



Planning and Zoning Commission Work Session

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, November 21, 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-05-2024**, applicant, James Thomas, requests annexation of 9.7 +/- acres located off of Hickory Road, Cherokee County, GA, tax parcel 051A of tax plat 15N26.
- B. **MA-06-2024**, applicant, James Thomas, requests rezoning of 9.7 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 051A of tax plat 15N26, from AG, Agricultural (County), to GC, General Commercial (City).
- C. **CUP-04-2024**, applicant, Tejas Patel, requests a conditional use permit for a convenience store with gasoline pumps for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 001 of tax plat 15N14D.

V. REPORTS/COMMENTS

VI. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: November 21, 2024

AGENDA ITEM: A-05-2024, applicant, James Thomas, requests annexation of 9.7 +/- acres located off of Hickory Road, Cherokee County, GA, tax parcel 051A of tax plat 15N26.

EXECUTIVE SUMMARY:

Applicant, James Thomas, requests annexation of 9.7 +/- acres located off of Hickory Road, Cherokee County, GA, tax parcel 051A of tax plat 15N26. The property is currently being used for the operation of a daycare. In addition, there is a baseball field in the rear of the property.

FISCAL IMPACT:

N/A

ATTACHMENTS:

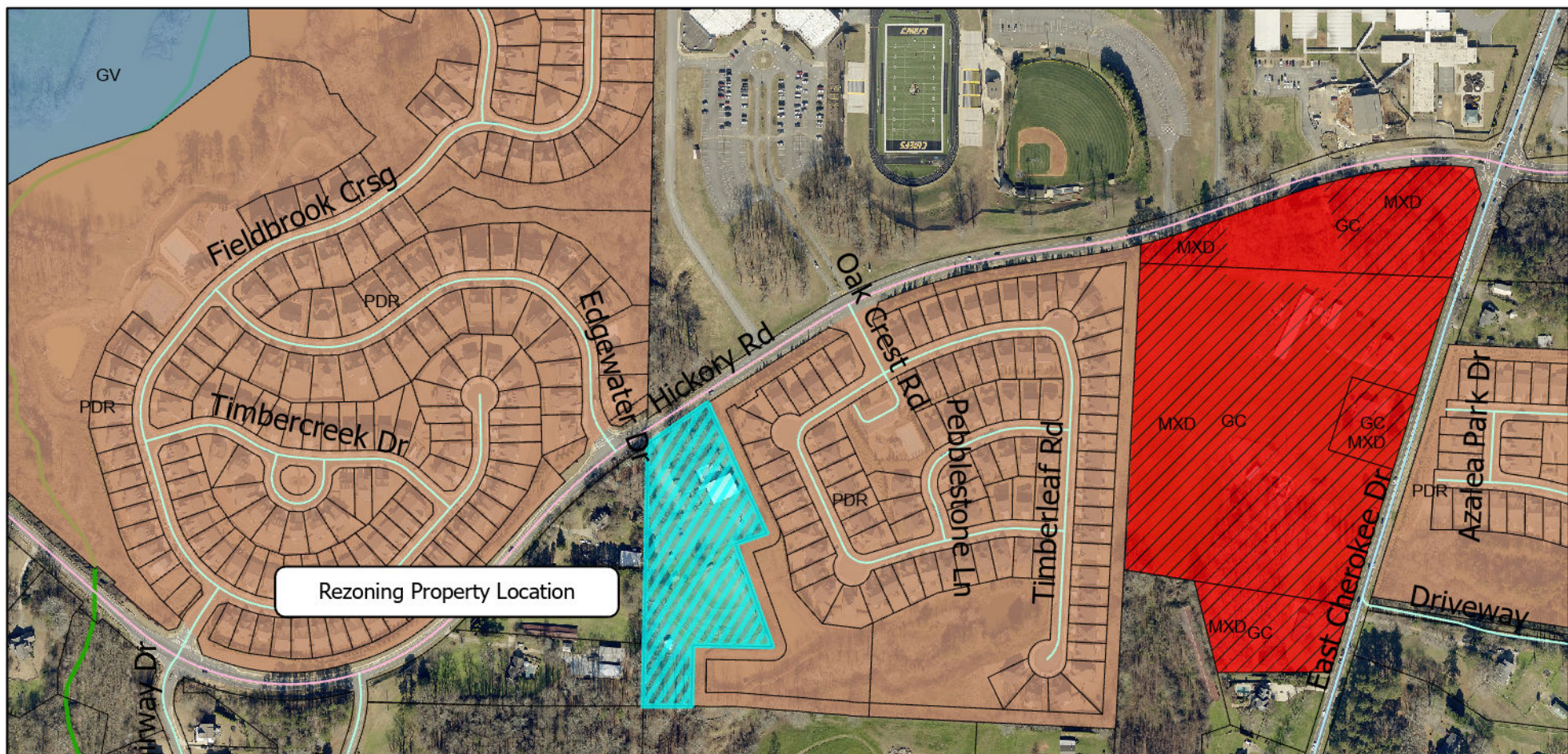
1. Location Map
2. Site Plan

RECOMMENDATION:

