



Planning and Zoning Commission Work Session

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, May 28, 2026 | 6:00 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-02-2024**, applicant, Zaheed Alam, requests annexation of 0.50 +/- acres located off of Holly Springs Parkway, Cherokee County, GA, tax parcel 082 of tax plat 15N15.
- B. **MA-03-2024**, applicant, Zaheed Alam, requests rezoning of 0.50 +/- acres located off of Holly Springs Parkway, Holly Springs GA, tax parcel 082 of tax plat 15N15, from R-40, Single Family Residential Estate (County), to GC, General Commercial (City).
- C. **CUP-01-2026**, applicant, Zaheed Alam, requests a conditional use permit for a multi-tenant establishment located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 082 of tax plat 15N15.
- D. **A-01-2026**, applicant, Jack Baltar, requests annexation of 23.68 +/- acres located off of Swan Lane, Cherokee County, GA, tax parcel 524A of tax plat 15N20.
- E. **MA-04-2026**, applicant, Jack Baltar, requests rezoning of 23.68 +/- acres off of Swan Lane, Holly Springs, GA, from R-40, Single Family Residential Estate (County), to R-40, Single Family Residential Estate (City).
- F. **ORD-4-2026**, proposed text amendment to the Holly Springs Zoning Ordinance, Article 1: Administration, replace in its entirety.

V. REPORTS/COMMENTS

VI. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: May 28, 2026

AGENDA ITEM: A-02-2024, applicant, Zaheed Alam, requests annexation of 0.50 +/- acres located off of Holly Springs Parkway, Cherokee County, GA, tax parcel 082 of tax plat 15N15.

EXECUTIVE SUMMARY:

Zaheed Alam, applicant, requests annexation of 0.50 acres located on Holly Springs Parkway, tax parcel 15N15 082. The applicant has also requested rezoning of the property from R-40, Single Family Residential Estate (County) to GC, General Commercial (City), as well as, a conditional use permit for the development of a multi-tenant establishment for retail and office use.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Plat and Conceptual Site Plan

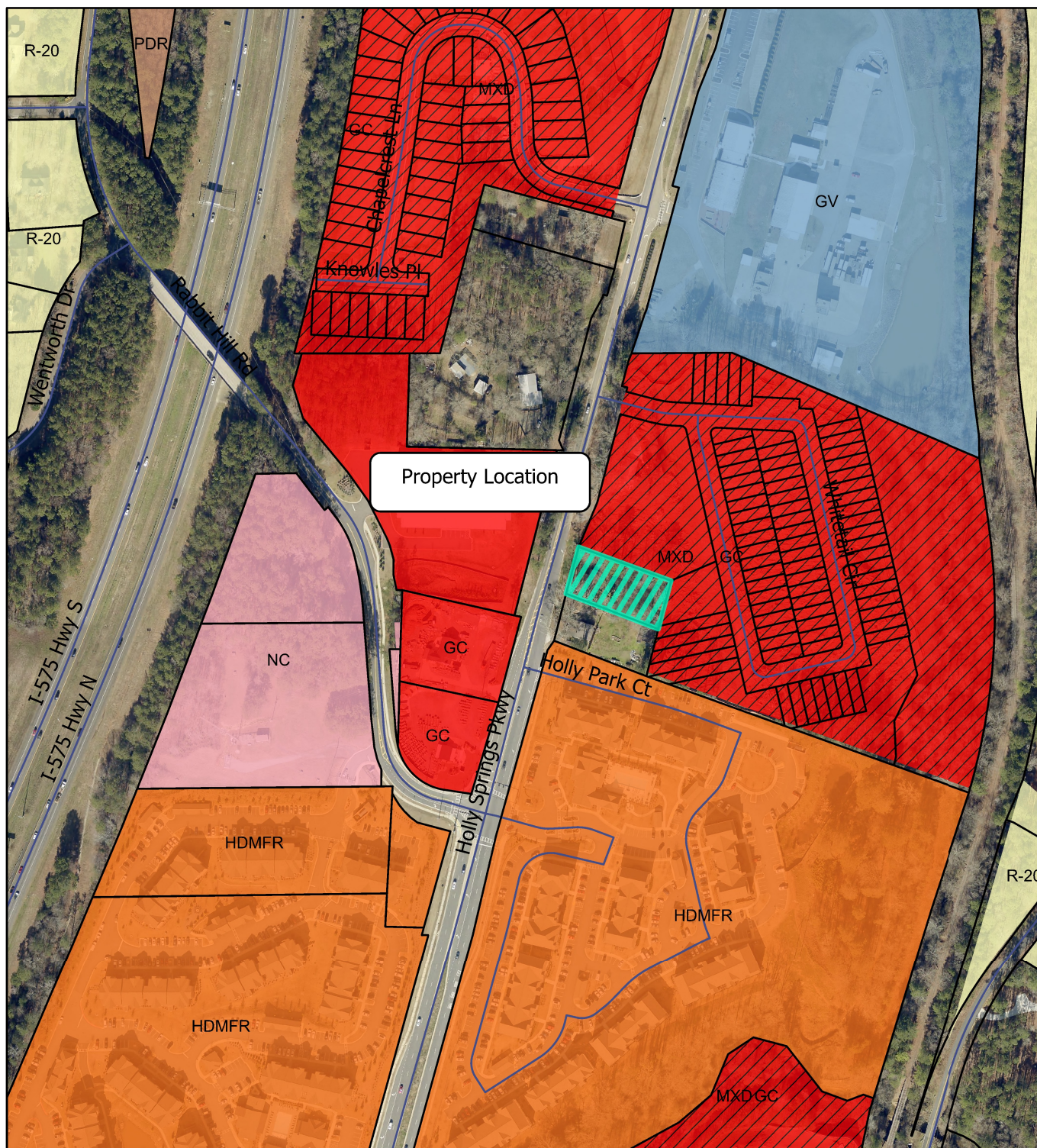
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

