



Planning and Zoning Commission Public Hearing

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, July 11, 2024 | 7:00 PM

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

AGENDA

I. CALL TO ORDER

II. PUBLIC HEARING RULES

III. OLD BUSINESS/PUBLIC HEARING

IV. NEW BUSINESS/PUBLIC HEARING

- 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.
- D. May 16, 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: July 11, 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:

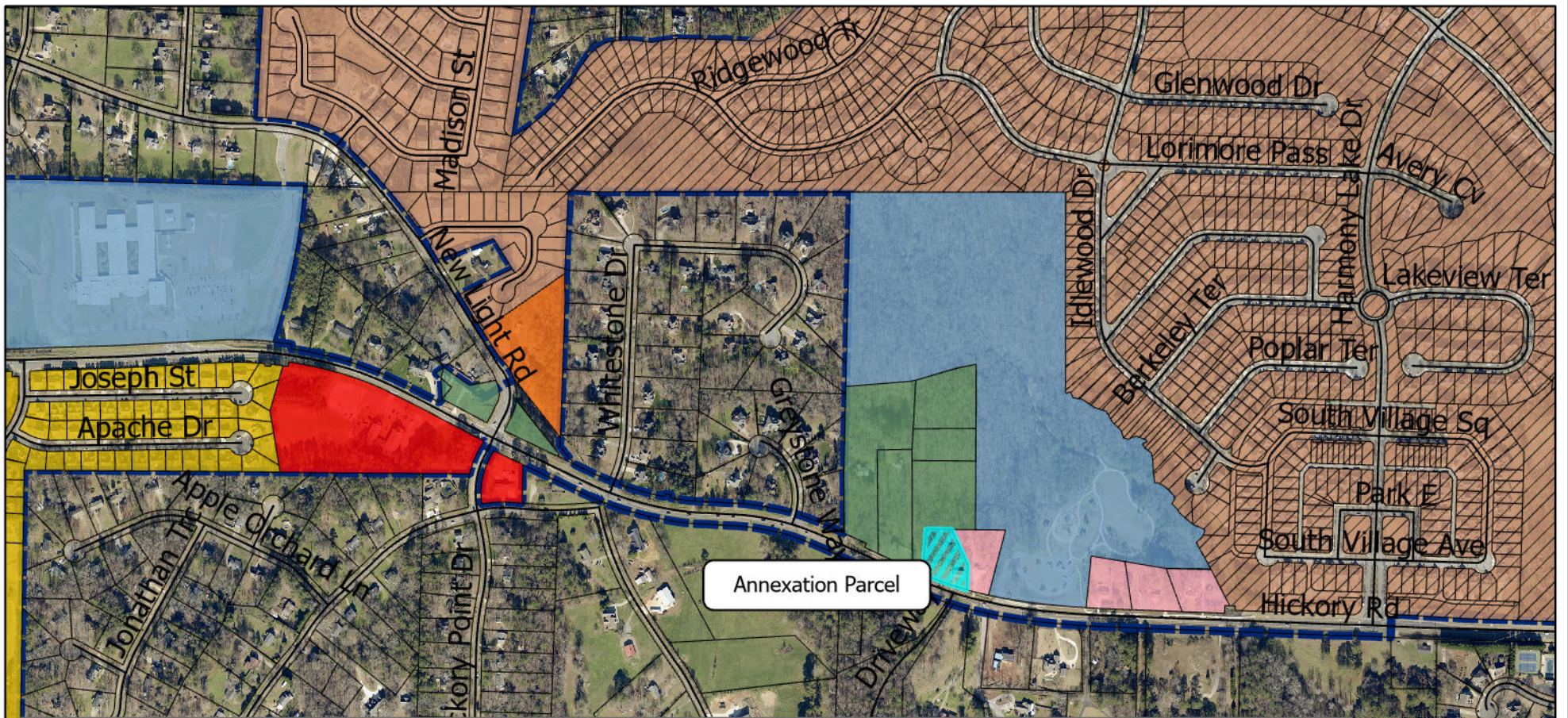
1. Location Map
2. A-02-2024 Annexation Application
3. Cherokee County Response

RECOMMENDATION:

The staff recommendation is to approve the annexation.

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



A-02-2024



City of Holly Springs, Georgia

Petition for Annexation

100% Method

Please completed one petition per parcel; duplicate this form as needed. Please print or type.

APPLICANT INFORMATION

Date: 5/6/2024

Applicant's Name: Anthony & Kelly Scott

Corporation Name: _____

Mailing Address: 264 Town Creek Church Rd Talking Rock GA
30175

Phone: [REDACTED]

Email: Kellym.scott@allstate.com

PROPERTY OWNER INFORMATION

Property Owner(s): Same

Mailing Address: _____

Phone: _____

Email: _____

PROPERTY INFORMATION

Tax Map #: 15N20 Parcel #: 524

Land Lot(s)/District: 387

Physical Address: 2625 Hickory Road Canton Ga 30115

Property Location Description: Single family dwelling located in
2nd home west of JB Owens Park

Current Zoning: Residential AG, Agricultural

(Attach additional sheets, if necessary)

Rev. 03/2015

Has an application for rezoning, special use, or variance been applied for in the County within the past five (5) years? NO If "yes," please provide complete explanation and details in the space below:

(attach additional sheets, if necessary)

Describe the proposed development for the property in question should the annexation be approved, including the appropriate City zoning classification desired. (NOTE: Any annexation request requiring a rezoning in the City will need to be made on the appropriate rezoning request forms for the City of Holly Springs. This annexation petition does not complete the requirements for making a rezoning request).

Requesting to change from Residential to NC -
Neighborhood Commercial to convert home to
Office space for an insurance agency

(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

The following exhibits must be attached to this Annexation Petition:

- ☒ A copy of the most recent warranty deed or equivalent conveyance of ownership for the property to be annexed;
- ☒ A copy of the Cherokee County Tax Plat, illustrating the property to be annexed;
- ☒ Complete the Applicant & Property Owner(s) Signature Sections, following page;
- ☐ Any additional information requested by City Officials.

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

Anthony D. Scott

Applicant Name (Please Print)

Kelly Morgan Scott

Anthony D. Scott

Applicant Signature

5/6/2024

Date

ALL PROPERTY OWNERS (GRANTEES) MUST SIGN BELOW AS INCLUDED ON THE ATTACHED DEED OR CONVEYANCE.

Anthony D. Scott

Property Owner Name (Please Print)

Anthony D. Scott

Property Owner Signature

5/6/2024

Date

Kelly Morgan Scott

Property Owner Name (Please Print)

Kelly Morgan Scott

Property Owner Signature

5/6/2024

Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Mary Beth Latham 05.06.24

Notary (form must be notarized)



Received by: Mary Moon

City of F lly Springs, Georgia

Date: 05.16.24

DEED BOOK:14943 PG:2174 Filed: 05/01/2024 10:18 AM Clerk File Number: 28-2024-011607
Rec: \$25.00 TRANSFER TAX \$300.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 3270213572 SubmitterID: 7067927936

Return Recorded Document to:

Hartmanlaw, LLC
145 Towne Lake Parkway
Suite 200
Woodstock, GA 30188

Parcel Number: 15N20 524

FILE #: W-24-344

**LIMITED
WARRANTY DEED
WITH RIGHTS OF SURVIVORSHIP**

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE made this **29th day of April, 2024**, between **Kayla M. Oglesby**, of the County of **CHEROKEE**, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Kelly Morgan Scott and Anthony D. Scott**, as joint tenants with rights of survivorship and not as tenants in common, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 387 of the 15th District, 2nd Section, Cherokee County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found on the Northeast right-of-way of Holly Springs Hickory Flat Road (60-foot right-of-way) 406.03 feet Southeasterly as measured along the Northeasterly right-of way of Holly Springs- Hickory Flat Road from the intersection of the Northeast right-of-way of Holly Springs- Hickory Flat Road and the West line of Land Lot 387; thence North 02 degrees 11 minutes East 224.15 feet to an iron pin found; thence South 89 degrees 45 minutes East 341.27 feet to an iron pin found; thence South 12 degrees 36 minutes West 320.56 feet to an iron pin found on the Northeast right-of-way of Holly Springs- Hickory Flat Road; thence Northwesterly along the Northeasterly right-of-way of Holly Springs- Hickory

Flat Road and following the curvature thereof 294.33 feet to an iron pin and the POINT OF BEGINNING. Said tract containing 1.97 acres as per plat of survey for Hubert Truman Wallace by Jerry Thacker & Associates, Georgia Registered Land Surveyors, dated September 7, 1982.

LESS & EXCEPT:

All that tract or parcel of land lying and being in Land Lot 897 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows: To find the true point of beginning, being at the West land lot line of Land Lot 337 and the North right of way of Hickory Road (having a 100 foot right of way); thence Easterly along the North right of way of Hickory Road 608.23 feet to an iron pin set and the true point of beginning: thence North 02 degrees 20 minutes 15 seconds East 120.63 feet to an iron pin set; thence North 27 degrees 01 minutes 45 seconds West 167.80 feet to an iron pin set; thence North 89 degrees 44 minutes 15 seconds East 135.03 feet to an iron pin found; thence South 35 degrees 34 minutes 15 seconds East 97.85 feet to an iron pin found; thence South 12 degrees 35 minutes 00 seconds West 302.41 feet to an iron pin found on the Northern right of way of Hickory Road; thence Westerly along the Northern right of way of Hickory Road a chord distance of 99.35 feet to the true point of beginning. According to plat of survey prepared by Wikle Land Surveying, dated 4/23/93. Said tract containing .96 acres.