N/A

CONCURRENCES:

N/A



A-05-2024 & MA-08-2024

Location Map

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

Streets_10172024



GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED
HAS AN ANGULAR ERROR OF 9 SECONDS PER ANGLE
POINT AND A PRECISION RATIO OF 1 IN 45,704. IT
HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-303.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE
PRECISION RATIO OF 1 IN 674,480

ALL LP.'S ARE 1/2" REDARS.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE REFERENCED BEARING ALONG THE WESTERLY PROPERTY LINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13057C 0266 D, DATED SEPTEMBER 29, 2006, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

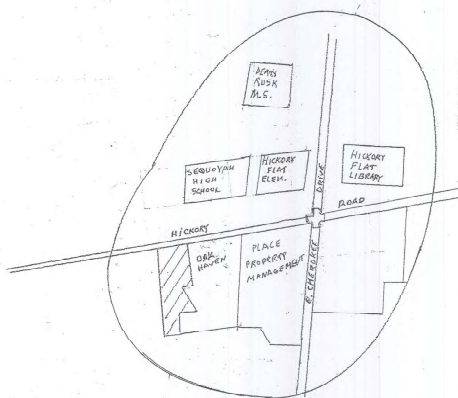
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF
A TITLE SEARCH. THERE MAY BE EASEMENTS OR
OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD JOHNSTON SURVEYING, L.L.C. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

PROPERTY ADDRESS:
4360 HICKORY ROAD
CANTON, GA 30115

REFERENCES:
1) DB 2803, PG. 202
2) PB 54, PG. 103

AREA = 201,942 SQ. FT.
4.705 ACRES

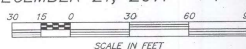


VICINITY MAP

EXISTING CHILD CARE CENTER
WITH GYM, POOL, BALLFIELD

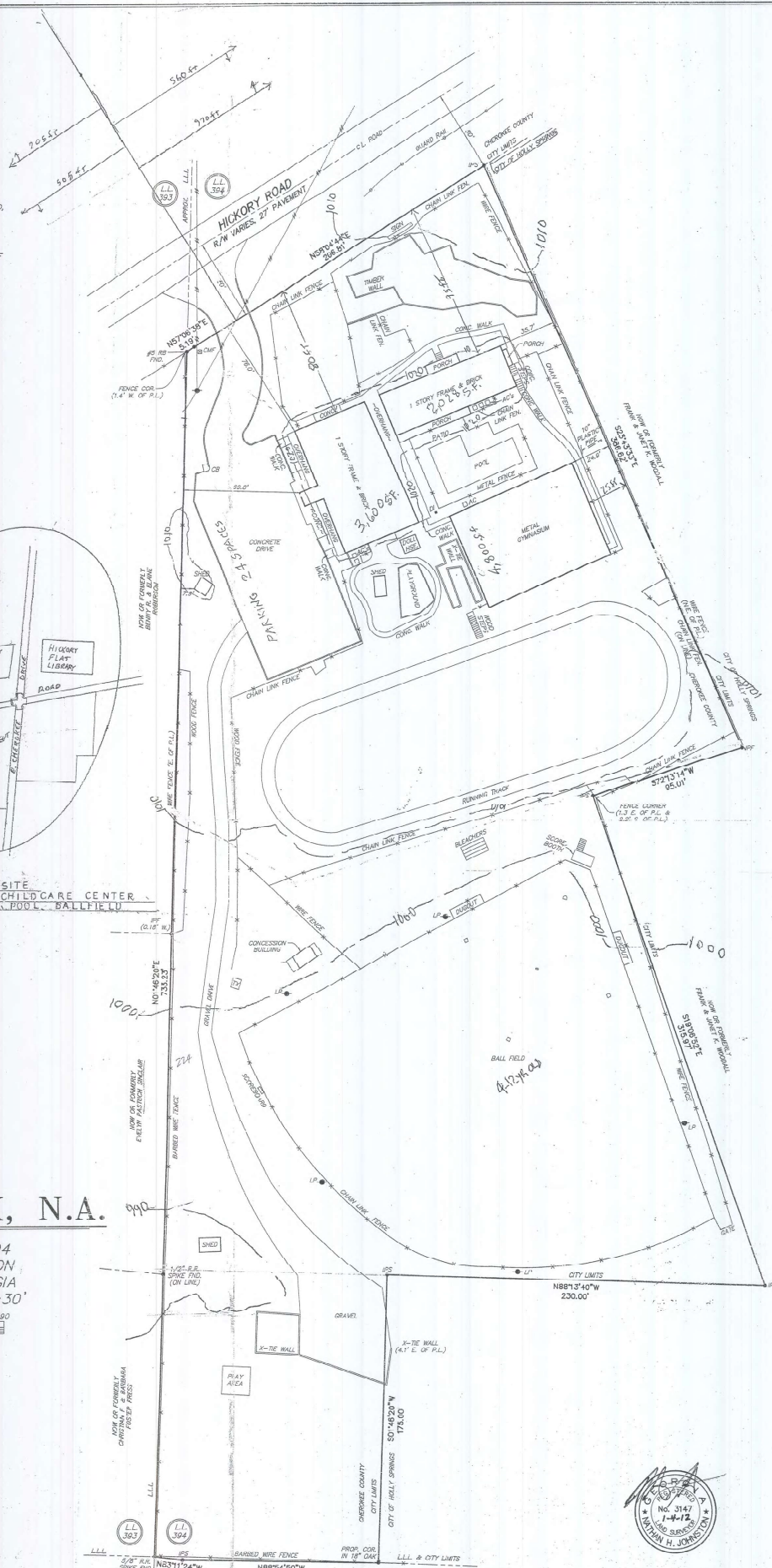
SURVEY FOR
CHEROKEE BANK, N.A.