A-02-2026 MA-03-2026 CUP-01-2026 Location Map



Legend

ZONING

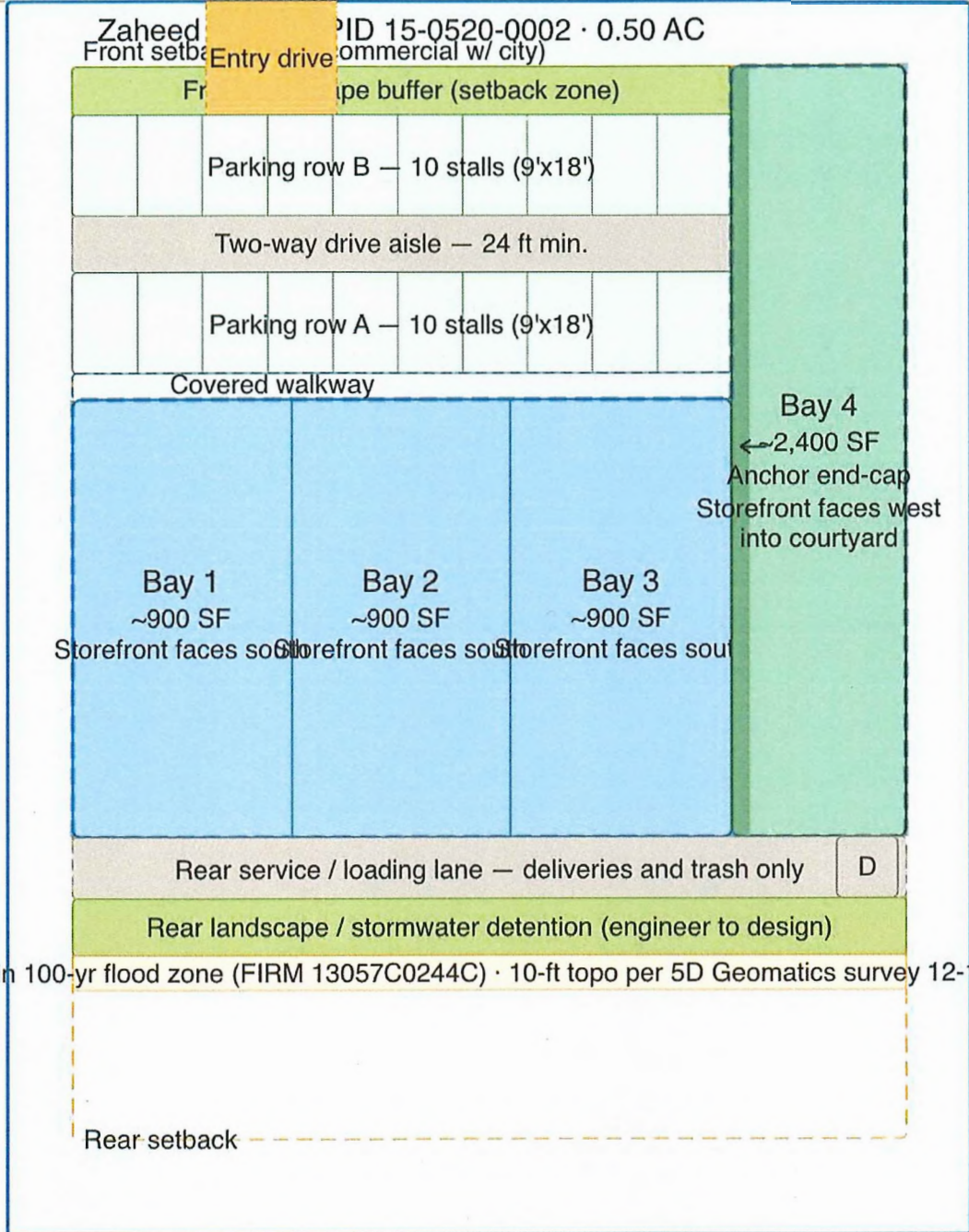
- AG- Agricultural
- R-80- Estate Residential
- R-40- Single Family Residential Estate
- R-20- Single Family Residential
- RD-20- Single Family and Duplex
- RD-3- Single Family Residential
- PUD- Planned Unit Development
- TND- Traditional Neighborhood Development
- PDR- Planned Development Residential
- HDMFR- High Density Multi-Family Residential
- GC- General Commercial
- NC- Neighborhood Commercial
- OI- Office Institutional
- GV- Governmental
- LI- Light Industrial
- MXD- Mixed Use Overlay
- Streets_2026
- Parcels_2026



Conceptual Site Plan — 3158 Holly Springs Pkwy, Canton GA 30115
 Tax Parcel 15-0520-0002 · Land Lot 520, 15th Dist., 2nd Sec., Cherokee Co. · 0.50 AC
 Proposed: L-Shaped Strip Plaza · 4 Retail Bays · Rezoning / CUP Application
 Dist. to adj. curb cut (field measure) Dist. to adj. curb cut (field measure)

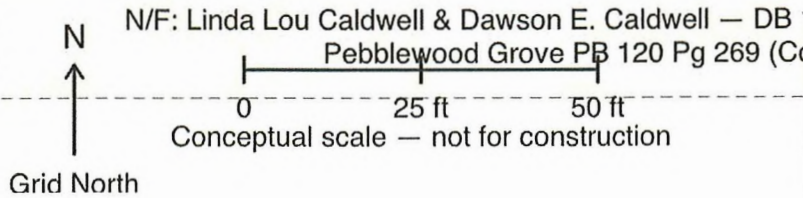
Holly Springs Parkway (Variable R/W)
 Confirm R/W width w/ Holly Springs Public Works

N/F: Pebblewood Grove PB 120 Pg 269 (Commercial Outparcel)



N/F: Pebblewood Grove PB 120 Pg 269 (Commercial Outparcel)

Not in 100-yr flood zone (FIRM 13057C0244C) · 10-ft topo per 5D Geomatics survey 12-18-25



N/F: Linda Lou Caldwell & Dawson E. Caldwell — DB 14719 Pg 2439 — PID 15-0520-0000
 Pebblewood Grove PB 120 Pg 269 (C)

Vicinity map
 3158 Holly Springs Pkwy
 Canton, GA 30115 · Cherokee Co.
 Land Lot 520, 15th Dist., 2nd Sec.

