



Planning and Zoning Commission Work Session

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, June 27, 2024 | 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-02-2024**, applicants Anthony and Kelly Scott request annexation of 0.89 +/- acres located off of Hickory Road, Cherokee County, GA, tax parcel 524 of tax plat 15N20.
- B. **MA-02-2024**, applicants Anthony and Kelly Scott request rezoning of 0.89 +/- acres located off of Hickory Road, Holly Springs GA, tax parcel 524 of tax plat 15N20, from AG, Agricultural (County), to NC, Neighborhood Commercial (City).
- C. **MA-03-2024**, applicants Jorge Flores Wong and Solange Nunez Del Arco request rezoning of 1.04 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 102 and 103 of tax plat 15N20, from NC, Neighborhood Commercial, to GC, General Commercial.

V. REPORTS

VI. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: June 27, 2024

AGENDA ITEM: A-02-2024, applicants Anthony and Kelly Scott request annexation of 0.89 +/- acres located off of Hickory Road, Cherokee County, GA, tax parcel 524 of tax plat 15N20.

EXECUTIVE SUMMARY:

Applicant proposes to annex 0.89 +/- acres located off of Hickory Road, tax parcel 524 of tax plat 15N20, for the establishment of an insurance office.

FISCAL IMPACT:

N/A

ATTACHMENTS:

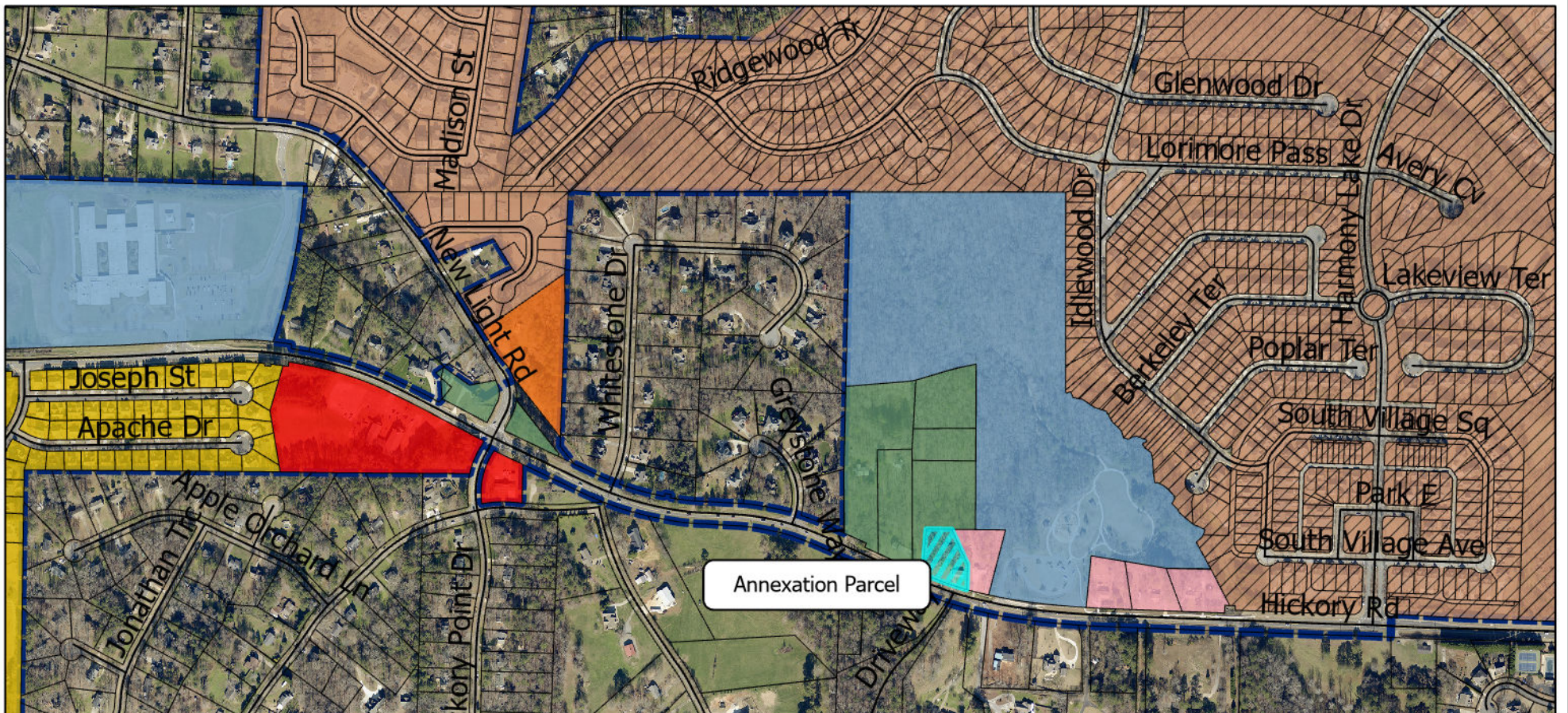
1. Location Map

RECOMMENDATION:

N/A

CONCURRENCES:

N/A



A-02-2024 & MA-02-2024 Location Map

— Streets_2024
□ Parcels_2024

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
Railroad
HS_City_Limits_2022



ITEM REPORT

AGENDA ITEM NUMBER: IV.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: June 27, 2024

AGENDA ITEM: MA-02-2024, applicants Anthony and Kelly Scott request rezoning of 0.89 +/- acres located off of Hickory Road, Holly Springs GA, tax parcel 524 of tax plat 15N20, from AG, Agricultural (County), to NC, Neighborhood Commercial (City).

EXECUTIVE SUMMARY:

Applicant proposes to rezone 0.89 +/- acres located off of Hickory Road, tax parcel 524 of tax plat 15N20, from AG, Agricultural (County) to NC, Neighborhood Commercial (City), for the establishment of an insurance office.

FISCAL IMPACT:

N/A

ATTACHMENTS:

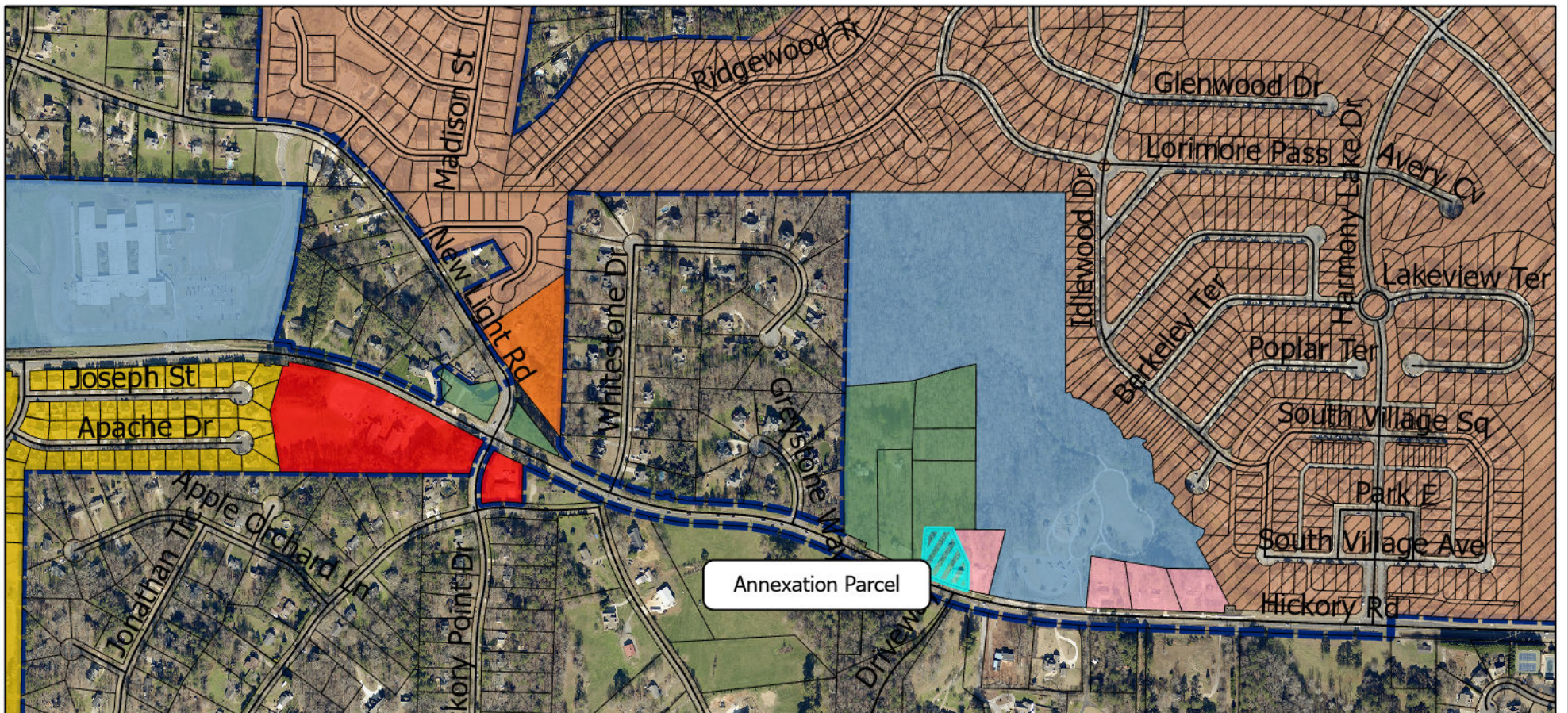
1. Location Map
2. Site Plan

RECOMMENDATION:

N/A

CONCURRENCES:

N/A



A-02-2024 & MA-02-2024 Location Map

— Streets_2024
 □ Parcels_2024

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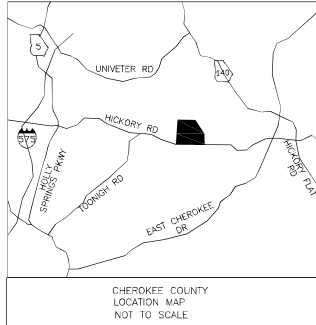
NC- Neighborhood Commercial
 OI- Office Institutional
 GV- Governmental
 LI- Light Industrial
 MXD- Mixed Use Overlay
 Railroad
 HS_City_Limits_2022



FIELD BOOK 124, PAGE 51, FILE R0153.

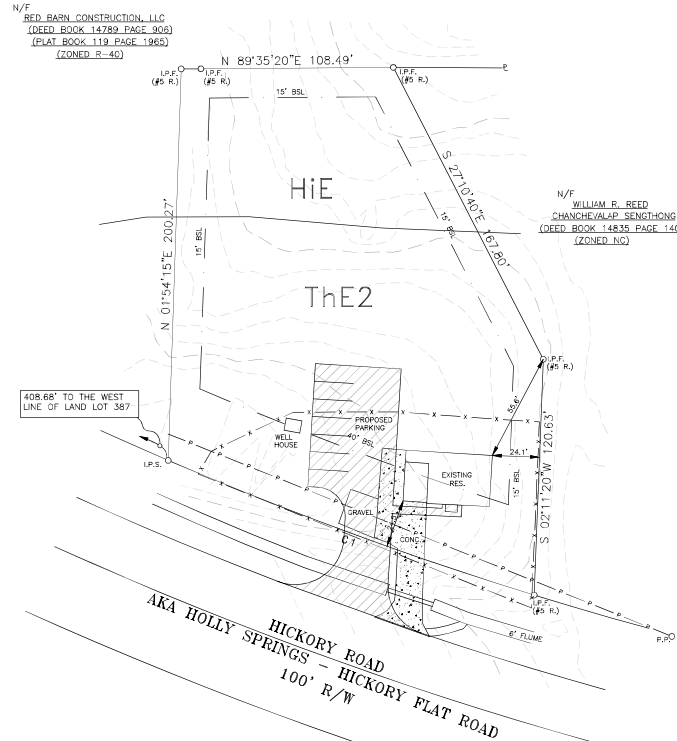
LEGEND:

- 1) I.P.S. - IRON PIN SET (#4 R.)
- 2) I.P.F. - IRON PIN FOUND
- 3) L.L.L. - LAND LOT LINE
- 4) R/W - RIGHT OF WAY
- 5) E - PROPERTY LINE
- 6) C - CENTER LINE
- 7) R - REINFORCING BAR
- 8) P.P. - POWER &(OR) PHONE POLE
- 9) N./F. - NOW OR FORMERLY
- 10) --- FENCE (APPROX. LOC.)
- 11) --- OVERHEAD UTILITY LINE
- 12) B.L. - BUILDING LINE
- 13) D.E. - DRAINAGE EASEMENT
- 14)



SOILS

HIE - Hayesville fine sandy loam, 10 to 25 percent slopes
ThE2 - Tallapoosa gravelly sandy clay loam, 10 to 25 percent slopes, eroded



TRAVERSE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	1859.86'	199.55'	199.45'	N 69°47'55" W

IN OUR OPINION AND AS INDICATED BY A VISUAL ONLY INSPECTION OF F.I.R.M. MAP NO. 13057C0262C, DATED 06-07-2019, THIS PROPERTY APPEARS TO BE IN A ZONE "X" SPECIAL FLOOD HAZARD AREA. IN DETERMINING THIS OPINION, NO FIELD INSPECTION OR ELEVATION VERIFICATION HAS BEEN PERFORMED. A MORE DETAILED EVALUATION MAY BE NEEDED.