LOCATED IN LAND LOT 394
15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
DECEMBER 21, 2011 1"=30'



LEGEND

- HY = 1/2" REBAR FND.
 IPS = 1/2" REBAR ST.
 R.W. = RIGHT OF WAY
 S.S. = SANITARY SEWER EASEMENT
 WSE = WATER EASEMENT
 L.L.L. = LAND LOT LINE
 C.L. = CENTERLINE
 CT = CRIMP TOP PIPE
 OT = OPEN TOP PIPE
 CMP = CORRUGATED METAL PIPE
 CDP = CONCRETE PIPE
 DI = DROP INLET
 JB = JUNCTION BOX
 MH = MANHOLE
 CD = CATCH BASIN
 BM = BENCHMARK
 HUB = HUB
 FH = FIRE HYDRANT
 CMF = CONCRETE MONUMENT FND.
 CUF = CURB OF CURB
 EP = EDGE OF PAVEMENT
 FEN = FENCE
 MEH = METER ELEC. SERVICE LINE
 B.L. = BUILDING LINE
 U.G. = UNDERGROUND POWER LINE



JOHNSTON SURVEYING, LLC

110 WOODLAND ROAD
CANTON, GA 30114
770-720-4594

ITEM REPORT

AGENDA ITEM NUMBER: IV.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: November 21, 2024

AGENDA ITEM: MA-06-2024, applicant, James Thomas, requests rezoning of 9.7 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 051A of tax plat 15N26, from AG, Agricultural (County), to GC, General Commercial (City).

EXECUTIVE SUMMARY:

Applicant, James Thomas, requests rezoning of 9.7 +/- acres located off of Hickory Road, Cherokee County, GA, tax parcel 051A of tax plat 15N26, from AG, Agricultural (County), to GC, General Commercial (City). The property is currently being used for the operation of a daycare. In addition, there is a baseball field in the rear of the property. The applicant intends to continue the operation of the daycare. The baseball field has been utilized in the past for community games and tournaments, but has not been used recently. The applicant plans to reinstate the use of the baseball field for these uses.

FISCAL IMPACT:

N/A

ATTACHMENTS:

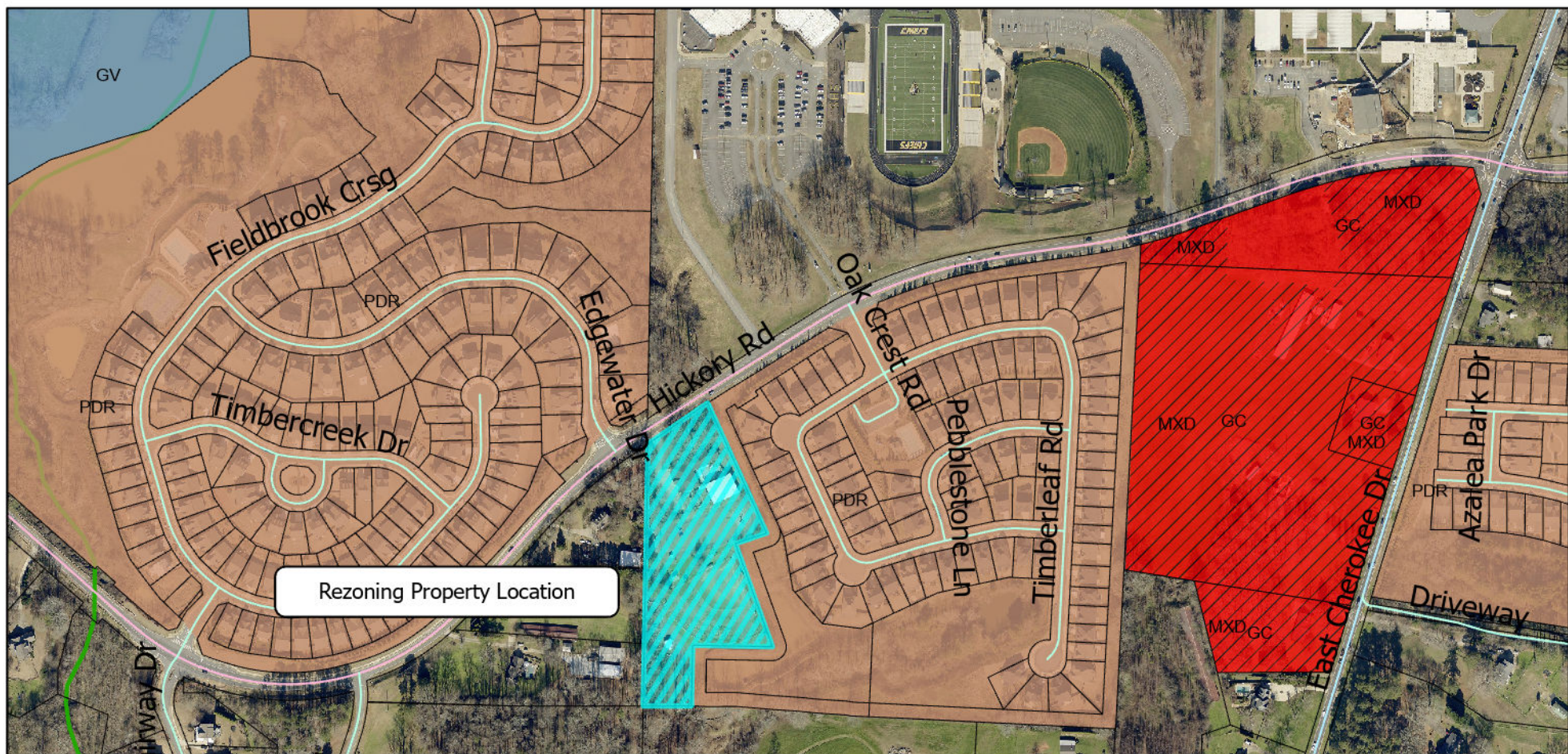
1. Location Map
2. Site Plan

RECOMMENDATION:

N/A

CONCURRENCES:

N/A



A-05-2024 & MA-08-2024

Location Map

Parcels_2024

ZONING

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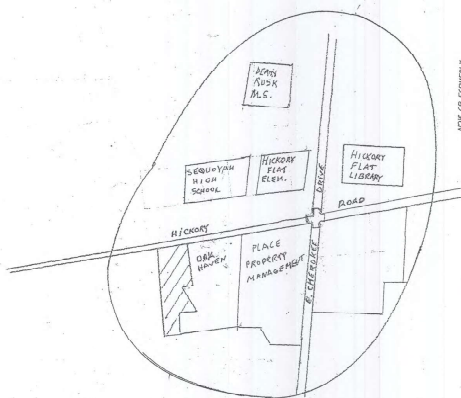
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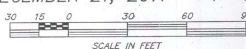