ITEM REPORT

AGENDA ITEM NUMBER: IV.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: May 28, 2026

AGENDA ITEM: MA-03-2024, applicant, Zaheed Alam, requests rezoning of 0.50 +/- acres located off of Holly Springs Parkway, Holly Springs GA, tax parcel 082 of tax plat 15N15, from R-40, Single Family Residential Estate (County), to GC, General Commercial (City).

EXECUTIVE SUMMARY:

Zaheed Alam, applicant, requests rezoning of 0.50 acres located on Holly Springs Parkway, tax parcel 15N15 082, from R-40, Single Family Residential Estate (County) to GC, General Commercial (City), as well as, a conditional use permit for the development of a multi-tenant establishment for retail and office use. This property has also been requested for annexation.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Plat and Conceptual Site Plan

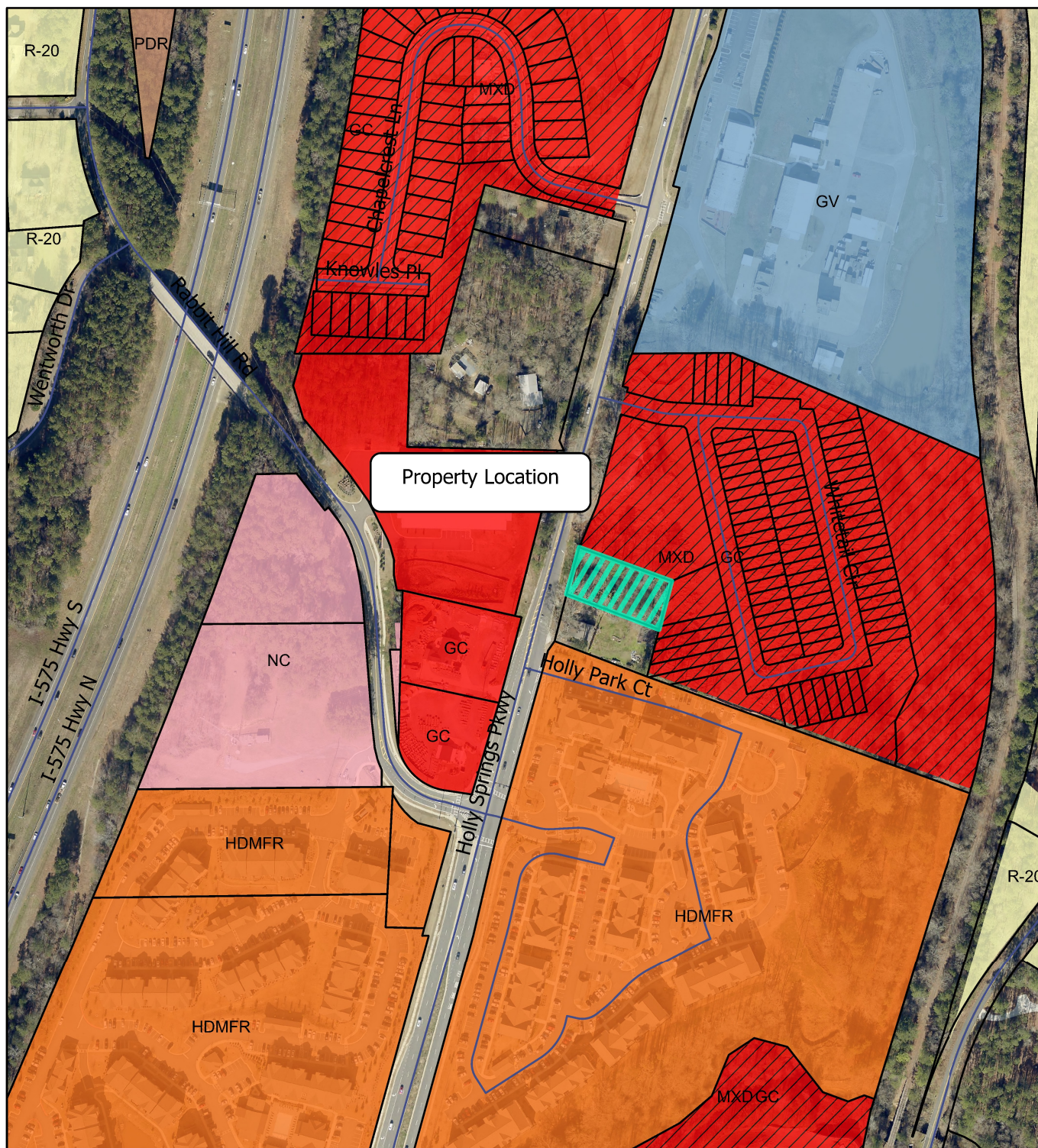
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