Subject to a temporary driveway easement to Cherokee County, Georgia dated March 19, 2024 for the right to enter, repair, improve and replace a portion of the driveway as needed to connect the existing driveway to the road and sidewalk.

**For Informational Purposes Only
Property Address: 2625 Hickory Road, Canton, GA 30115
Parcel ID: 15N20 524**

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common,

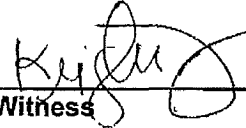
for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

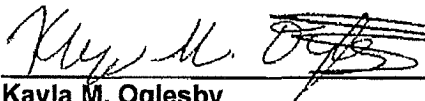
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

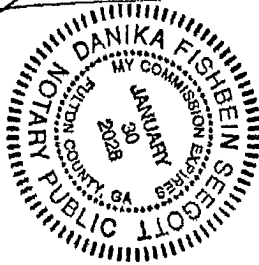
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:


Witness


Kayla M. Oglesby (SEAL)


Notary Public



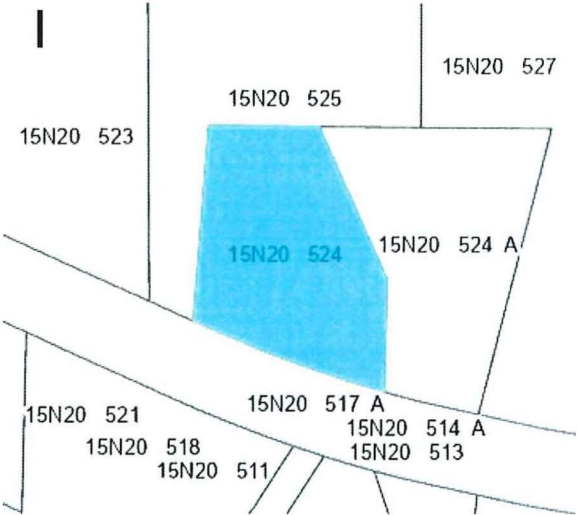
Geocortex Essentials Parcel Report
Cherokee County, GA

TIN: 15N20 524

Report generated 5/17/2024 2:49:04 PM



Vicinity Map 1: 17,657.88



Tax parcel highlighted in cyan 1: 2,271.11

Tax Parcel Information

Owner: OGLESBY KAYLA M
Property Address: 2625 Hickory Rd, Canton 30115
Subdivision:
TIN: 15N20 524
PIN: 15-0387-0015
Mailing Address: 2625 HICKORY RD, CANTON, GA 30115
Acreage: 1
Lot #: -
PB/PG:
DB/PG:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Cherokee County



PLANNING AND ZONING

June 21, 2024

Nancy Moon
Community Development Director
City of Holly Springs
3237 Holly Springs Parkway
Holly Springs, GA 30115

RE: A-02-2024 – Hickory Road

Dear Mrs. Moon:

The annexation case A-02-2024 – Hickory Road was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on June 18, 2024. The applicant is requesting to annex and rezone one parcel totaling 0.89+/- acres (15N20 524) at Hickory Road from AG to NC, to convert an existing residential home into an insurance agency office.

The Board of Commissioners voted unanimously (4-0) to express that they have no objections to annexing the parcel.

Please find our complete staff analysis attached which includes transportation and fire marshal comments. Feel free to contact to me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Catherine Long". The signature is written in a cursive, flowing style.

Catherine Long
Planning Division Manager

Per O.C.G.A. § 36-36-113 (set forth in full at the end of this document for your ease of reference), a land use objection can be made by majority vote of the Board of Commissioners in the event of a material increase in burden upon the County which is quantifiable and otherwise meets the requirements of the statute. In order for a land use objection to be considered timely, it must be completed in time for the BOC to vote upon it in open session and served upon the annexing municipality within 45 days of receipt of notice of annexation via statutory overnight delivery or certified mail, return receipt requested.

City	Holly Springs
Case Number A-02-2024	Applicant Anthony and Kelly Scott
Receipt of Annexation Notice Date	5/17/2024
Holly Springs Planning Commission Public Hearing	7/11/2024
Meeting date the Board of Commissioners must decide whether to object.	6/18/2024
45-day period to object expires on	7/11/2024
City Council Review & Decision	7/15/2024

Staff is requested to review the application for annexation and provide a response to the following questions.

	Yes	No
Is the property to be annexed contiguous to city jurisdictional boundary?	X	
Development Map designation	Suburban Living	
Surrounding / Contiguous City Future Development Map	Suburban Neighborhood	
Surrounding County Future Development Map	Suburban Living	
Does this annexation create an "island" of unincorporated land?		X

1) If the application is granted will there be a material increase in burden upon the County directly related to:

	Yes	No
a) the proposed change in zoning or land use?		X
b) the proposed increase in density?		X

c) infrastructure demands related to the proposed change in zoning or land use?	X
---	---

2) Will delivery of services be affected by the annexation?	Yes	No
		X

If the answer to (2) is yes, is the affect on delivery of services directly related to

a) the proposed change in zoning or land use?

b) the proposed increase in density?

c) infrastructure demands related to the proposed change in zoning or land use?

Note: Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in items (a), (b), and/or (c) of Section 1 above.

3) If there is a material increase in burden caused by items (a), (b), and/or (c) of Section 1 above, can your department provide evidence of any financial impact?	Yes	No
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If the answer to (3) is yes, please provide the evidence

4) Does the proposed change in zoning or land use result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use?	Yes	No
		X

If the answer to (4) is no, does the proposed change in zoning or land use result in:

	Yes	No
a) a use which significantly increases the net cost of infrastructure?		X
b) a use which significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. 48-8-110, which is furnished by the county to the area to be annexed?		X

If the answer to 4(a) or 4(b) is yes, then:

	Yes	No
c) Does the proposed change in zoning or land use differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan?		
d) Does the proposed change in zoning or land use differ substantially from the existing uses permitted for the property pursuant to the county's zoning ordinance or its land use ordinances?		

Comments:

Planning and Zoning

The applicant wishes to annex one parcel totaling 0.89 +/- acres into the City of Holly Springs and for the conversion of a 940 square foot residential house to office space for an insurance agency. They are rezoning to NC (Neighborhood Commercial). There will be 3 employees and a proposed parking lot of seven spaces. The parcels currently lie in Cherokee County's Suburban Living Character Area and the property falls within the Holly Springs Growth Boundary.

Engineering

The Transportation Department has reviewed the proposed annexation by Holly Springs. The proposed annexation and subsequent development appear to have access on Hickory Road. Hickory Road is a two-lane Major Collector Roadway that is maintained by the City of Holly Springs and has a traffic volume of approximately 12,000 vehicles per day. Cherokee County and the City of Holly Springs have a joint sidewalk project along the frontage of this property that is currently under construction. The property has a residential driveway that is being modified to accommodate the sidewalk project. It appears the new development will be modifying that driveway to a commercial standard and that would need to be coordinated with the project to make sure it is constructed in accordance with the sidewalk project.

Fire Marshal

Converting the residential home to commercial use would require an engineer to verify the building structure, mechanical, electrical, and plumbing to meet commercial standards. A letter from an engineer verifying the structure meets commercial standards should be submitted to Holly Springs before a business license is issued.

Legal Review Results

No comment.

O.C.G.A. § 36-36-113. Reasons for objection to annexation

(a) The county governing authority may by majority vote object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; and
- (3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in [Code Section 36-36-111](#).

(d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:

(1) Result in:

(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in [Code Section 48-8-110](#), which is furnished by the county to the area to be annexed; and

(2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

ITEM REPORT

AGENDA ITEM NUMBER: IV.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: July 11, 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:

Applicants, Anthony and Kelly Scott, have requested annexation of 0.89 +/- acres located on Hickory Road, specifically tax parcel 524 of tax plat 15N20. In addition, the applicants have requested rezoning of the 0.89 +/- acres from AG, Agricultural (County) to NC, Neighborhood Commercial (City).