VICINITY MAP

EXISTING CHILDCARE CENTER
WITH GYM, POOL, BALLFIELD

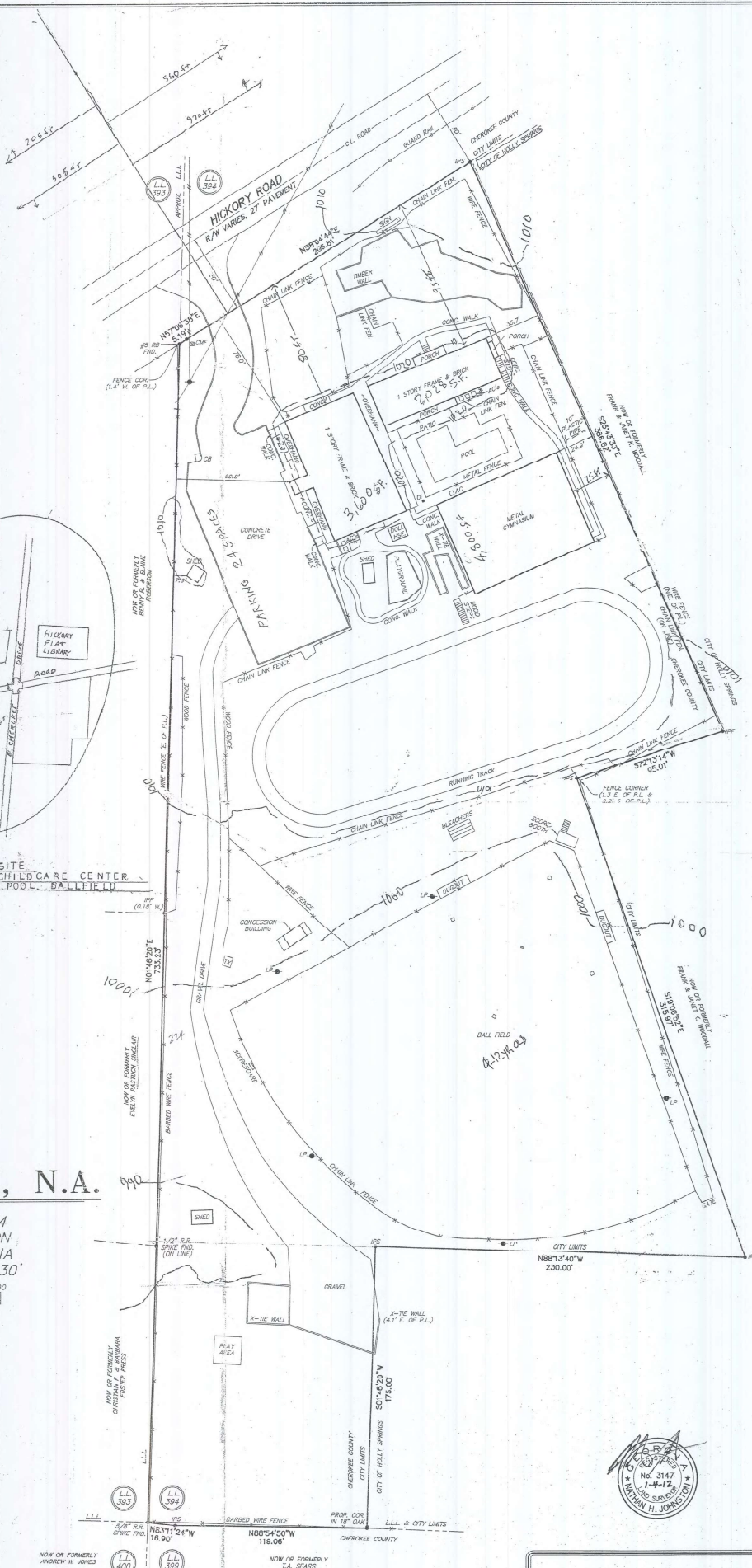
SURVEY FOR
CHEROKEE BANK, N.A.

LOCATED IN LAND LOT 394
15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
DECEMBER 21, 2011 1"=30'



LEGEND

- | | |
|--------|-----------------------------|
| HY | 1/2" REBAR FND. |
| IPS | 1/2" REBAR SET |
| R.W. | RIGHT OF WAY |
| SST | STANDARD SEWAGE EASEMENT |
| DE | DRAINAGE EASEMENT |
| L.L.L. | LAND LOT LINE |
| CL | CEVETERLINE |
| CT | CRIMP TOP PIPE |
| OT | OPEN TOP PIPE |
| OMP | CONCRETE LINED MET. PIPE |
| ROP | REINFORCED CONCRETE PIPE |
| DI | DROP INLET |
| JB | JUNCTION BOX |
| MH | MANHOLE |
| GD | CATCH BASIN |
| SB | SEWERMANN |
| FP | POWDER PILE |
| FH | FIRE HYDRANT |
| CME | CONCRETE MONUMENT FND. |
| PLK | PLATE OF CURB |
| E.P. | EDGE OF PAVEMENT |
| EDN | END |
| G.H. | OVERHEAD ELEC. SERVICE LINE |
| U.L. | UNDERGROUND |
| B.G. | BUILDING LINE |
| PL | POWER AND POWER LINE |
| | TRANSFORMER |



JOHNSTON SURVEYING, LLC

110 WOODLAND ROAD
CANTON, GA 30114
770-720-4594

ITEM REPORT

AGENDA ITEM NUMBER: IV.C.



