

City of Holly Springs
Planning and Zoning Commission Work Session Minutes
November 21, 2024

Commission Members Present: Chairman Adrian Dekker, Commission Member Eric Huminski and Commission Member Andy Norris.

Commission Members Not Present: Vice Chairman Mike Grayeski, Commission Member Chris Adams.

Elected Officials Present: None.

Staff Present: City Manager Robert H. Logan, Community Development Director Nancy Moon, Laura Rollins with the City Attorney's Office, Captain Jeff Lance, and Community Development Coordinator Tracey Chambers.

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Meeting to order.

II. WORK SESSION GUIDELINES

Chairman Dekker read the Work Session Guidelines.

III. OLD BUSINESS

No 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.

Community Development Director Nancy Moon informed the Commission that this property is an existing sports track and a daycare with a baseball field behind it. The location is off of Hickory Road, across from Sequoyah High School and to the west of the Oakhaven neighborhood. The property is currently in the county, but the owner would like to annex into the City of Holly Springs.

Note: The acreage for this item was listed incorrectly. It has been corrected on the December 12, 2024 Planning Commission agenda.

- 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).

Community Director Nancy Moon stated that the property is currently zoned as Agricultural in the county and the request is to rezone to General Commercial in the city. The General Commercial zoning would allow for the existing daycare and baseball field. Ms. Moon said that the ball field has not been used in a couple of years, but the owner would like to reinstate it for use. The Commission discussed

the parking on the property with Ms. Moon.

Note: The acreage for this item was listed incorrectly. It has been corrected on the December 12, 2024 Planning Commission agenda.

- 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.

Community Development Director Nancy Moon stated that the applicant would like to build a convenience store with gas pumps on the property that is located off of Holly Springs Parkway. Ms. Moon informed the Commission that the current zoning is General Commercial, which allows for the requested use. Ms. Moon said the property is surrounded by residential homes. The applicant is also asking for a variance from the requirement that gas stations in the City require one full acre. Ms. Moon said that this property is 0.934 acres. The Commission discussed the traffic in the area as well as the other convenience stores with gas pumps in the City.

V. REPORTS/COMMENTS

No reports/comments.

VI. ADJOURNMENT

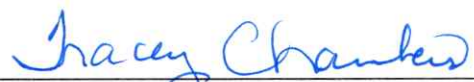
Commissioner Norris made a motion to adjourn the meeting. Chairman Dekker seconded the motion. Motion carried. Yes 3, No 0, Abstained 0.

Respectfully submitted.



Adrian Dekker, Chairman

Attest:



Tracey Chambers
Community Development Coordinator