A-02-2026 MA-03-2026 CUP-01-2026 Location Map



Legend

ZONING

- AG- Agricultural
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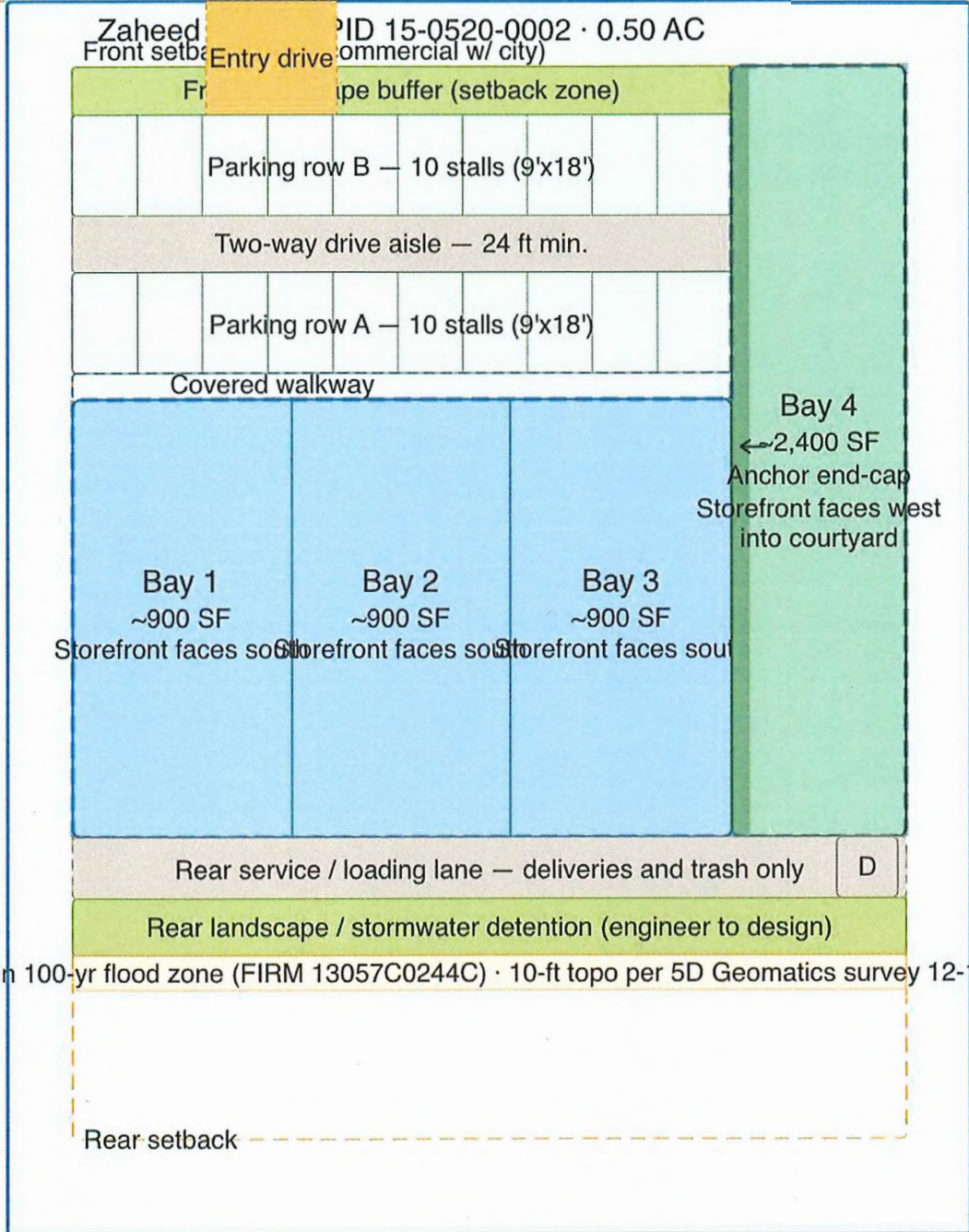


Conceptual Site Plan — 3158 Holly Springs Pkwy, Canton GA 30115
 Tax Parcel 15-0520-0002 · Land Lot 520, 15th Dist., 2nd Sec., Cherokee Co. · 0.50 AC
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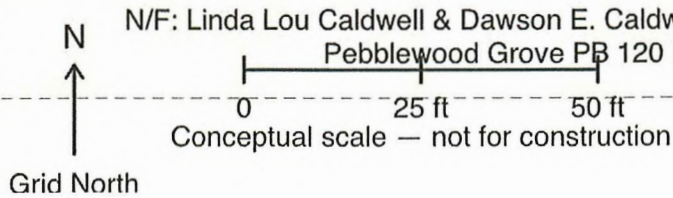
Holly Springs Parkway (Variable R/W)
 Confirm R/W width w/ Holly Springs Public Works

N/F: Pebblewood Grove PB 120 Pg 269 (Commercial Outparcel)

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Not in 100-yr flood zone (FIRM 13057C0244C) · 10-ft topo per 5D Geomatics survey 12-18-25



N/F: Linda Lou Caldwell & Dawson E. Caldwell — DB 14719 Pg 2439 — PID 15-0520-0000
 Pebblewood Grove PB 120 Pg 269 (C)

Vicinity map
 3158 Holly Springs Pkwy
 Canton, GA 30115 · Cherokee Co.
 Land Lot 520, 15th Dist., 2nd Sec.

ITEM REPORT

AGENDA ITEM NUMBER: IV.C.



FROM: Nancy Moon, Community Development Director

MEETING DATE: May 28, 2026

AGENDA ITEM: CUP-01-2026, applicant, Zaheed Alam, requests a conditional use permit for a multi-tenant establishment located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 082 of tax plat 15N15.

EXECUTIVE SUMMARY:

Zaheed Alam, applicant, requests a conditional use permit for a multi-tenant establishment for a 0.50-acre tract, located on Holly Springs Parkway, tax parcel 15N15 082. The applicant has also requested annexation and rezoning of the property from R-40, Single Family Residential Estate (County) to GC, General Commercial (City). The proposed use will be for the purposes of a retail and office building.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Plat and Site Plan