FROM: Nancy Moon, Community Development Director

MEETING DATE: November 21, 2024

AGENDA ITEM: CUP-04-2024, applicant, Tejas Patel, requests a conditional use permit for a convenience store with gasoline pumps for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 001 of tax plat 15N14D.

EXECUTIVE SUMMARY:

Applicant, Tejas Patel, requests a conditional use permit for a Convenience Store with Gasoline Pumps for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 001 of tax plat 15N14D. The property is zoned GC, General Commercial. A standalone Convenience Store without Gasoline Pumps is permitted by right in this zoning district. The ordinance permits a Gasoline Service Station with the approval of a conditional use permit. The applicant is requesting to develop a Convenience Store **with** Gasoline Pumps thus necessitating the approval of a conditional use permit. The following are requirements for Gasoline Service Stations, or in this case, a Convenience Store with Gasoline Pumps:

5.4-18 Gasoline Service Stations. Gasoline Service Stations include buildings and premises wherein the primary use is the retail sale of gasoline to the general public, and where the incidental sales of oil, grease, batteries, and motor vehicle accessories to the general public and minor auto services may be provided; however, such services shall not include major mechanical or body work, repair of transmissions or differentials, straightening of body parts, painting, welding or other work involving noise, glare, fumes, smoke or other characteristics to an extent greater than normally found in gasoline service stations. The purpose of this Section is to minimize conflicts between pedestrians and vehicles, to assure that Gasoline Service Stations do not detract from the aesthetic quality and operational safety of adjacent land uses, to promote the safe operation of Gasoline Service Stations, to mitigate negative environmental effects resulting from fumes, smog, litter, harmful run-off, contaminates, spillage, impervious surfaces, and to ensure that Gasoline Service Stations are compatible with adjacent uses and surrounding neighborhoods and businesses. In addition to an application for a conditional use permit, the applicant shall submit evidence sufficient to demonstrate compliance, and at all times thereafter remain compliant with the following standards:

- a. Gasoline Service Stations and Convenience Stores shall exist on at least one (1) acre of land. *The applicant has requested a variance from this requirement as the property is only 0.934 acres.*
- b. All gasoline pumps must be completely covered by canopies which shall be at least ten (10) feet from any property line, shall be architecturally integrated with the main structure and shall not extend over the right-of-way or landscaping buffers.
- c. Fuel pump islands shall be designed to minimize traffic conflicts. Gasoline pumps shall be at least twenty (20) feet from any property line.
- d. Gasoline Service Stations shall include a Convenience Store; however, Convenience Stores are not required to include Gasoline Service Stations.
- e. Gasoline Service Stations that include auto service as an accessory use must comply with Section 5.4-7 of this Article.

FISCAL IMPACT:

N/A

ATTACHMENTS:

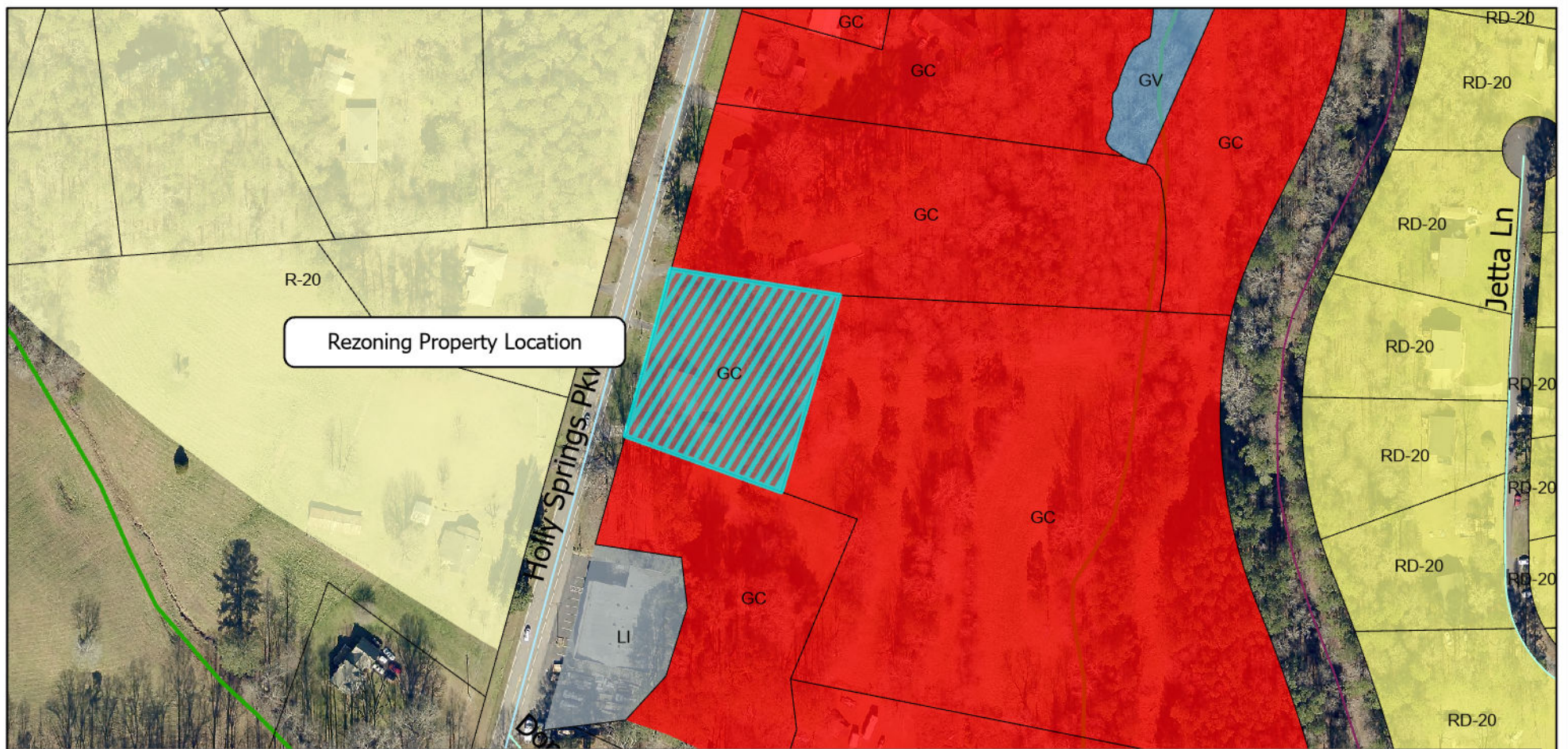
1. Location Map
2. Site Plan

RECOMMENDATION:

N/A

CONCURRENCES:

N/A



CUP-04-2024 Location Map

Parcels_2024

ZONING

AG- Agricultural
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 GC- General Commercial
 NC- Neighborhood Commercial
 OI- Office Institutional

GV-Governmental
 LI- Light Industrial
 MXD-Mixed Use Overlay
 Railroad
 Streets_10172024



GENERAL NOTES:
 1. This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 2. This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3. Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4. No Geodetic monuments were found within 500 feet of this site.
 5. This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

CITY OF HOLLY SPRINGS
 ZONING: GC
 MINIMUM FRONT SETBACK - 60' ARTERIAL,
 50' COLLECTOR & LOCAL STREET
 MINIMUM SIDE SETBACK - 10'
 MINIMUM REAR SETBACK - 15'

FIELD DATA:

DATE OF FIELD SURVEY 10-22-24

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.00 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION AND RTK GPS
 GPS RECEIVER: TRIMBLE R12L
 GN: 6340FC004 ROVER
 6340FC000 BASE
 NETWORK: TRIMBLE FMS NOW RTK GNSS