The applicants plan to convert an existing single-family residence into a business office for an insurance agency. A proposed site plan for additional parking is included in the packet.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Zoning Analysis
2. Location Map
3. Original Site Plan and Survey
4. Revised Site Plan 07012024
5. MA-02-2024 Rezoning Application

RECOMMENDATION:

The staff recommendation is to approve the request to rezone the property consisting of 0.89 +/- acres to **NC, Neighborhood Commercial** with the following stipulations:

1. Lighting shall be environmentally sensitive, with the owner/developer making every

- effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
2. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding landscaping.
 3. Driveway modification shall be coordinated with the City Engineer and the County Engineer with regard to the joint Cherokee County/Holly Springs sidewalk project.
 4. A thirty-foot (30') undisturbed buffer shall be maintained adjacent to the R-40 zoned property located to the west and north of this property. Buffer shall meet the requirements of Article 9: Buffer Requirements of the Holly Springs Zoning Ordinance.
 5. No outside storage shall be permitted on the property.
 6. The following uses shall be prohibited:
 - a. Athletic Club, Facilities
 - b. Café/Restaurant/Supper Club
 - c. Clinic, Public/Private
 - d. Convenient Food Stores without Gasoline Pumps
 - e. Drug Store
 - f. Fire Station
 - g. Grocery/General Merchandise
 - h. Hardware Store
 - i. Laundering establishment
 - j. Mobile Food Vendor
 - k. Newsstands
 - l. Office Supply Store
 - m. Radio/TV Sales and Repairs
 - n. Recreation Parks
 - o. Small Appliance Repair
 - p. Tobacco or Cigar Shop

*** The recommendations made herein are the opinions of the City of Holly Springs Staff and do not constitute a final decision. The Holly Springs City Council makes the final decision on all rezoning applications at their regularly scheduled meeting. Any site plan submitted as a part of this application is not considered approved and must go through the normal civil site plan review by the City of Holly Springs Community Development Department to ensure compliance with City regulations.*

CONCURRENCES:

City Manager

ZONING ANALYSIS

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	R-40	NORTH:	SFR
SOUTH:	AG (County)	SOUTH:	SFR
EAST:	NC	EAST:	Krav Maga
WEST:	R-40	WEST:	SFR

B. Zoning Proposal Review Standards; Study Required for Amendment

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?

Adjacent and nearby properties are primarily residential; however, some commercial and recreational uses are in the area with a defense training establishment and a city park located adjacent to the property.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?

The development of the property for the proposed use would not negatively impact the existing uses of adjacent and nearby property as there is a mixture of uses and this type of business does not produce a significant amount of traffic and noise.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?

The property is zoned AG, Agricultural (County). The property could be developed with the uses associated with the AG zoning district. Existing use of the property is residential.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools?

The proposed use will not result in an excessive or burdensome use of city or county facilities.

5. Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM)?

This property is planned for development within the Suburban Neighborhoods character area for the 2023 Comprehensive Plan. This character area corresponds with conventional suburban subdivisions with approximately 1/3 acre to 1-acre lots that have curvilinear streets. Houses are set back from the road, and lots are spacious. Streets are built to a relatively wide standard when compared with traditional neighborhoods. Connectivity is not necessarily provided, although an objective of this character area is to provide for pedestrian activity and connections among subdivisions to provide more of a true “neighborhood” feel, as opposed to each tract being developed without consideration of connecting to abutting properties.

Another key objective for this character area is the provision of connected open spaces that are permanently protected. With such protected open space, it is possible for this character area to preserve a more rural, open-space feel if conservation lands are set aside and scenic view analyses are incorporated into development plans. Acceptable uses include single-family residences, stick-built (excluding manufactured homes), along with supportive civic, institutional, and recreational uses. These areas are served by public water supply but not necessarily sanitary sewer service.

Application: Existing and new single-family residential neighborhoods.

Primary Future Land Uses: Single-family detached residential

Zoning Districts: R-40, R-30, R-20, PD-R, TND

6. Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents?

While the proposed use is not indicated in the Suburban Neighborhoods character area, the request for annexation and zoning proposal meets a number of policies, as well as, the intent of the Comprehensive Plan. Furthermore, the proposal is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

- a) **Commercial-Less Intense Uses.** Encourage the expansion of neighborhood commercial and office/institutional development containing compatible and complimentary uses that do not detract from the city's established residential areas. (9.1, #2)
- b) **Annexation.** Consider municipal boundary expansion opportunities as unincorporated property owners petition for annexation. (9.1, #9)
- c) **Land Use Decisions.** Use the Future Land Use Map (FLUM) as a guide when making land use decisions (map amendment requests) and reviewing other development proposals (9.1, #22).
- d) **Desirable Businesses.** Encourage the location of additional service-oriented businesses, such as doctors, accountants, attorneys and other small practitioners, especially in the town center. (9.3, #2)

e) **Small Businesses. Promote the development of small businesses in the City. (9.3, #9)**

f) **Commercial Expansion. Through land use and annexation policies increase opportunities for all commercial uses, including but not limited to: general commercial, office/institutional, neighborhood commercial, and industrial. (9.3, #15)**

7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

Any future development of the property will be held to the environmental development standards for all local, state, and federal requirements.

8. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

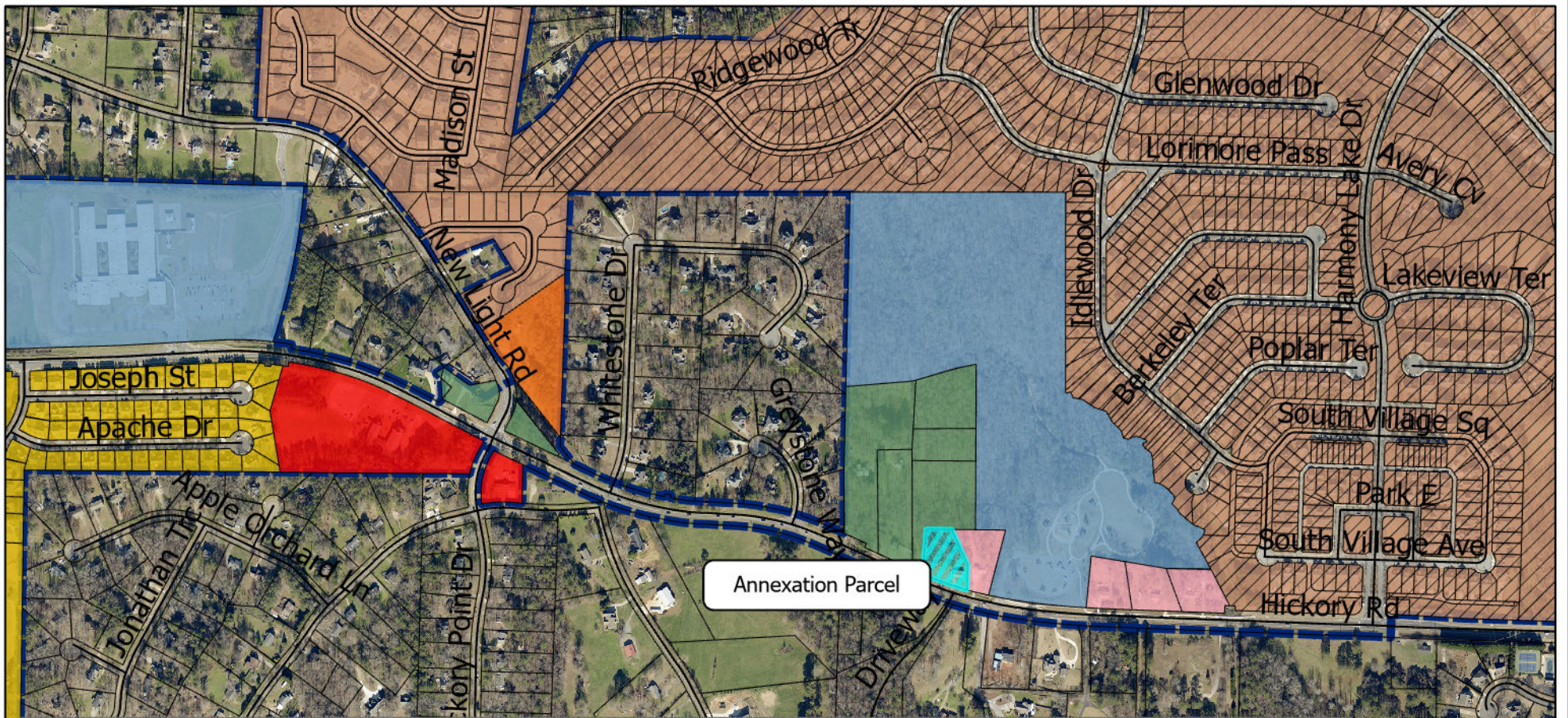
While there has been some residential growth in the surrounding area, the area to the east has been developed with a public park and an adjacent business.

C. Cherokee County Board of Commissioners

This case was on the agenda of the June 18, 2024 meeting of the Cherokee County Board of Commissioners. At this meeting, the Board voted unanimously to express that they have no objections to this annexation. Staff comments were as follows:

Engineering: Coordinate driveway modification with the joint Cherokee County/Holly Springs sidewalk project.

Fire Marshal: Coordinate verification by an engineer that the structure meets the commercial standards.



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

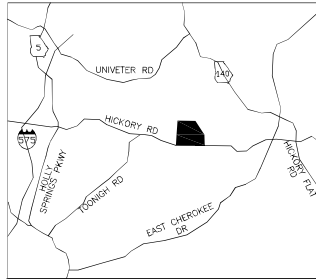
NC- Neighborhood Commercial
OI- Office Institutional
GV- Governmental
LI- Light Industrial
MXD- Mixed Use Overlay
Railroad
HS_City_Limits_2022



FIELD BOOK 124, PAGE 51, FILE R0153.