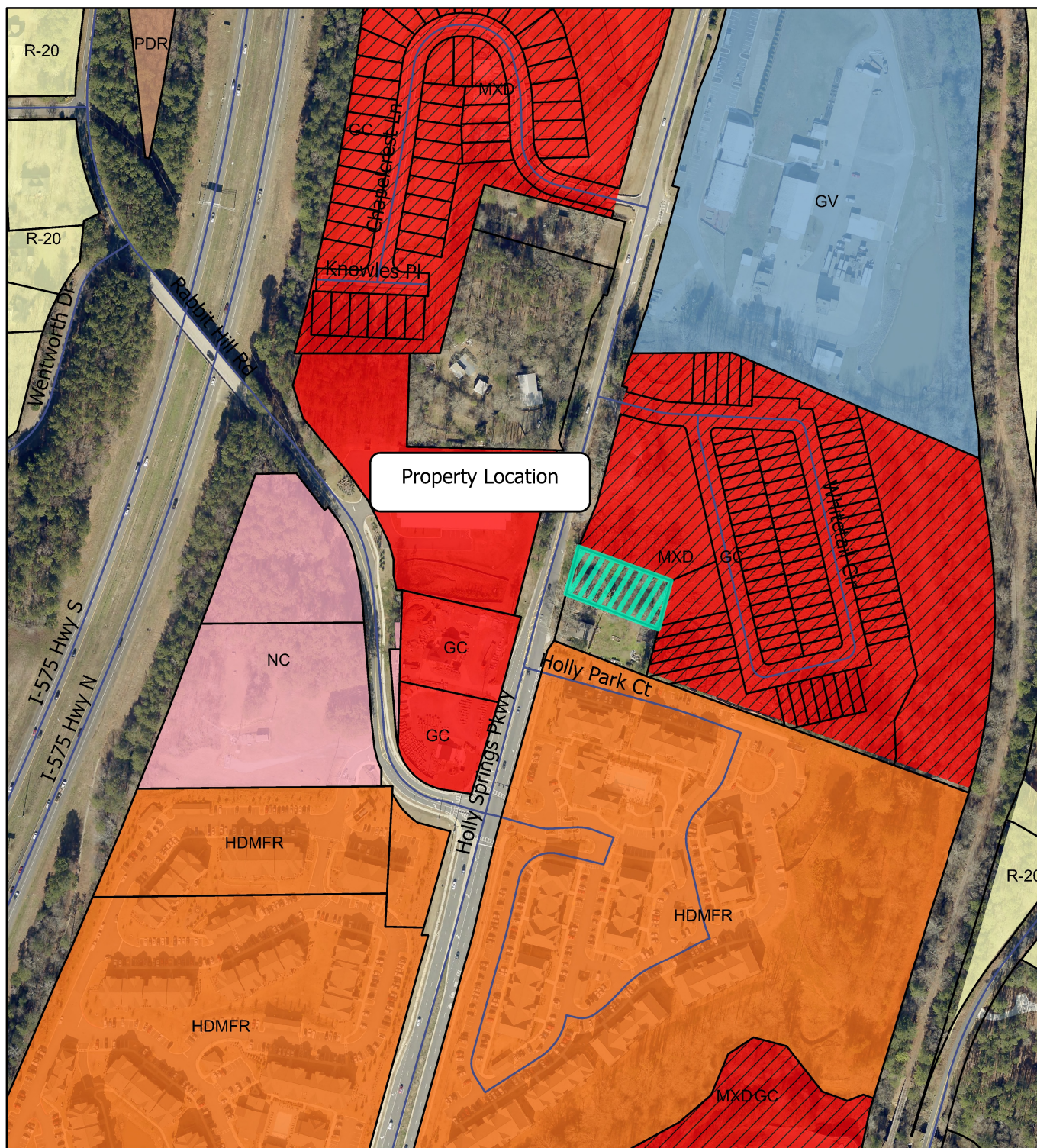
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

A-02-2026 MA-03-2026 CUP-01-2026 Location Map



Legend

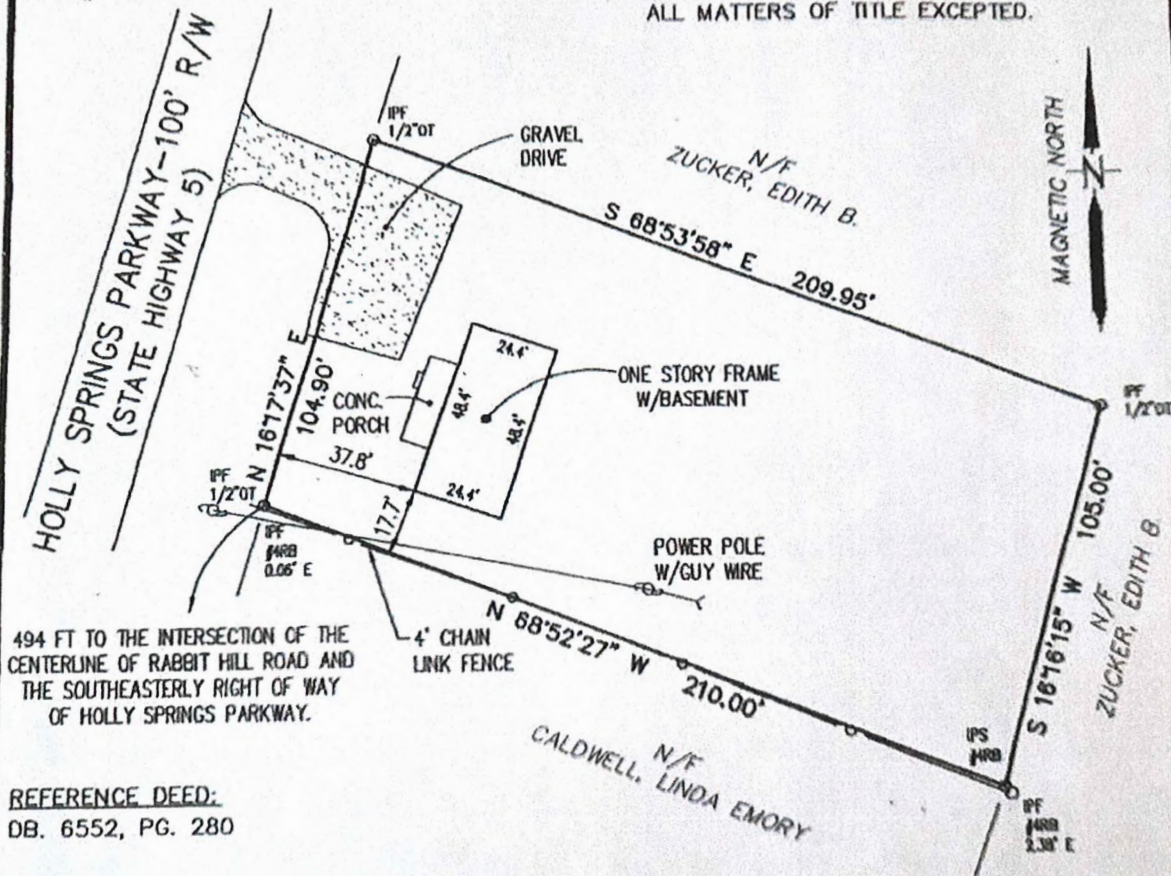
ZONING

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- Streets_2026
- Parcels_2026



THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO CHEROKEE COUNTY F.I.R.M. PANEL 0219 B COMMUNITY #130424, DATED : JULY 15, 1988 MAP #13057C0219 B.

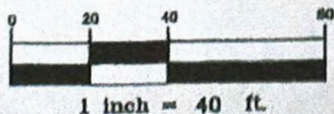
TRAVERSE CLOSURE - 1:10,000+
 ANGULAR ERROR - 2 SEC'S/STA.
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TOPCON 303 TOTAL STATION
 PLAT CLOSURE - 1:209,950
 ALL MATTERS OF TITLE EXCEPTED.



PROPERTY ADDRESS:
 2208 HOLLY SPRINGS PARKWAY
 CANTON, GEORGIA 30115

SURVEY FOR:
LAND DEPOT, INC.

PROPERTY IS LOCATED IN LAND LOT 520
 IN THE 15TH DISTRICT, 2ND SECTION
 CHEROKEE COUNTY, GEORGIA
 SCALE: 1" = 40' DATE: JANUARY 12, 2005



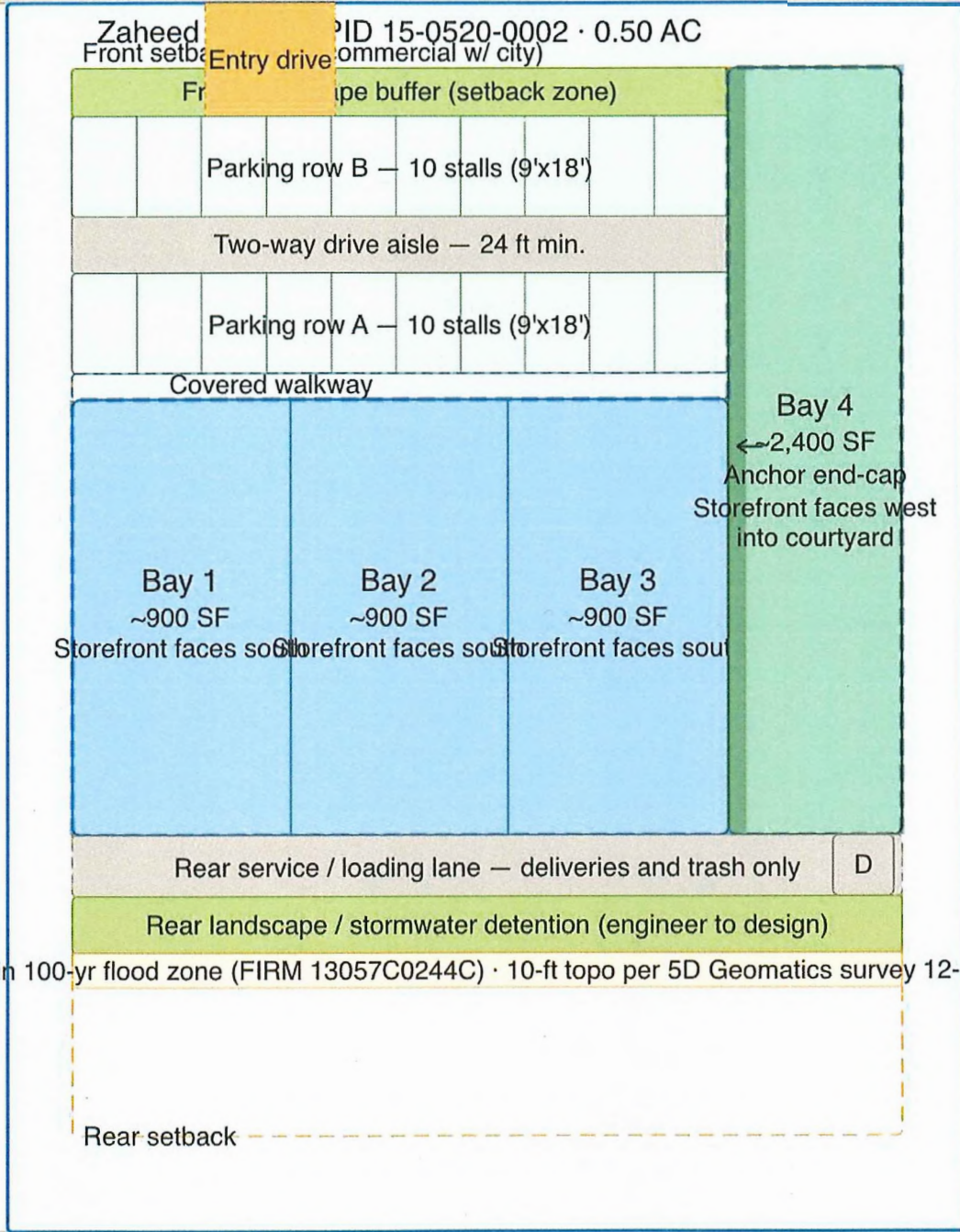
Centerline Surveying Systems, Inc.
 1301 SHILON ROAD, SUITE 1310, KENNESAW, GA 30144
 PHONE: (770) 424-0080 FAX: (770) 424-2380