TOTAL AREA: 40,693 SQ FT, 0.934 AC

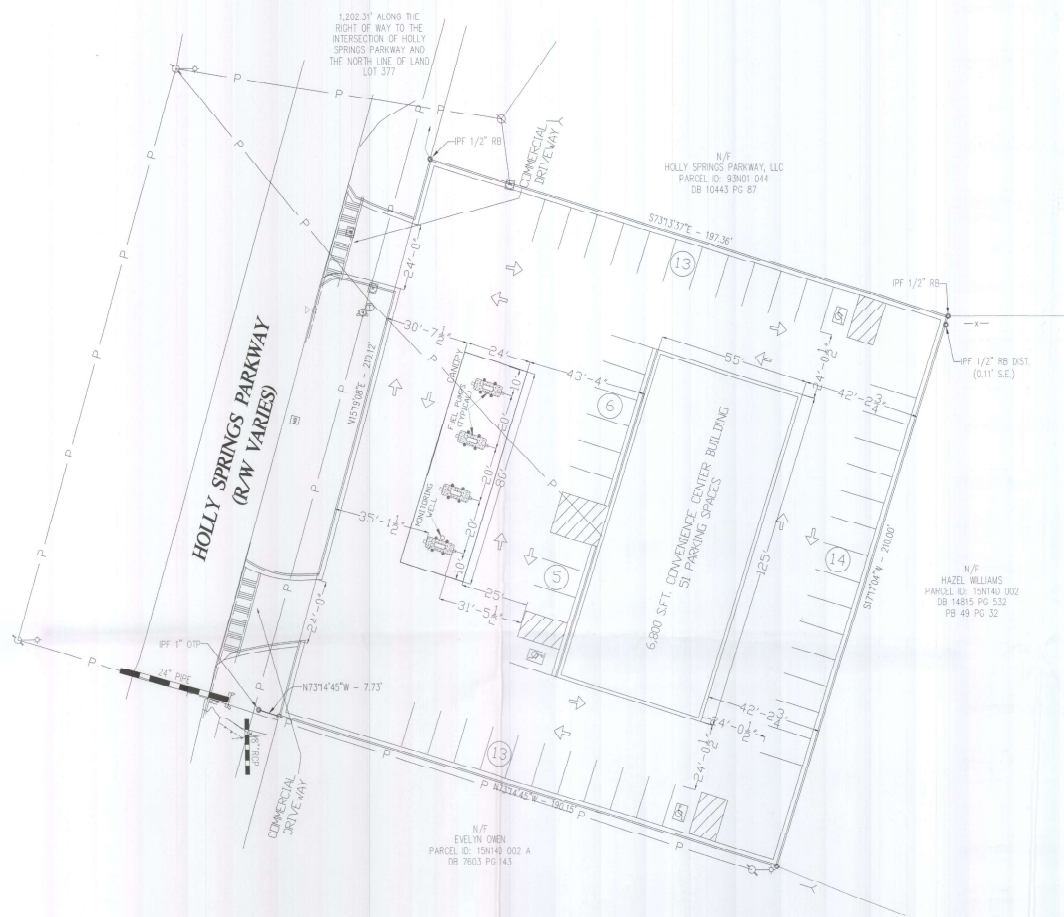
CALCULATED PLAT CLOSURE: 1 FOOT IN 203,822 FEET

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 2592 PG 91
 PROPERTY OWNER AT TIME OF SURVEY: DENNIS L. DOUGHTY
 PARCEL NUMBER: 15N140 001

REFERENCE: DB 2592 PG 91
 DB 10443 PG 87
 PB 49 PG 32

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF CHEROKEE COUNTY, GEORGIA 1305700242E EFFECTIVE DATE: JUNE 7, 2019



LEGEND

B/L	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FTE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
WL	GARAGE WEATHER LIP ELEV.
MFE	MIN. FINISHED FLOOR ELEVATION
⊙	POWER POLE
⊙	3" IRON REDAR SET
⊙	IRON PIN FOUND
⊙	BOLLARD
—	OVERHEAD POWER
⊙	FIRE HYDRANT
⊙	WATER METER
⊙	WATER VALVE
⊙	GAS VALVE
⊙	GAS METER
⊙	LIGHT POLE
⊙	CONCRETE PAD
⊙	TELEPHONE MARKER
⊙	AIR CONDITIONER UNIT
⊙	MAIL BOX
⊙	CLEAN OUT
⊙	SANITARY SEWER MANHOLE
⊙	LEFT WING CATCH BASIN
⊙	RIGHT WING CATCH BASIN
⊙	DOUBLE WING CATCH BASIN
⊙	DROP INLET
⊙	HEADWALL

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLAT, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

SCALE: 1"=30'		GRAPHIC SCALE - IN FEET		CLIENT: JALAL ROY	
DESIGNED BY: JTF	SHEET NUMBER: 1 of 1	FILE NAME: 1114 HOLLY SPRINGS_1.W	DATE: 10-30-24	JOB NUMBER: SURVY 2590	
BOUNDARY SURVEY FOR					
3114 HOLLY SPRINGS PARKWAY					
LAND LOT 417, 15TH DISTRICT 2ND SECTION					
CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA					
REVISIONS					
1					
2					
3					
4					
5					

KEYSTONE LAND SURVEYING, INC.
 262 WEST CROGAN STREET
 LAWRENCEVILLE, GEORGIA 30046
 770.545.8700
 www.keystonelandsurveying.com