"DO NOT RECORD"

AREA = 0.89 ACRE

"ALL MATTERS OF TITLE ARE EXCEPTED"

NOTES:

- 1) THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY PRIVATE AND PUBLIC.
- 2) UNDERGROUND UTILITIES AND/OR STRUCTURES, IF ANY, MAY NOT BE SHOWN.
- 3) IF ACTIVE STREAMS ARE PRESENT, THEY SHALL HAVE 25' UNDISTURBED STATE STREAM BANK BUFFER. ALL STREAMS SHALL HAVE 50' UNDISTURBED COUNTY STREAM BANK BUFFER & 75' IMPERVIOUS SURFACE BUFFER FROM TOP OF STREAM BANK.
- 4) REFERENCE: PLAT BOOK 16 PAGE 103.
- 5) REFERENCE: PLAT BOOK 30 PAGE 249.
- 6) REFERENCE: PLAT BOOK 35 PAGE 111.
- 7) REFERENCE: DEED BOOK 1699 PAGE 133.
- 8) REFERENCE: DEED BOOK 14824 PAGE 1848.
- 9) REFERENCE: DEED BOOK 14789 PAGE 906.
- 10) CURRENT ZONING: CHEROKEE COUNTY AG.
PROPOSED ZONING: CITY OF HOLLY SPRINGS NC
FRONT SETBACKS 40'
SIDE SETBACKS 15'
REAR SETBACKS 15'
- 11) PROPOSED USE - OFFICE 900 S.F. BUILDING
- 12) PARKING SPACES REQUIRED 1 PER 200 S.F. X 900 S.F. = 4.5 SPACES
- 13) SPACES PLANNED - 7



TAX MAP/PARCEL 15N20 524
2625 HICKORY ROAD
ZONING SKETCH PREPARED FOR
& AUTHORIZED BY:

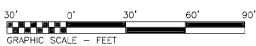
KELLY M. SCOTT

LOCATED IN LAND LOT(S): 387
DISTRICT - 15, SECTION - 2
CHEROKEE COUNTY, GEORGIA
CITY OF HOLLY SPRINGS
FIELD WORK: APRIL 17, 2024
PLAT PREPARED: APRIL 18, 2024
SCALE: 1" = 30'

BY: WIKLE LAND SURVEYING, P.C.
P.O. BOX 1290
HOLLY SPRINGS, GEORGIA 30142
PHONE: (770) 479-8364
ron@wiklelandsurveying.com
-- MEMBER --
SURVEYING AND MAPPING
SOCIETY OF GEORGIA

DWG. NO. R0153 ZONING_2625 HICKORY RD

JOB NO. 24-0153-310



THIS PLAN WAS REVISED
ON MAY 02, 2024 TO
ADD PROPOSED PARKING

APPLICANT

KELLY SCOTT

2625 HICKORY ROAD
CANTON, GA 30115
PHONE: 404-883-4890

ITEM REPORT

AGENDA ITEM NUMBER: IV.C.



FROM: Nancy Moon, Community Development Director

MEETING DATE: June 27, 2024

AGENDA ITEM: MA-03-2024, applicants Jorge Flores Wong and Solange Nunez Del Arco request rezoning of 1.04 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 102 and 103 of tax plat 15N20, from NC, Neighborhood Commercial, to GC, General Commercial.

EXECUTIVE SUMMARY:

Applicants Jorge Flores Wong and Solange Nunez Del Arco request rezoning of 1.04 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 102 and 103 of tax plat 15N20, from NC, Neighborhood Commercial, to GC, General Commercial for the establishment of a dog day care, boarding, and training facility.

FISCAL IMPACT:

N/A

ATTACHMENTS:

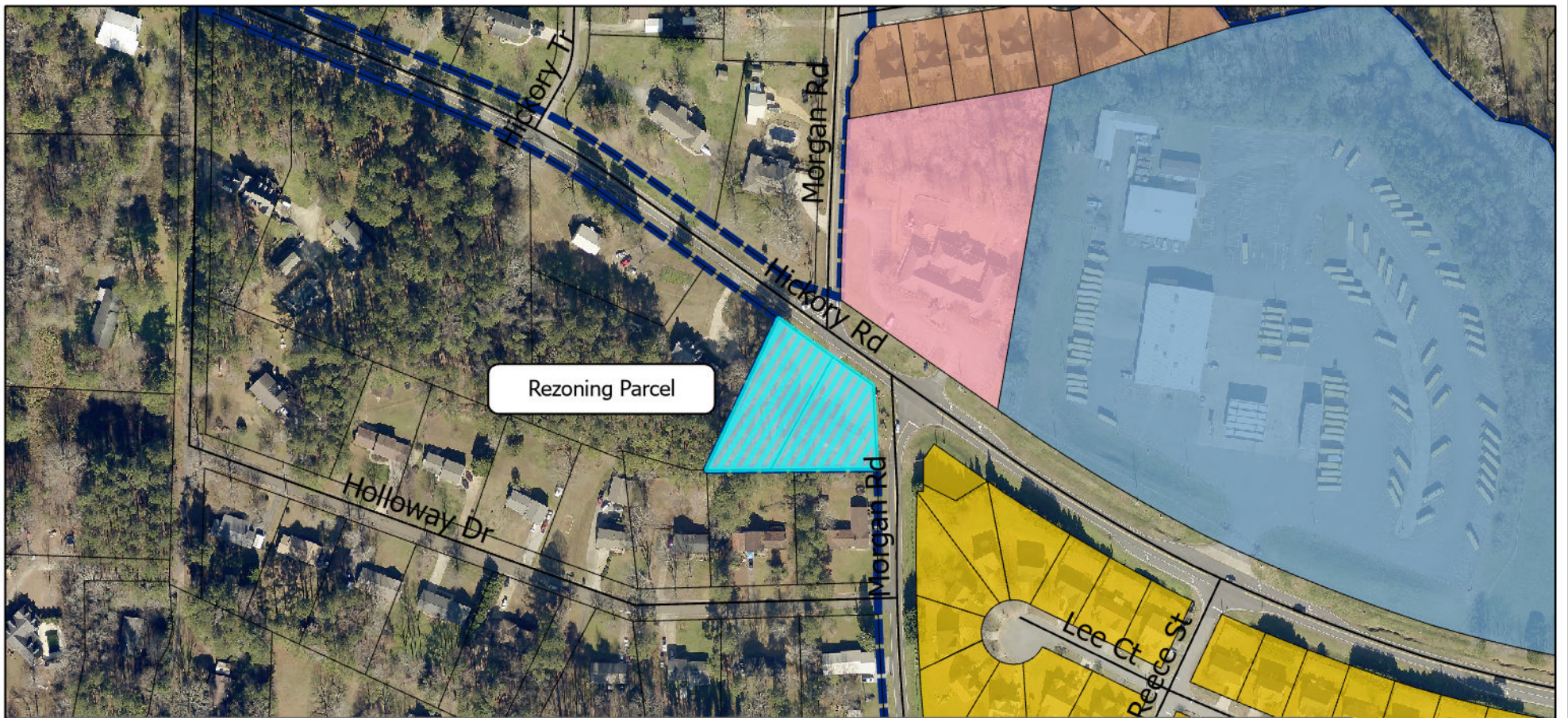
1. Location Map
2. Site Plan
3. Survey

RECOMMENDATION:

N/A

CONCURRENCES:

N/A



MA-03-2024 Location Map

— Streets_2024

□ Parcels_2024

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Residential Estate

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Multi-Family Residential

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Railroad

HS_City_Limits_2022





1 Site Plan
A1.1

SITE ZONED: NEIGHBORHOOD COMMERCIAL
SURVEY BASED ON INFORMATION PROVIDED
BY THE CONTRACTOR

0 10 20 40
SCALE: 1" = 20'-0"



WJM Designs
DRAFTING-DESIGN-3D MODELING
Marietta, Georgia
678-600-9362
www.wjmdesigns.com
wjmd@wjmdesigns.com

PRINT RECORD
DATE: 11/11/2011
BY: WJM
REVISION

Adaptive Attitudes
1480 Hickory Rd
Canton, Georgia 30115
Cherokee County

SHEET TITLE:
SITE PLAN

DRAWN: TLP
CHECKED: JG
JOB NUMBER: 12-12-11
DATE: 11/11/2011

SHEET:
A1.1

THIS PROPERTY IS NOT IN A FLOOD
HAZARD AREA AS SHOWN FROM CHEROKEE
COUNTY FLOOD INSURANCE RISK MAP
PAGE # 130000026 #
DATED JULY 15, 1988

[illegible]

P.O. Box 1300
Concord, CA 95014
(708) 470-9698



P.O. Box 1024
Elizav., CA 95540
(708) 278-7520

REFERENCE
 PG 11 PG 01
 PG 7 PG 12H PL 4 OF 141 DANG SUBVISON

0 25 50 100 150 200

GRAPHIC SCALE 1" = 50'

GRAPHIC SCALE 1" = 50'