105014-3

Conceptual Site Plan — 3158 Holly Springs Pkwy, Canton GA 30115
 Tax Parcel 15-0520-0002 · Land Lot 520, 15th Dist., 2nd Sec., Cherokee Co. · 0.50 AC
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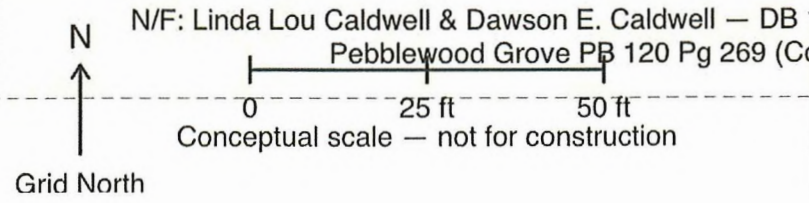
Holly Springs Parkway (Variable R/W)
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N/F: Pebblewood Grove PB 120 Pg 269 (Commercial Outparcel)



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N/F: Linda Lou Caldwell & Dawson E. Caldwell — DB 14719 Pg 2439 — PID 15-0520-0000
 Pebblewood Grove PB 120 Pg 269 (Co

Vicinity map
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 Canton, GA 30115 · Cherokee Co.
 Land Lot 520, 15th Dist., 2nd Sec.

ITEM REPORT

AGENDA ITEM NUMBER: IV.D.



FROM: Nancy Moon, Community Development Director

MEETING DATE: May 28, 2026

AGENDA ITEM: A-01-2026, applicant, Jack Baltar, requests annexation of 23.68 +/- acres located off of Swan Lane, Cherokee County, GA, tax parcel 524A of tax plat 15N20.

EXECUTIVE SUMMARY:

Jack Baltar, applicant, requests annexation of 23.68 acres located off of Swan Lane, tax parcel 15N20 524A. The applicant has also requested rezoning of the property from R-40, Single Family Residential Estate (County) to R-40, Residential Estate (City) for the purposes of developing a single-family subdivision consisting of 7 lots ranging from 2.19 acres to 5.67 acres.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Conceptual Site Plan

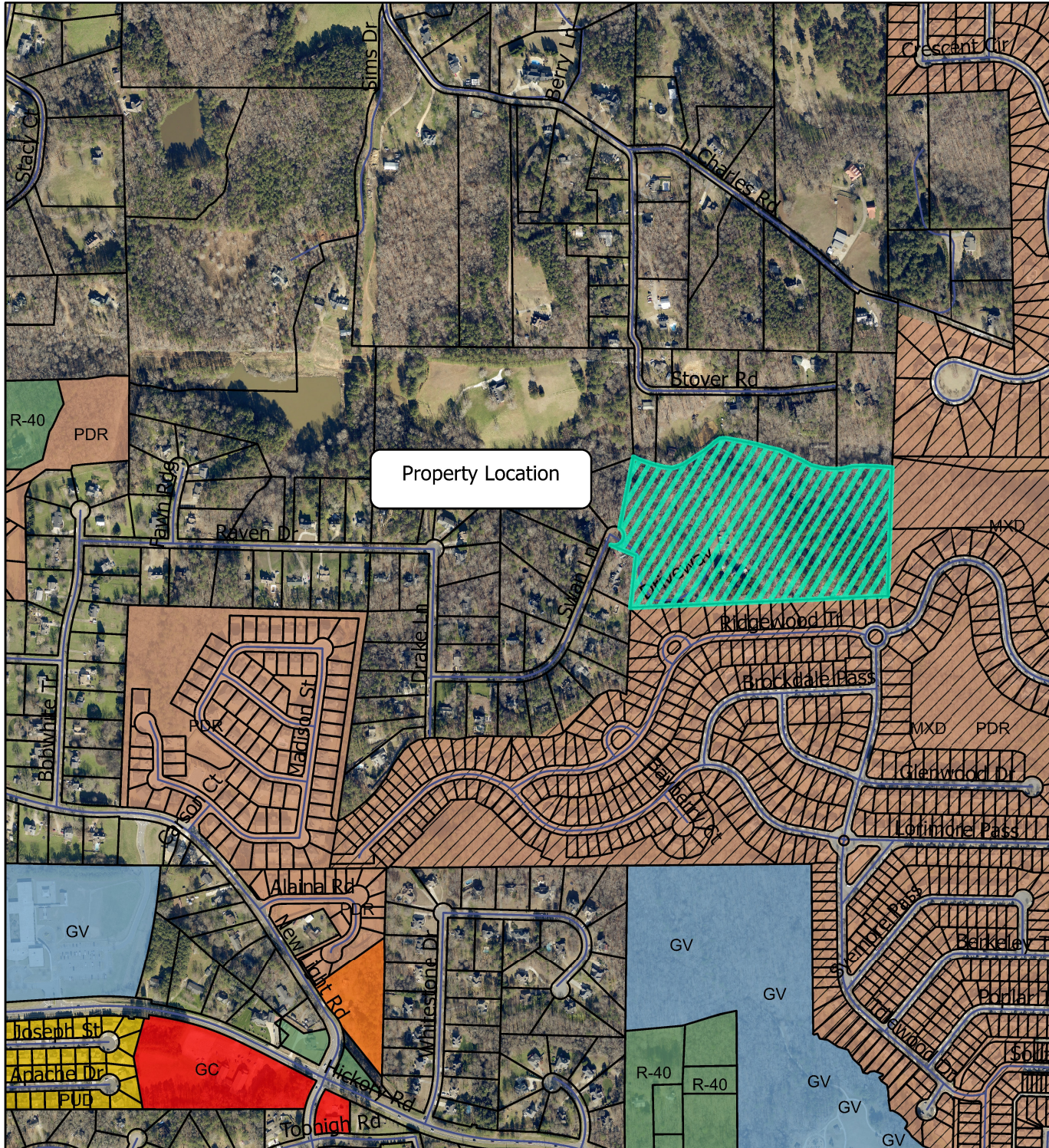
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

A-01-2026 MA-01-2026 Location Map



Legend

ZONING

- AG- Agricultural
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- Streets_2026
- Parcels 2026



ITEM REPORT

AGENDA ITEM NUMBER: IV.E.