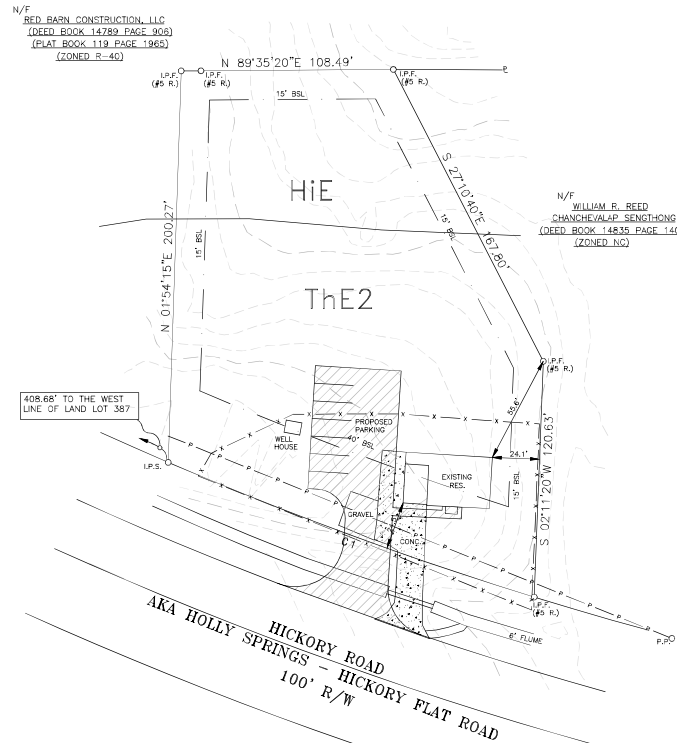
LEGEND:

- 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

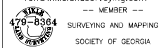
ZONING SKETCH PREPARED FOR
& AUTHORIZED BY:

KELLY M. SCOTT

LOCATED IN LAND LOT(S): 387
DISTRICT - 15, SECTION - 2
CHEROKEE COUNTY, GEORGIA
CITY OF HOLLY SPRINGS

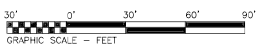
FIELD WORK: APRIL 17, 2024
PLAT PREPARED: APRIL 18, 2024
SCALE: 1" = 30'

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



DWG. NO. R0153 ZONING_2625 HICKORY RD

JOB NO. 24-0153-310

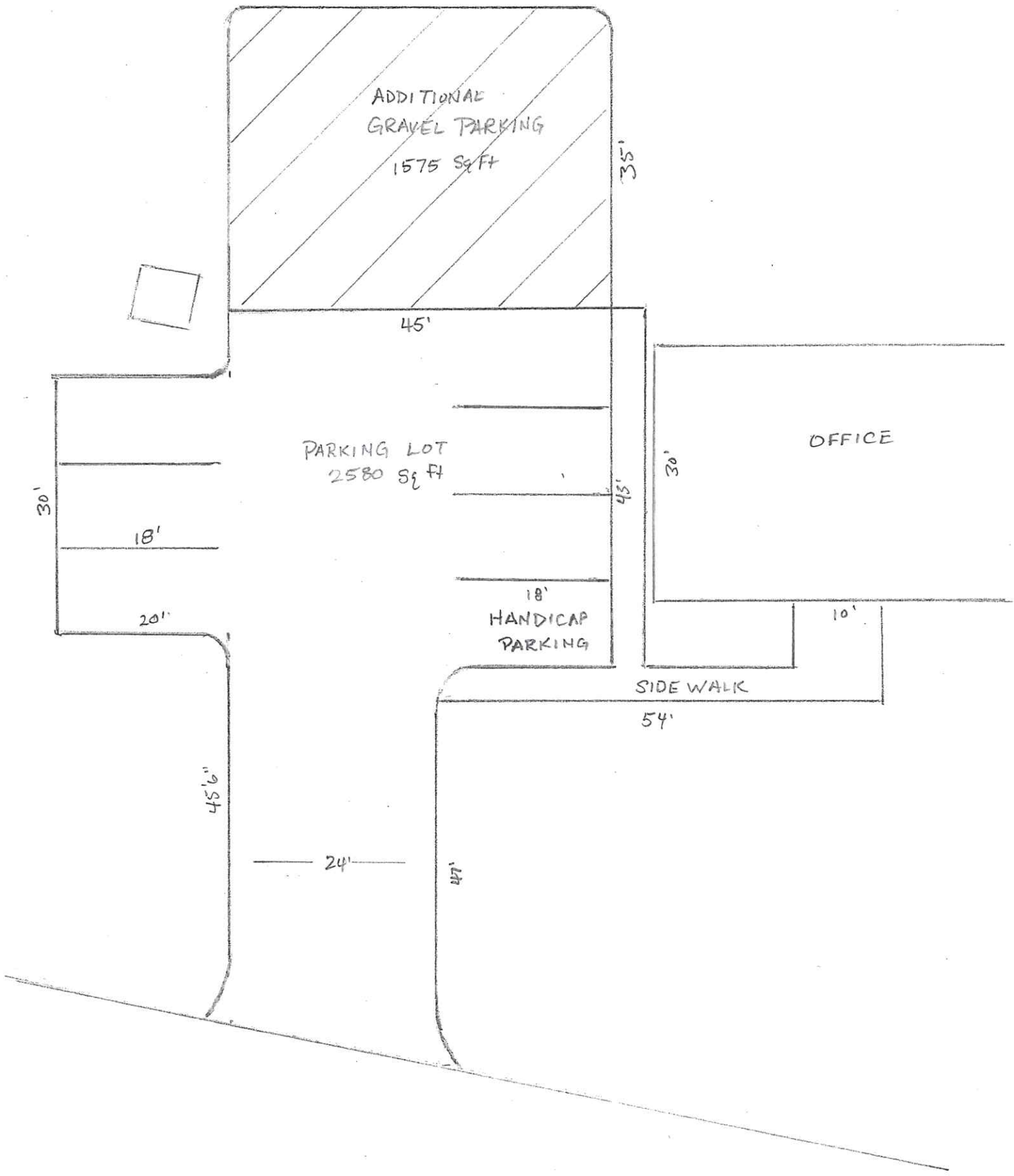


THIS PLAN WAS REVISED
ON MAY 02, 2024 TO
ADD PROPOSED PARKING

APPLICANT

KELLY SCOTT

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





MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA- 02-2024 APPLICATION CUP- _____

HEARING DATE 7/11/2024 DATE OF APPLICATION _____

APPLICANT Anthony & Kelly Scott OWNER Same
(If other than applicant)

ADDRESS ~~2625 Hickory Rd~~ 264 Town Creek Church Rd ADDRESS _____

30175 Canton Ga Talking Rock, Ga. 30175

ZIP CODE 30175 PHON [REDACTED] ZIP CODE 3 PHONE _____

EMAIL Kellymscott@allstate.com EMAIL _____

SIGNATURE [Signature] SIGNATURE Anthony Scott

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

PRESENT ZONING DISTRICT(S) AG (County) REQUESTED ZONING DISTRICT NC (City)

REQUESTED CONDITIONAL USE(S) N/C N/A

PROPERTY LOCATION/ADDRESS 2625 Hickory Rd Canton Ga. 30175

MAP NUMBER 15N 20 PARCEL NUMBER(S) 524

LAND LOT(S) 387 DISTRICT(S) 15 SECTION(S) 2

ACREAGE .89 SEWAGE DISPOSAL TYPE Septic UTILITIES AVAILABLE Yes

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____

Office - Insurance Office

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ☒ WARRANTY DEED
- ☒ TAX DOCUMENTATION - new purchase
- ☒ SURVEY PLAT BY REGISTERED SURVEYOR
- ☒ 1 LARGE COPY (22" x 34") OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR ☒ 1 PDF
- ☒ COPY OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- ☒ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- ☒ ATTACHMENT B (CONDITIONAL USE PERMIT REQUESTS ONLY)
- ☒ WATER/SEWER AVAILABILITY LETTER FROM CCWSA (CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY)

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:	CITY COUNCIL DECISION:
APPROVED _____ STIPULATIONS _____	APPROVED _____ STIPULATIONS _____
DISAPPROVED _____	DISAPPROVED _____

FILING FEES\$ _____	RECEIPT# _____	CHECK# _____
---------------------	----------------	--------------

Application Information

Please print or type answers, using additional paper or a separate sheet of paper, if necessary.

(1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? yes - office - Insurance Agency

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? no - office - Insurance Agency

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? Currently Zoned Residential - Applying to have Rezoned as neighborhood or light office commercial

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools? no - very minimal traffic - 3-4 employees and occasional a few customers

(5) Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM) and Future Land Use Map (FLUM)? yes

(6) Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents?

yes

(7) Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

no

(8) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

The property adjacent to ours was recently annexed into the city -

Complete the following section, if applicable.

Residential

Minimum house size: _____ sq. ft.

Exterior façade: _____

Maximum number of units: _____

Anticipated start date: _____

Anticipated completion date: _____

Commercial

Number of buildings: 1 - house

Maximum square footage: 940 sq. ft.

Number of stories: 1

Total number of employees: 3

Exterior façade: Brick

Anticipated start date: move in date 11/1 - 11/30

Anticipated completion date: same

ITEM REPORT

AGENDA ITEM NUMBER: IV.C.



FROM: Nancy Moon, Community Development Director

MEETING DATE: July 11, 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.

