

**City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
December 12, 2024**

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

Commission Members Not Present: Commission Member Andy Norris.

Elected Officials Present: None.

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

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Meeting to order.

II. PUBLIC HEARING RULES

Chairman Dekker read the public hearing rules.

III. OLD BUSINESS/PUBLIC HEARING

No Old Business.

IV. NEW BUSINESS/PUBLIC HEARING

- A. **A-05-2024**, applicant, James Thomas, requests annexation of 4.7 +/- acres located off of Hickory Road, Cherokee County, GA, tax parcel 051A of tax plat 15N26.

Community Development Director Nancy Moon addressed the Commission and said that this property currently is within the county, but the owner would like to annex into the City of Holly Springs. Ms. Moon stated that the Cherokee County Board of Commissioners voted and had no objection to the annexation but did have some recommendations. Ms. Moon said that staff recommends approval of the annexation.

Vice Chairman Grayeski made a motion to approve. Commission Member Adams seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- B. **MA-06-2024**, applicant, James Thomas, requests rezoning of 4.7 +/- 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 said that this property contains an existing daycare and a baseball field that has been used in the past. Ms. Moon informed the Commission that staff recommends approval to rezone the property to GC, General Commercial, with stipulations.

The applicant, James Thomas, spoke and said that he has a commercial license for the daycare, but the county would not previously agree to rezone the property to commercial from agricultural. Mr. Thomas would like to make use of the baseball field for tournaments that others would organize.

Chairman Dekker made a motion to approve and amending the stipulation that the lighting on the baseball field shall be shielded within a period of five years. Commission Member Adams seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- 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 this property is zoned GC, General Commercial. Ms. Moon said that the applicant would like to build a convenience store with gasoline pumps on the property. Ms. Moon stated that staff recommends denial of the conditional use permit.

Michael Bray, attorney for the applicant, addressed the Commission and said that the area is zoned commercial which allows for this use; the applicant would have to meet all of the city's requirements. Mr. Bray said that the lighting would be installed so it would not disturb the surrounding residence, and a privacy fence would be built.

Holly Springs resident Nancy Martin of 3262 Holly Springs Parkway had concerns that this use would be a dramatic change for the surrounding area, bring crime and drug usage and reduce the value of the surrounding properties.

Holly Springs resident Juanita Burrell of 3009 Holly Springs Parkway said that she has lived on the property since she was a child. Ms. Burrell said that this use does not belong in the middle of a residential area, would bring crime, the scent of gas pumps, and increase traffic.

Woodstock resident Brandon Williams said that his mother had adjacent property. Mr. Williams said the concerns are the hours of operation, the business would be considered a nuisance, and there would be noise late at night and early in the morning.

Commissioner Huminski made a motion to extend the public hearing time by five minutes. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Mr. Williams continues with his concerns for the public's health. Mr. Williams said that the residents would like smart development and this does not meet that criteria.

Commissioner Huminski made a motion to extend the public hearing time by five

minutes. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Holly Springs resident Alexandra Bennett of 144 Town Walk Drive stated that she is excited to be a new resident here and thinks that a gas station would clash with the surrounding area, would cause an increase of traffic and would not attract new residents.

Future Holly Springs resident Russell Martin addressed the Commission and stated that he and his wife are planning to move to a house just feet away from where the store would be. Mr. Martin is concerned about his son playing in the yard and strangers getting on his property.

Mr. Bray responded to the public comments stating that the road will be widened at this property and gave examples of the growth in the City. Mr. Bray stated that the applicant has committed to meet every condition that the City requires. Mr. Bray also said that this will not bring crime and the store will be an upscale, modern convenience store.

Vice Chairman Grayeski made a motion to deny. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- D. **ORD-9-2024**, text amendment to Article 14: Amendments and Zoning Procedures of the Holly Springs Zoning Ordinance, to amend application procedures and requirements.

Community Development Director Nancy Moon explained to the Commission that the state law changed to amend the Official Code of Georgia (O.C.G.A.), Title 36 Local Government. Ms. Moon said this change makes it necessary to amend Article 14: Amendments to the Zoning Procedures of the Holly Springs Zoning Ordinance. Ms. Moon reviewed the changes. Ms. Moon said that with the changes the City would be in accordance with the state revision.

Commission Member Adams made a motion to approve. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- E. November 14, 2024 Planning and Zoning Public Hearing Meeting minutes.

Chairman Dekker made a motion to approve the minutes. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- F. November 21, 2024 Planning and Zoning Work Session Meeting minutes.

Vice Chairman Grayeski made a motion to approve. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

V. REPORTS/COMMENTS

Community Development Director Nancy Moon stated that the Planning and Zoning work session previously scheduled for December 19, 2024 has been canceled.

VI. ADJOURNMENT

Commission Member Adams made a motion to adjourn the meeting. Chairman Dekker seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Respectfully submitted.



Chairman

Attest:



Tracey Chambers
Community Development Coordinator