FROM: Nancy Moon, Community Development Director

MEETING DATE: May 28, 2026

AGENDA ITEM: MA-04-2026, applicant, Jack Baltar, requests rezoning of 23.68+/- acres off of Swan Lane, Holly Springs, GA, from R-40, Single Family Residential Estate (County), to R-40, Single Family Residential Estate (City).

EXECUTIVE SUMMARY:

Jack Baltar, applicant, requests rezoning of 23.68 acres located off of Swan Lane, tax parcel 15N20 524A, from R-40, Single Family Residential Estate (County) to R-40, Residential Estate (City) for the purposes of developing a single-family subdivision consisting of 7 lots ranging from 2.19 acres to 5.67 acres. The applicant has also requested annexation of the property.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Conceptual Site Plan

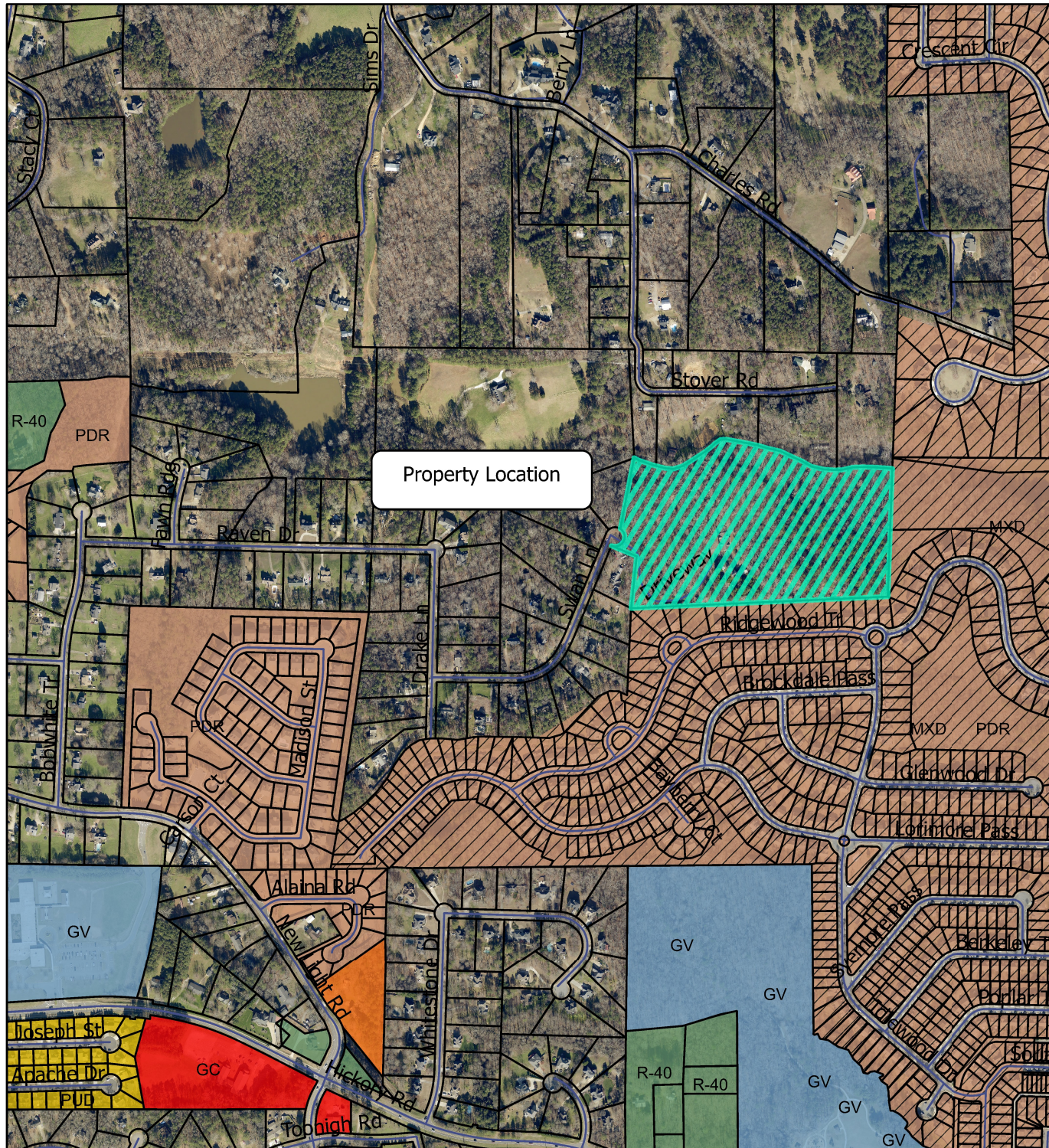
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

A-01-2026 MA-01-2026 Location Map



Legend

ZONING

- AG- Agricultural
- R-80- Estate Residential
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- Streets_2026
- Parcels 2026



ITEM REPORT

AGENDA ITEM NUMBER: IV.F.



FROM: Nancy Moon, Community Development Director

MEETING DATE: May 28, 2026

AGENDA ITEM: ORD-4-2026, proposed text amendment to the Holly Springs Zoning Ordinance, Article 1: Administration, replace in its entirety.

EXECUTIVE SUMMARY:

The proposed text amendment will revise Article 1: Administration of the Holly Springs Zoning Ordinance to revise language from Zoning Administrator to Community Development Director, as well as, to provide parameters for the composition of the Planning Commission members and provide procedural rules for the conduct of business.

FISCAL IMPACT:

N/A

ATTACHMENTS:

None

RECOMMENDATION:

N/A

CONCURRENCES:

N/A