This property was rezoned to NC, Neighborhood Commercial in 2001 with the following stipulations:

1. Any change in use from the clinic/office proposed in the rezoning application shall be brought back through the zoning process including paying applicable rezoning fees and presenting the change at a public hearing of the Planning and Zoning Commission.
2. Additions/major alterations shall be architecturally compatible with the existing structure on the site; plans for any additions or alterations must be submitted for the City's review and approval prior to obtaining a building permit.
3. The existing tree line and vegetative cover separating this property from the ones behind it shall remain undisturbed, except for the installation of a fence.

The applicant proposes to establish a dog daycare, as well as provide training and overnight boarding. This use would not be compatible with the restrictions of clinic/office in the existing stipulations. The NC, Neighborhood Commercial Zoning District, allows a pet grooming or daycare establishment as a permitted use, but does not permit overnight pet boarding or outdoor storage of pets. The applicant is proposing to rezone to GC to add the overnight pet boarding, allowed in GC as a permitted use. Outdoor storage of pets is still prohibited.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Zoning Analysis
2. Location Map
3. Site Plan
4. Survey
5. MA-03-2024 Rezoning Application

RECOMMENDATION:

The staff recommendation is to approve the request to rezone the property consisting of 1.04+/- acres to **GC, General Commercial** with the following stipulations:

1. Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
2. A thirty-foot (30') undisturbed buffer shall be maintained adjacent to the R-20 zoned property located to the west and south of this property. Buffer shall meet the requirements of Article 9: Buffer Requirements of the Holly Springs Zoning Ordinance.
3. No outside storage shall be permitted on the property.
4. The following uses shall be prohibited:
 - a. Adult Entertainment
 - b. Agricultural Implement Sales and Service
 - c. Ambulance Service
 - d. Amusement parks
 - e. Auditorium
 - f. Big Box Commercial Retail Structures
 - g. Boat Sales Facility
 - h. Bowling Alley
 - i. Cash, Check Cashing, and Pawn Establishments
 - j. Cellular phone towers
 - k. Funeral Homes and Mortuaries
 - l. Go-kart, motor bike track
 - m. Laundering Establishment
 - n. Membership Club Warehouses
 - o. Parking Lot, Automobile
 - p. Used Vehicle Sales, Lease, or Rental
 - q. Tattoo Parlors and Body Piercing Establishments
 - r. Tire sales with outdoor storage

*** The recommendations made herein are the opinions of the City of Holly Springs Staff and*

do not constitute a final decision. The Holly Springs City Council makes the final decision on all rezoning applications at their regularly scheduled meeting. Any site plan submitted as a part of this application is not considered approved and must go through the normal civil site plan review by the City of Holly Springs Community Development Department to ensure compliance with City regulations.

CONCURRENCES:

City Manager

ZONING ANALYSIS

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	NC R-40 (County)	NORTH:	Child daycare establishment SFR
SOUTH:	R-20 (County)	SOUTH:	SFR
EAST:	NC GV PUD	EAST:	Child daycare establishment Cherokee County Bus Barn Barrett Farms SFR
WEST:	R-20 (County)	WEST:	SFR

B. Zoning Proposal Review Standards; Study Required for Amendment

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?

Adjacent and nearby properties consist of single-family residential, child daycare establishment, and the Cherokee County Bus Barn. A pet training, daycare and boarding establishment is consistent with the area uses.

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?

The development of the property for the proposed use would not negatively impact the existing uses of adjacent and nearby property as there is a mixture of uses. Surrounding residential uses may provide support for the viability of this business.

- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?

The property is zoned NC, Neighborhood Commercial. This property could only be utilized as an office or clinic use under the current zoning stipulations.

- Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools?

The proposed use will not result in an excessive or burdensome use of city or county facilities.

- Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM)?

This property is planned for development within the Suburban Neighborhoods character area for the 2023 Comprehensive Plan. This character area corresponds with conventional suburban subdivisions with approximately 1/3 acre to 1-acre lots that have curvilinear streets. Houses are set back from the road, and lots are spacious. Streets are built to a relatively wide standard when compared with traditional neighborhoods. Connectivity is not necessarily provided, although an objective of this character area is to provide for pedestrian activity and connections among subdivisions to provide more of a true “neighborhood” feel, as opposed to each tract being developed without consideration of connecting to abutting properties.

Another key objective for this character area is the provision of connected open spaces that are permanently protected. With such protected open space, it is possible for this character area to preserve a more rural, open-space feel if conservation lands are set aside and scenic view analyses are incorporated into development plans. Acceptable uses include single-family residences, stick-built (excluding manufactured homes), along with supportive civic, institutional, and recreational uses. These areas are served by public water supply but not necessarily sanitary sewer service.

Application: Existing and new single-family residential neighborhoods.

Primary Future Land Uses: Single-family detached residential

Zoning Districts: R-40, R-30, R-20, PD-R, TND

6. Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents?

While the proposed use is not indicated in the Suburban Neighborhoods character area, the property is already zoned NC, Neighborhood Commercial. The zoning proposal meets a number of policies, as well as, the intent of the Comprehensive Plan. Furthermore, the proposal is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

- a) Commercial-Less Intense Uses. Encourage the expansion of neighborhood commercial and office/institutional development containing compatible and complimentary uses that do not detract from the city's established residential areas. (9.1, #2)**
- b) Land Use Decisions. Use the Future Land Use Map (FLUM) as a guide when making land use decisions (map amendment requests) and reviewing other development proposals (9.1, #22).**
- c) Desirable Businesses. Encourage the location of additional service-oriented businesses, such as doctors, accountants, attorneys and other small practitioners, especially in the town center. (9.3, #2)**
- d) Small Businesses. Promote the development of small businesses in the City. (9.3, #9)**

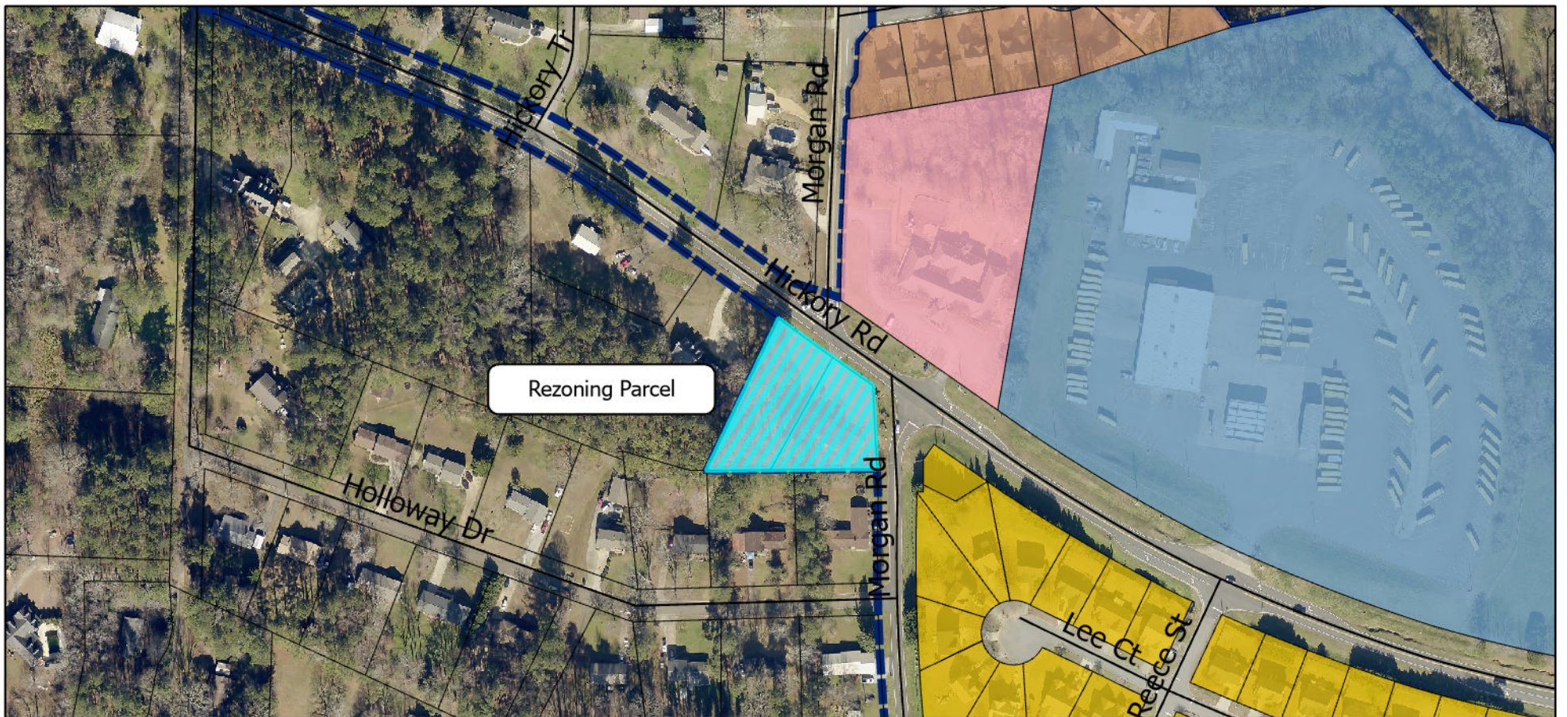
e) Commercial Expansion. Through land use and annexation policies increase opportunities for all commercial uses, including but not limited to: general commercial, office/institutional, neighborhood commercial, and industrial. (9.3, #15)

7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

Any future development of the property will be held to the environmental development standards for all local, state, and federal requirements.

8. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

Residential growth in the area will necessitate a need for more services such as those proposed by the applicant.



MA-03-2024 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

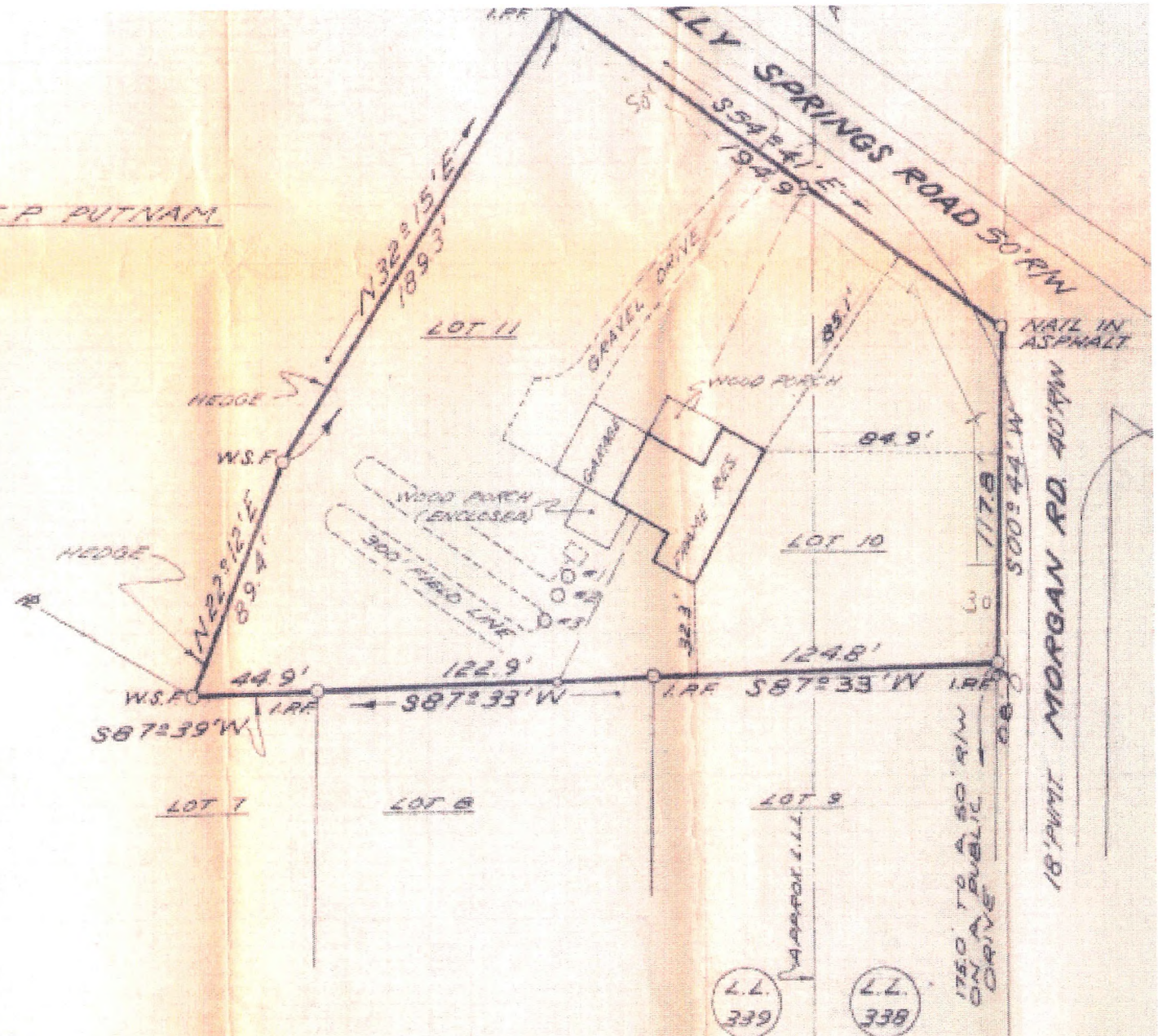
MXD- Mixed Use Overlay

Railroad

HS_City_Limits_2022



EP PUTNAM



AREA = 1.05 ACRES



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
678-600-93622
www.wjmdesigns.com
wjm@wjmdesigns.com

PLANNING
DESIGN
REVISION

Adaptive Attitudes
1490 Hickory Rd
Canton, Georgia 30115
Cherokee County

SHEET TITLE
SITE PLAN

DRAWN: J. LUT
CHECKED: J.E
JOB NUMBER: 14-0027
DATE: JULY 2015

SHEET
A1.1

This survey does not constitute a title search by Chastain & Reece Land Surveyors. All information regarding recorded easements, mortgages, and other documents shown herein was obtained from public records, the state, or other open, for the only purpose of showing deed line lines, encumbrances, and easements on the ground. No abstract of title or title commitment, for results of title searches were furnished the surveyor. There may exist other documents of record that would affect this parcel.

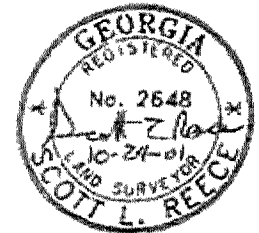
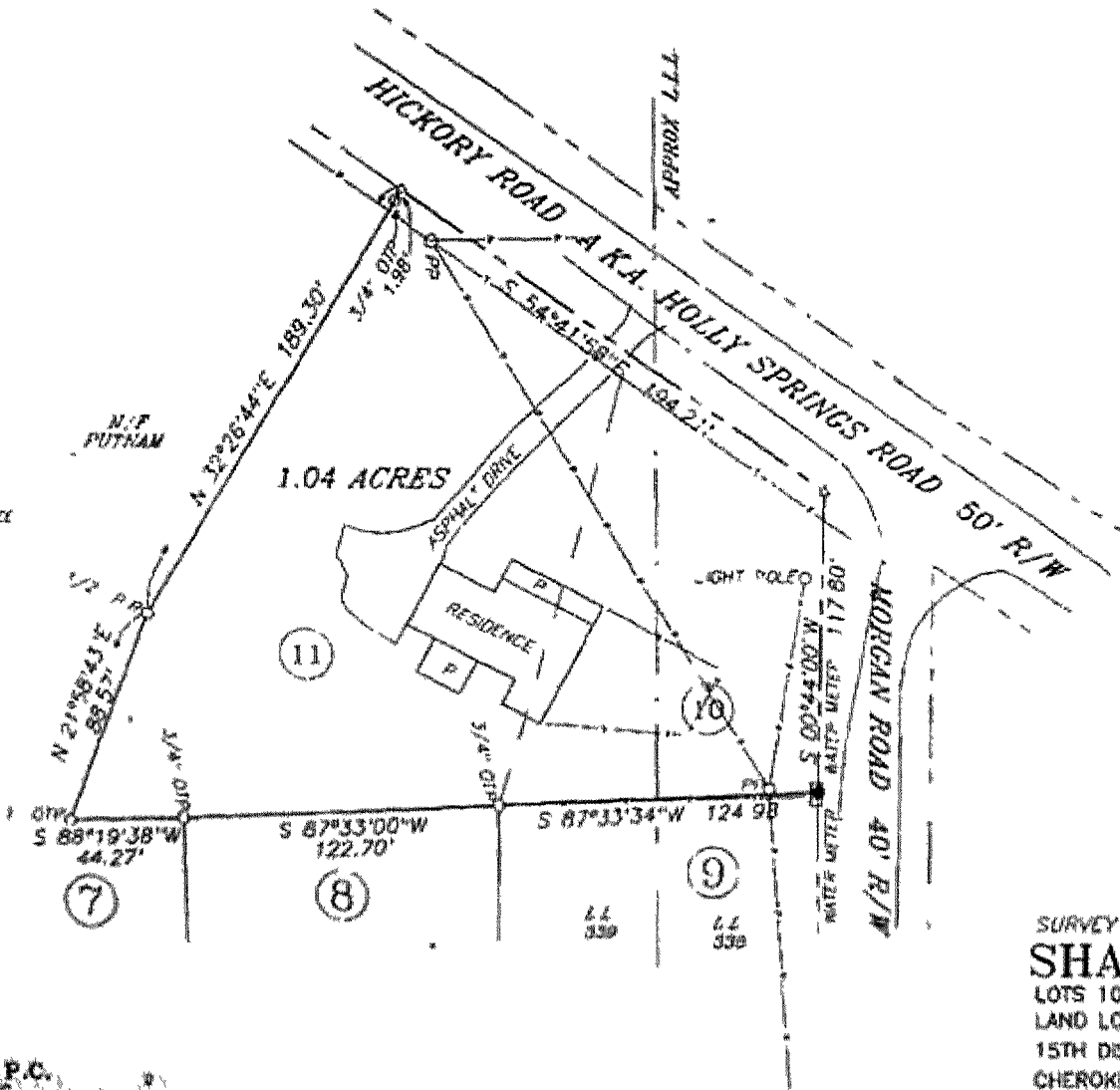
THE FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 5" PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 30,000+ FEET. EQUIPMENT USED FOR MEASUREMENTS: TOPCON GT3-313

