREMONY, by Steven W. Miller**

**III. ELECTION OF OFFICERS**

**IV. ROLL CALL**

**V. PUBLIC HEARING RULES**

**VI. BUSINESS/PUBLIC HEARING**

(1) Approve/deny December 13, 2018 Meeting Minutes

**VII. DISCUSSION**

**VIII. ANNOUNCEMENTS FROM STAFF**

**IX. ITEMS FROM COMMISSION MEMBERS**

**X. ADJOURNMENT**

**Planning & Zoning Commission  
Training Session Agenda  
(immediately following the Public Hearing)**

**I. TRAINNG SESSION**

**II. ADJOURNMENT**

Meeting Location:  
3235 Holly Springs Parkway

City of Holly Springs  
Planning and Zoning Meeting Minutes  
December 13, 2018

In attendance at the meeting were Chairman Mike Herman, Vice Chairman John Wiegand, Commissioner Adrian Dekker, Commissioner Chris Amos Adams, and Commissioner Jennifer English.

Elected Officials and Staff members present: Mayor Steven W. Miller, City Manager Robert H. Logan, Community Development Director Nancy Moon, Deputy Chief Tommy Keheley, Laura Rollins with the City Attorney's Office, Officer Marquavius Brownlee, and Assistant City Clerk Donna Sanders.

The meeting was called to order by Chairman Herman at approximately 7:00pm.

**Roll Call** –All present.

Vice Chairman John Wiegand read the public hearing rules.

### **BUSINESS/PUBLIC HEARING**

- (1) **A-04-2018**, applicant requests annexation of 0.11 +/- acres located off of Holly Springs Parkway, Cherokee County, GA, tax parcel 003 of tax plat 15N14D
- (2) **MA-08-2018**, applicant request rezoning of 0.11 +/- acres located off of Holly Springs Parkway, Cherokee County, GA, tax parcel 003 of tax plat 15N14D from R-40, Single Family Residential Estate (County) to LI, Light Industrial

#### Public Hearing

Felicia Johnson with Altair Sign & Light, spoke on behalf of the applicant 3<sup>rd</sup> Starr Investments, LLC. Ms. Johnson said they are requesting the rest of the property to be annexed and rezoned to align with the rest of the property.

Public hearing closed.

Community Development Director Nancy Moon presented the staff analysis. Ms. Moon said the property is part of the original city limits formed and a portion of the property was left within unincorporated Cherokee County. Ms. Moon also said the applicant, 3<sup>rd</sup> Starr Investments, LLC, is also requesting the 0.11 +/- acres be rezoned from R-40, Single Family Residential Estate (County), to LI, Light Industrial (City), the same zoning as the rest of the property. The property will continue to be used as a parking lot for the sign company. Ms. Moon said staff recommends approval to annex and rezone to LI, Light Industrial with stipulations.

Commissioner Adams made a motion to approve A-04-2018 with staff stipulations. Vice Chairman Wiegand seconded the motion. Motion carried 5-0.

Commissioner Adams made a motion to approve MA-08-2018 with staff stipulations. Commissioner English seconded the motion. Motion carried 5-0.

(3) **V-06-2018**, applicant requests a variance from the Holly Springs Zoning Ordinance, Article 10, Signs and Outdoor Advertising, for property located off of WellStar Way, Holly Springs, GA, tax parcels 083A, 084C of tax plat 15N09

### Public Hearing

Attorney Richard Calhoun, representing WellStar Health Systems gave a brief presentation of the exterior sign variance. Mr. Calhoun explained the need for the increased square footage of the signs to be seen from interstate 575 due to the elevation of the building.

Deanna Kamal, Architect with Gresham Smith and Partners, said the main concern was making sure people could easily identify the facility from the interstate. Ms. Kamal said the building is parallel to interstate 575 and the acute angle makes it difficult to read the signage. Ms. Kamal said enlarging the signage facing the interstate makes sense.

Joe Brywczynski, Senior Vice President, with WellStar Health Parks Administration and Development, said WellStar would like to keep the signage and branding consistent among all the WellStar Health Parks. Mr. Brywczynski said the design is consistent with all the other buildings, with the exception that the other WellStar buildings do not back up to an interstate and therefore the need for the additional increase in signage is necessary. Mr. Brywczynski also said there is a Phase II planned for this facility that will be attached to the Phase I building.

Public hearing closed.

Community Development Director Nancy Moon presented the staff analysis. Ms. Moon said this is not your typical request due to the much larger campus and therefore the need for much larger signage. Ms. Moon said the variances range from a 17% to 135% increase over what is allowed due to the physical barriers such as the location next to the interstate and the different areas on the property. Ms. Moon reminded the Commissioners that recommendations on variances are not given by staff.

Commissioner Dekker made a motion to approve V-06-2018. Vice Chairman Wiegand seconded the motion. Motion carried 5-0.

(4) **MA-09-2018**, applicant requests rezoning of 18 +/- acres located off of Holly Springs Parkway, Holly Springs, GA, tax parcels 069, 070, 071, 071A, 071B, 071C, 072, 075 of tax plat 15N15 from GC, MXD, General Commercial with Mixed Use Overlay to GC, MXD, General Commercial with Mixed Use Overlay

Public Hearing

No public comments.

Public hearing closed.

Community Development Director Nancy Moon said the applicant, Holly Springs SR Mix, LLC, submitted a revised proposed project that is different from what was submitted with the application. Ms. Moon said staff is requesting to table to have time to review the new proposed project.

Vice Chairman Wiegand made a motion to table MA-09-2018. Commissioner Adams seconded the motion. Motion carried 5-0.

Commissioner Dekker made a motion to approve the November 8, 2018 meeting minutes. Commissioner Adams seconded the motion. Motion carried 5-0.

Vice Chairman Wiegand wished everyone a Merry Christmas.

Vice Chairman Wiegand made a motion to adjourn. Commissioner Adams seconded the motion. Motion carried 5-0.

Meeting adjourned.

Respectfully Submitted.

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

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**Vice Chairman John Wiegand**

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**Date**

Attest:

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Donna Sanders  
Assistant City Clerk