

City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
July 11, 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.

Elected Officials Present: None.

Staff Present: Community Development Director Nancy Moon, Laura Rollins with the City Attorney's Office, Captain Casey Barton, Officer Carson Warner, and Community Development Coordinator Tracey Chambers.

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Public Hearing Meeting to order.

II. PUBLIC HEARING RULES

Commission Member Huminski read the Public Hearing rules.

III. OLD BUSINESS/PUBLIC HEARING

No Old Business to discuss.

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.

Community Development Director Nancy Moon stated that this property currently resides within Cherokee County, and the applicants are requesting to annex this property into the City of Holly Springs. Ms. Moon stated that the Cherokee County Board of Commissioners voted unanimously to allow the annexation.

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

- 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).

Community Development Director Nancy Moon informed the Commission that the applicants are requesting that this property be rezoned to NC, Neighborhood Commercial, in order to convert the current single family residential home on the property to an insurance office. Ms. Moon said that the applicants plan to install an additional parking area. Ms. Moon stated that staff recommends approval with stipulations.

Cherokee County resident Mike Davenport of 2626 Hickory Road asked if this would cause sewer lines to be installed in the area.

City staff addressed the question of the resident.

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

- 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.

Community Development Director Nancy Moon stated that this property is currently zoned NC, Neighborhood Commercial, which would allow the applicants to open a dog daycare and training facility, but would not allow overnight boarding of pets. Ms. Moon said the applicants are requesting to rezone the property to GC, General Commercial, which does allow overnight boarding inside. Ms. Moon informed the Commissioners that outside storage of pets is restricted under the GC zoning. Ms. Moon reviewed the use of the surrounding properties and also stated that the applicants do not intend to renovate the building on the property at this time. Ms. Moon stated that staff recommends approval with stipulations.

The applicant, Jorge Flores Wong, addressed the Commissioners and explained that he wants to create a family business to share with the community and teach members of the community how to train their dogs. Mr. Flores Wong said that he intends to board the pets overnight in the two soundproof rooms in the building on the property. Mr. Flores Wong confirmed that no changes would be made to the exterior of the building.

Cherokee County resident Charles Stephon of 1454 Hickory Road had concerns regarding possible noise from barking dogs and concerns regarding the older septic system on the property.

Cherokee County resident Brent Sisson of 441 Holloway Drive had concerns regarding other uses of the property under the GC zoning if the property is sold in the future, possible noise from the barking dogs, and stated that a fence is needed around the property.

The applicant and city staff addressed the concerns of the residents.

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

- D. May 16, 2024 Planning and Zoning Commission Public Hearing Meeting minutes.

Commission Member Norris made a motion to approve the minutes. Chairman

Dekker seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

V. REPORTS

Community Development Director Nancy Moon announced that the August 29, 2024 Planning and Zoning meeting will be a public hearing.

VI. ADJOURNMENT

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

Respectfully submitted.



Adrian Dekker, Chairman

Attest:



Tracey Chambers
Community Development Coordinator