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS SCALED FROM CHEROKEE COUNTY FLOOD INSURANCE MAP MAP PANEL D 1300-100236 D DATED JULY 15, 1986

LEGEND
 IP: IRON PIN FOUND
 IP: IRON PIN SET
 C: COMPUTED POSITION
 L: LAND LOT LINE (L.L.)
 D: DEED BOOK & PAGE
 P: PLAT BOOK & PAGE
 R: RIGHT OF WAY (R/W)
 S: STREAM / FORD
 H: HIGH OR FORMERLY
 P: PRIORITY LINE
 C: CENTER LINE
 U: OVERHEAD UTILITY
 P: UTILITY POLE
 R: RAILROAD RIGHT OF WAY
 C: CROWN FOR PIPE
 F: FENCE
 S: SURVEYOR'S MARK
 P: PLANT
 G: GRAVE
 P: POINT OF BEGINNING
 M: MEASUREMENT SIZES ARE OUTSIDE
 ALL DIMENSIONS ARE 3/4" R/W UNLESS OTHERWISE NOTED

CHASTAIN & REECE, P.C.
 SURVEYING AND PLANNING

P.O. Box 1358 P.O. Box 1024
 Cordeiro, GA 30111 Cordeiro, GA 30040
 (770) 479-9999 (770) 278-7528



SURVEY FOR
SHARON G. JOHNSTON

LOTS 10 & 11, TALL OAKS SUBD.
 LAND LOTS 338 & 339

15TH DISTRICT, 2ND SECTION,
 CHEROKEE COUNTY, GEORGIA

DATE: OCTOBER 10, 2001

0 25 50 100 150 200

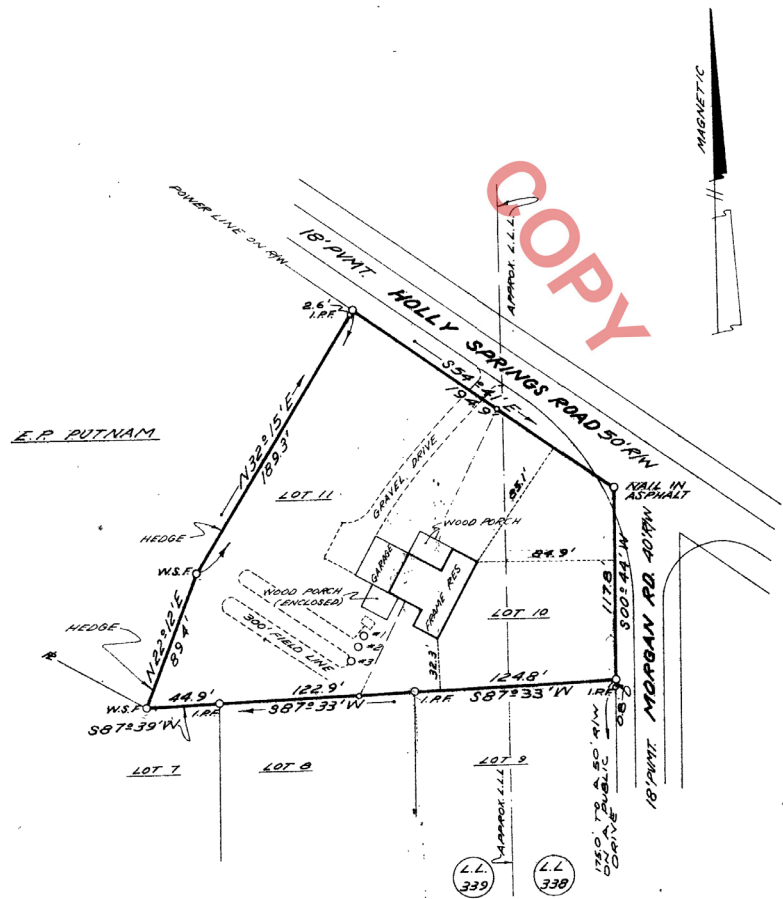
GRAPHIC SCALE 1" = 50'

REFERENCE:
 PG 11 PG 93
 PG 7 PG 126 PLAT OF TALL OAKS SUBDIVISION

NORTH
 20
 PG 11 PG 93

FIELD BOOK NO. 2

758123-45



E.P. PUTNAM

AREA = 1.05 ACRES

FILED IN OFFICE
22 day of Aug 1975
W.A. Cole, Clerk

In my opinion, this plat is a correct representation of the land planned and has been prepared in conformity with the minimum standards and requirements of law.

R. Jerry Thacker
Member Ga. Assn. Reg. Land Surveyors



LOT SURVEY FOR
JAMES W. WALLACE &
RUTH E. WALLACE

LOTS 10 & 11, TALL OAKS SUBDIVISION
LOCATED IN LAND LOTS 338 & 339
15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
SCALE: 1" = 50'
DATE: JUNE 24, 1975, REVISED AUG. 9, 1975
BY: JERRY THACKER & ASSOCIATES AUG 22, 1975
CONSULTING ENGINEERING &
LAND SURVEYING
CANTON, GEORGIA

758123-45



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8



APPLICATION MA- 02-2024

APPLICATION CUP- _____

HEARING DATE _____

DATE OF APPLICATION _____

APPLICANT JORGE FLORES WONG

OWNER Anthony Smith Properties, LLC
(If other than applicant)

CO-SOLANGE NUNOZ DEL ARCO

ADDRESS 118 DIAMOND RIDGE AVE
CANTON, GA

ADDRESS 518 BAYVIEW DR
Palmetto GA

ZIP CODE 30114 PHONE _____

ZIP CODE _____ PHONE _____

EMAILS _____

SIGNATURE [Signature]

SIGNATURE [Signature]

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

PRESENT ZONING DISTRICT(S) N.C

REQUESTED ZONING DISTRICT GC

REQUESTED CONDITIONAL USE(S) DOGGIO DAYCARE / BOARDING / TRAINING

PROPERTY LOCATION/ADDRESS 1480 Hickory RD CANTON, GA 30115

MAP NUMBER _____

PARCEL NUMBER(S) 15N20102 + 15N20103

LAND LOT(S) 338 AND 339

DISTRICT(S) _____ SECTION(S) _____

ACREAGE _____ SEWAGE DISPOSAL TYPE _____ UTILITIES AVAILABLE _____

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____

DOGGIO DAYCARE / BOARDING / TRAINING

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ___ WARRANTY DEED
- ___ TAX DOCUMENTATION
- ___ SURVEY PLAT BY REGISTERED SURVEYOR
- ___ 10 COPIES OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- ___ INDIVIDUAL FOLDED TO 8.5"x11" (SEE p.7 FOR REQUIREMENTS)
- ___ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- ___ FOR CONDITIONAL USE REQUESTS, COMPLIANCE WITH SECTION 5.4
- ___ FOR CONDITIONAL USE REQUESTS, COMPLETE ATTACHMENT B
- ___ FILING FEES \$ _____ RECEIPT# _____ CHECK# _____

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

Application Information

Please print or type answers, using additional paper or a separate sheet of paper, if necessary.

(1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? _____

YES

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? _____

NO

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? _____

YES

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools? _____

NO.

(5) Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM) and Future Land Use Map (FLUM)? _____

YES

(6) Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents? _____

YES

(7) Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

NO.

(8) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

NO.

Complete the following section, if applicable.

Residential

Minimum house size: _____ sq. ft.

Exterior façade: _____

Maximum number of units: _____

Anticipated start date: _____

Anticipated completion date: _____

Commercial

Number of buildings: 1

Maximum square footage: 6,438 sq. ft.

Number of stories: 2

Total number of employees: 2 (OWNERS)

Exterior façade: Porch

Anticipated start date: JUNE 01 (NO MODIFICATION OF PROPERTY)

Anticipated completion date: _____

Cherokee County Water & Sewerage Authority

May 22, 2024

RE: Water & Sewerage Availability (Tax Map 15N20, Parcel 102 & 103)

To Whom It May Concern:

Please be advised that Cherokee County Water & Sewerage Authority presently has a 12" DIP water main on the North side of Hickory Road North of the subject property. Also, there is a 30" DIP water main on the West side of Morgan Road East of the subject property.

Sewer is available to the Southeast of the subject property. The acquisitions of easements to manholes or lift stations will be the responsibility of the developer.

The capacity for Rose Creek Wastewater Treatment Facility is 6.0 MGD and the Authority is presently treating 3.5 MGD. The Fitzgerald Creek Treatment Facility is 11.5 MGD and the Authority is presently treating 5.0 MGD.

There is presently no moratorium for water or sewer connections on the Authority System. Sewer connections are available on first pay, first serve basis. However, plans for any development must be submitted and approved by the Authority prior to any water or sewer connection application being accepted for processing. Also, existing infrastructure, size and location, must be verified by developer/engineer/contractor prior to submittal to Cherokee County Water and Sewerage Authority.

If you have any questions, please don't hesitate to call me.

Sincerely,



Bradley M. Payne
Construction Office Supervisor

CC: Garry Hensley
Jody Henson
Keith Allen
Jeff Hooper

P. O. Box 5000 ~ Canton, Georgia 30114 ~ 770-479-1813

15N20103

CHICKORY RD

JOHNSON & SMITH PROPERTIES LLC,
N/A,
518 BAVARIAN DR,
PALMETTO, GA, 30268

Total Market Value

PENDING



KEY INFORMATION

Parcel #	15N20103
Account #	436209
Owner Name	JOHNSON & SMITH PROPERTIES LLC
Neighborhood	13017
Land Size	0.00
Legal Description	LOT 11 TALL OAKS SD PB 11 PG 93
Tax District	04 - Holly Springs

ASSESSMENT DETAILS

Residential Value	PENDING
Commercial Value	PENDING
Accessories Value	PENDING
Land Value	PENDING
Total Value	PENDING
Prior Value	\$60,000

RESIDENTIAL

No data to display

COMMERCIAL

No building data to display.

MOBILE HOME(S)

No mobile homes to display.

ACCESSORIES

CODE DESCRIPTION	LENGTH	WIDTH	UNITS	ACTUAL YEAR BUILT	EFFECTIVE YEAR BUILT	APPRAISED VALUE
No items to display						

SALES

BOOK	PAGE	SALE DATE	DEED TYPE	QUALIFIED	SALE PRICE	VACANT / IMPROVED
14838	02485	11/17/2022	WD	N	\$341,000	Y
04976	00241	10/01/2001	WD	N	\$223,000	Y
00185	00440	08/01/1975	WD	N	\$51,000	Y
00170	00301	09/01/1974	WD	N	\$3,000	Y

DEFINITIONS

Search for a record by entering the code into the search bar below.

Show 10  entries

Search table for record



CODE	DESCRIPTION
ALP	LOADING PLATFORM WITH CAN
AOF	OFFICE-AVERAGE
APT	APARTMENT
BAS	BASE
CAN	CANOPY
CDN	CANOPY, DETACHED
CLP	LOADING PLATFORM, COVER
FAT	ATTIC, FIN
FBM	BASEMENT, FIN
FCB	CABANA, ENCL, FIN

« 1 2 3 4 5 6 7 »

Showing 1 to 10 of 61 entries

Disclaimer

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Data last updated: 12/07/2023

Cherokee County, GA - Real Estate Search

15N20102
1450 HICKORY RD

JOHNSON & SMITH PROPERTIES LLC,
N/A,
518 BAVARIAN DR,
PALMETTO, GA, 30268

Total Market Value
PENDING

KEY INFORMATION

Parcel #	15N20102
Account #	436208
Owner Name	JOHNSON & SMITH PROPERTIES LLC
Neighborhood	94000
Land Size	0.00
Legal Description	L10 TALL OAKS SD PB 11 PG 93
Tax District	04 - Holly Springs

ASSESSMENT DETAILS

Residential Value	PENDING
Commercial Value	PENDING
Accessories Value	PENDING
Land Value	PENDING
Total Value	PENDING
Prior Value	\$253,563

RESIDENTIAL

No data to display

COMMERCIAL

COMMERCIAL BUILDING (1)

Use Code	19 - MEDICAL BUILDING
Total Finished Area	2,291
Zoning	NC

MOBILE HOME(S)

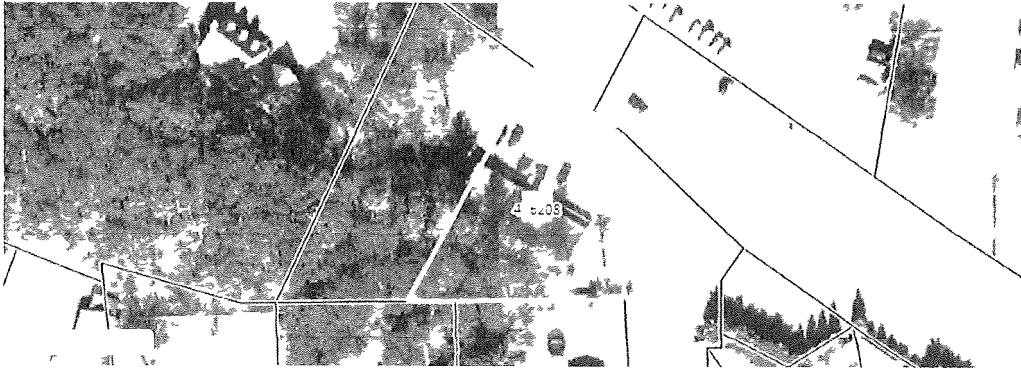
No mobile homes to display.

ACCESSORIES

CODE DESCRIPTION	LENGTH	WIDTH	UNITS	ACTUAL YEAR BUILT	EFFECTIVE YEAR BUILT	APPRAISED VALUE
05 - WOOD FENCE	0	0	114	2015	2015	\$990
09 - ASP PAVING	0	0	2269	1995	1995	\$590
09 - ASP PAVING	0	0	4720	2005	2005	\$4,000
10 - CON PAVING	10	110	1100	1975	1980	\$40
91 - PATIO/COVR	0	0	1	2000	2000	\$3

SALES

BOOK	PAGE	SALE DATE	DEED TYPE	QUALIFIED	SALE PRICE	VACANT / IMPROVED
14838	02485	11/17/2022	WD	N	\$341,000	N
04976	00241	10/01/2001	WD	N	\$223,000	N
00185	00440	08/01/1975	WD	N	\$51,000	N
00170	00301	09/01/1974	WD	N	\$3,000	N



3/8/22, 11:43:19 AM

436208



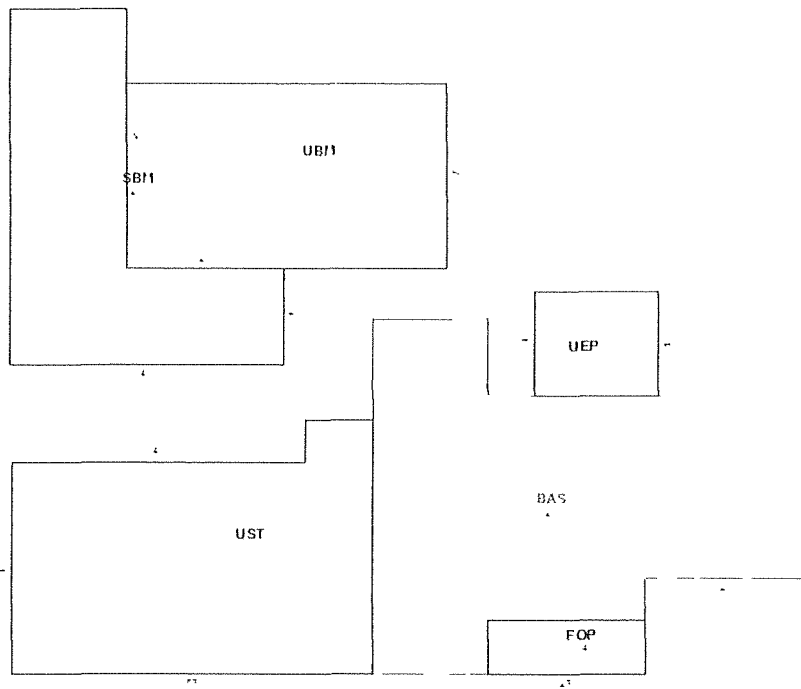
3/8/22, 11:44:31 AM

436208



12/21/22, 9:32:41 AM

436208



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Data last updated 05/10/2024

**City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
May 16, 2024**

Commission Members Present: Chairman Adrian Dekker, Vice Chairman Mike Grayeski, Commission Member Chris Adams, Commission Member Eric Huminski and Commission Member Andy Norris.

Commission Members Not Present: None.

Staff and Elected Officials Present: Chief Building Inspector Jonathan Page, Holly Springs City Councilman Jeff Wilbur, Planning and Zoning Coordinator Tracey Chambers, Audrey Conley with the City Attorney's Office and Captain Jeff Lance.

I. CALL TO ORDER

Chairman Dekker called the meeting to order at approximately 7:00 P.M.

II. PUBLIC HEARING RULES

Vice Chairman Grayeski read the Public Hearing rules.

III. OLD BUSINESS/PUBLIC HEARING

No Old Business to discuss.

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.

City of Holly Springs Chief Building Inspector Jonathan Page addressed the Commission. Mr. Page stated that the requested variance from the setback requirements is due to a surveying error. The error was not discovered until the box check inspection was completed.

The applicant, Shawn Wilson, spoke and said that the slab was poured prior to submitting the request for the box check inspection. Mr. Wilson said that the error was unintentional and asked the Commission to approve the variance request.

Vice Chairman Grayeski made a motion to approve. Commission Member Huminski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- B. April 25, 2024 Planning and Zoning Commission Public Hearing Meeting Minutes.

Chairman Dekker made a motion to approve. Commission Member Adams seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

V. REPORTS

No reports.

VI. ADJOURNMENT

Chairman Dekker made a motion to adjourn the meeting. Commission Member Huminski seconded the motion. Motion carried.

Respectfully submitted.

Adrian Dekker, Chairman

Attest:

Tracey Chambers
Community Development Coordinator