



Planning and Zoning Commission Work Session

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, May 29, 2025 | 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-01-2025**, applicant requests annexation of 20.11 +/- acres located off of Lower Union Hill Road, Cherokee County, GA, tax parcel 158 of tax plat 15N26.
- B. **MA-03-2025**, applicant requests rezoning of 20.11 +/- acres located off of Lower Union Hill Road, Holly Springs, GA, tax parcel 158 of tax plat 15N26, from NC, Neighborhood Commercial (County), and AG, Agricultural (County), to TND, Traditional Neighborhood Development (City), and MXD, Mixed Use (City).
- C. **MA-04-2025**, applicant requests an amendment to the stipulations of rezoning case MA-07-2020 for 15.72 +/- acres located off of Palm Street, Holly Springs, GA, tax parcels 094 and 095 of tax plat 15N15 and tax parcel 082A of tax plat 15N15A.
- D. **CUP-01-2025**, applicant requests a conditional use permit for a CBD and/or Tobacco Specialty Store for property located at 2271 Holly Springs Pkwy, Suite 105, Holly Springs, GA, tax parcel 026A of tax plat 15N14C.
- E. **ORD-4-2025**, amendment to the Holly Springs Zoning Ordinance, Article 2: Interpretations and Definitions to amend definitions and Article 5: District Uses and Regulations to amend permitted uses and conditional uses.

V. REPORTS/COMMENTS

VI. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: May 29, 2025

AGENDA ITEM: A-01-2025, applicant requests annexation of 20.11 +/- acres located off of Lower Union Hill Road, Cherokee County, GA, tax parcel 158 of tax plat 15N26.

EXECUTIVE SUMMARY:

Applicant, Parks Huff, representing Garrard Development, requests annexation of 20.11 +/- acres located off of Lower Union Hill Road, Cherokee County, GA, tax parcel 158 of tax plat 15N26. The property is currently zoned NC, Neighborhood Commercial and AG, Agricultural. The applicant is proposing to develop the property as a mixed-use development consisting of medical office, retail, and residential uses. The proposed zoning is TND, Traditional Neighborhood Development and MXD, Mixed Use.

FISCAL IMPACT:

N/A

ATTACHMENTS:

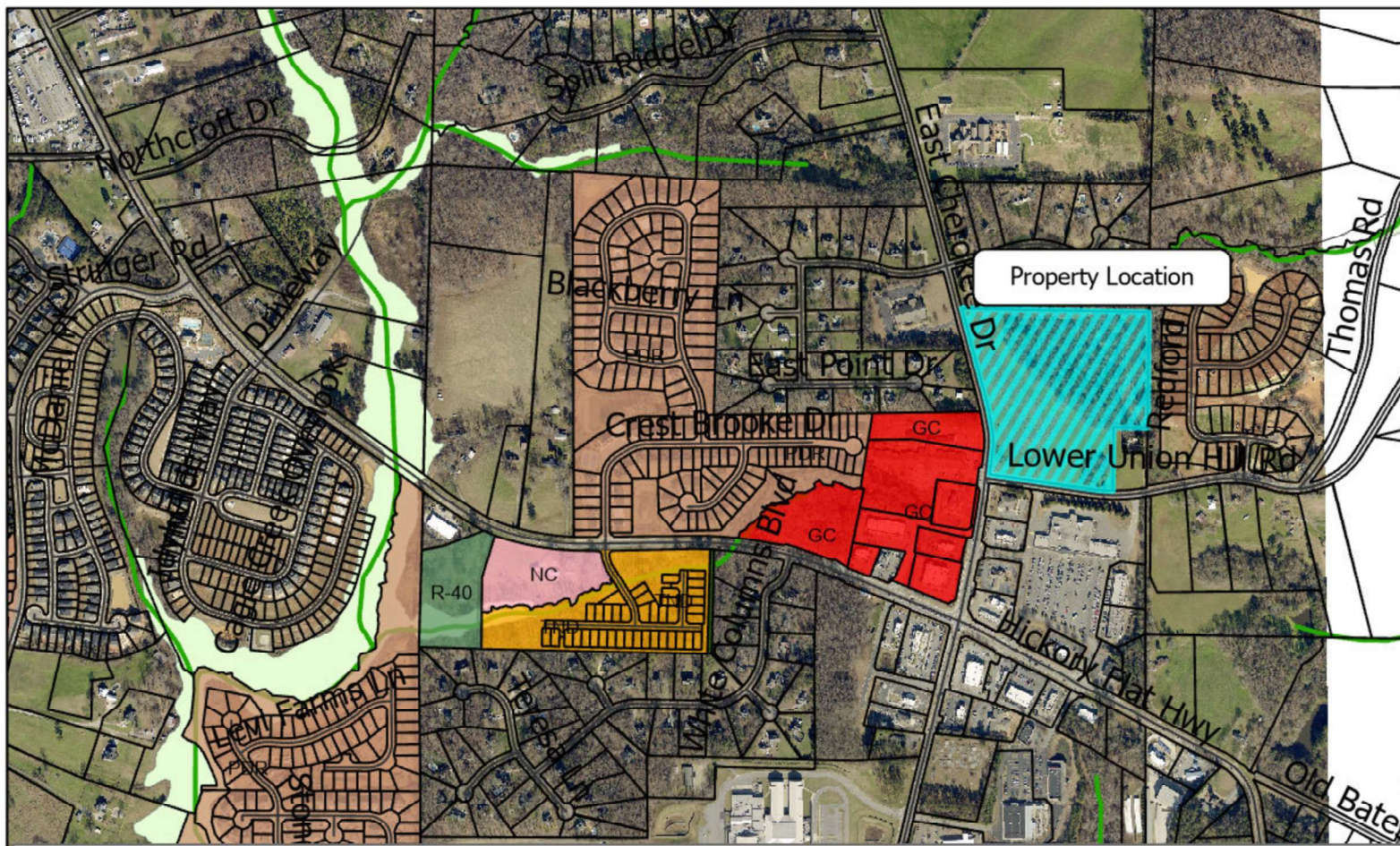
1. Location Map
2. Survey
3. Site Plan

RECOMMENDATION:

N/A

CONCURRENCES:

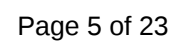
N/A



A-01-2025 MA-03-2025 Location Map

—+— Railroad	R-40- Single Family Residential Estate	PUD- Planned Unit Development	GC- General Commercial
▭ Parcels_2025	R-20- Single Family Residential	TND- Traditional Neighborhood Development	NC- Neighborhood Commercial
— Streets_2025	RD-20- Single Family and Duplex	PDR- Planned Development Residential	OI- Office Institutional
Zoning 2025	RD-3- Single Family Residential	HDMFR- High Density Multi-Family Residential	GV- Governmental
ZONING			LI- Light Industrial
AG- Agricultural			MXD- Mixed Use Over
R-80- Estate Residential			





ITEM REPORT

AGENDA ITEM NUMBER: IV.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: May 29, 2025

AGENDA ITEM: MA-03-2025, applicant requests rezoning of 20.11 +/- acres located off of Lower Union Hill Road, Holly Springs, GA, tax parcel 158 of tax plat 15N26, from NC, Neighborhood Commercial (County), and AG, Agricultural (County), to TND, Traditional Neighborhood Development (City), and MXD, Mixed Use (City).

EXECUTIVE SUMMARY:

The applicant, Garrard Development, Inc., requests rezoning of 20.11 +/- acres located off of Lower Union Hill Road, Cherokee County, GA, tax parcel 158 of tax plat 15N26. The property is currently zoned NC, Neighborhood Commercial and AG, Agricultural. The applicant is proposing to develop the property as a mixed-use development consisting of medical office, retail, and residential uses. The office/retail uses are projected to occupy 60,000 square feet of space, while the residential component will consist of 92 townhomes with an overall proposed density for the project of 4.57 units per acre. The proposed zoning is TND, Traditional Neighborhood Development and MXD, Mixed Use. The proposed site plan and elevations are attached.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Elevations
2. Location Map
3. Survey
4. Site Plan

RECOMMENDATION:

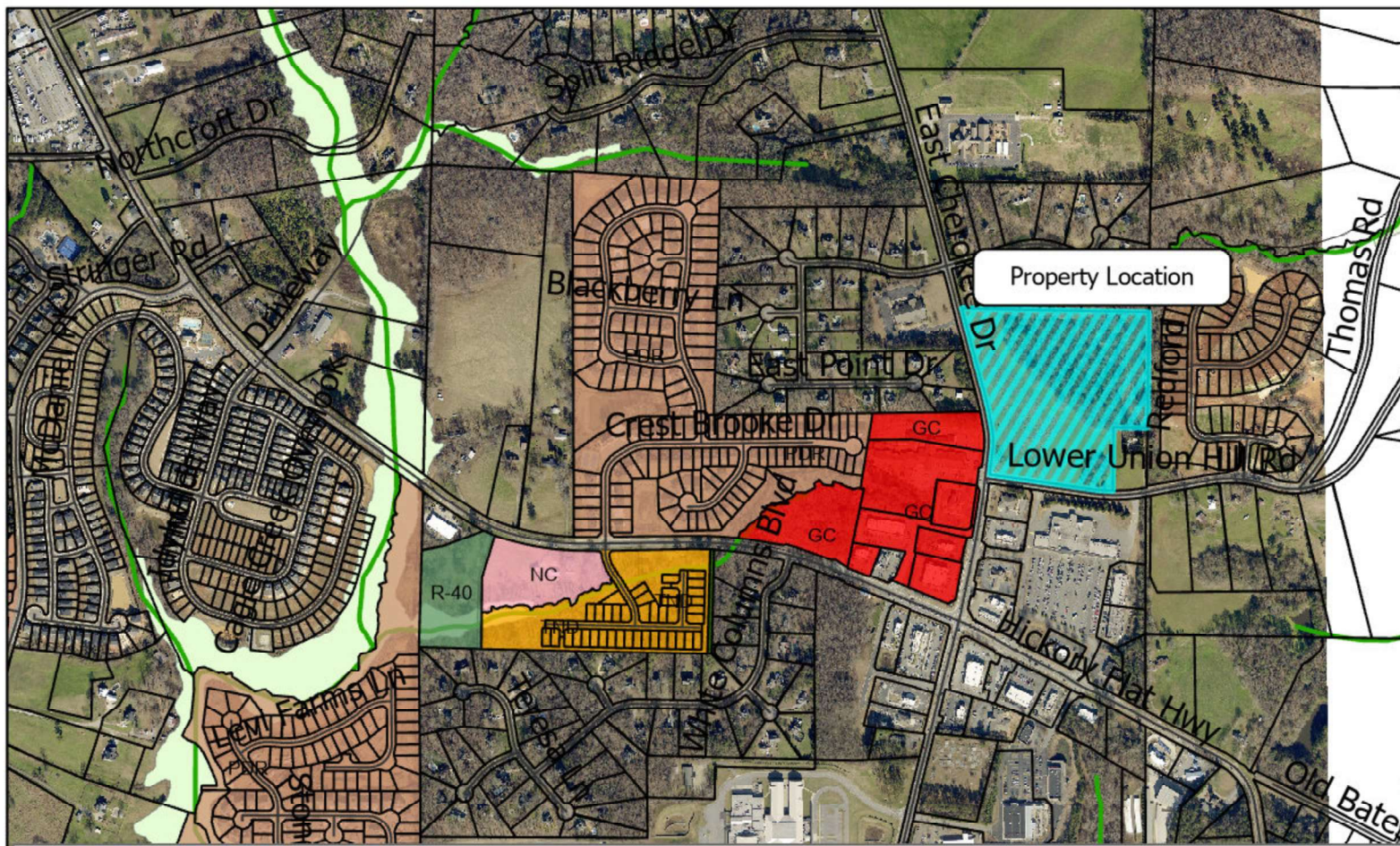
N/A

CONCURRENCES:

N/A







A-01-2025 MA-03-2025 Location Map

—+— Railroad	R-40- Single Family Residential Estate	PUD- Planned Unit Development	GC- General Commercial
▭ Parcels_2025	R-20- Single Family Residential	TND- Traditional Neighborhood Development	NC- Neighborhood Commercial
— Streets_2025	RD-20- Single Family and Duplex	PDR- Planned Development Residential	OI- Office Institutional
Zoning 2025	RD-3- Single Family Residential	HDMFR- High Density Multi-Family Residential	GV- Governmental
ZONING			LI- Light Industrial
AG- Agricultural			MXD- Mixed Use Over
R-80- Estate Residential			



1. 2019年12月31日，公司总资产为1,000,000,000.00元，净资产为500,000,000.00元。	2. 2019年12月31日，公司总资产为1,000,000,000.00元，净资产为500,000,000.00元。
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ITEM REPORT

AGENDA ITEM NUMBER: IV.C.



FROM: Nancy Moon, Community Development Director

MEETING DATE: May 29, 2025

AGENDA ITEM: MA-04-2025, applicant requests an amendment to the stipulations of rezoning case MA-07-2020 for 15.72 +/- acres located off of Palm Street, Holly Springs, GA, tax parcels 094 and 095 of tax plat 15N15 and tax parcel 082A of tax plat 15N15A.

EXECUTIVE SUMMARY:

Applicant, Idletown Development, Inc., requests an amendment to the stipulations of rezoning case MA-07-2020 for 15.72 +/- acres located off of Palm Street, Holly Springs, GA, tax parcels 094 and 095 of tax plat 15N15 and tax parcel 082A of tax plat 15N15A.

Stipulation #14 states as follows:

Entrance design and improvements to Palm Street shall be provided as per determination and recommendation of the City Engineer. There shall be no public access to Palm Lake Drive, However, an emergency vehicle access shall be provided on Palm Lake Drive equipped with a gate and "Knox Box".

The applicant is requesting that the provision of an emergency vehicle access on Palm Lake Drive be eliminated from the required stipulations. At the time this rezoning case was approved, based on the number of lots (63), the secondary access was required. The Fire Safety Code has changed since this rezoning was approved for subdivisions to be developed with up to 120 units before the emergency access is required. The Fire Marshal is in favor of the elimination of the secondary access (see attached email).

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Site Plan

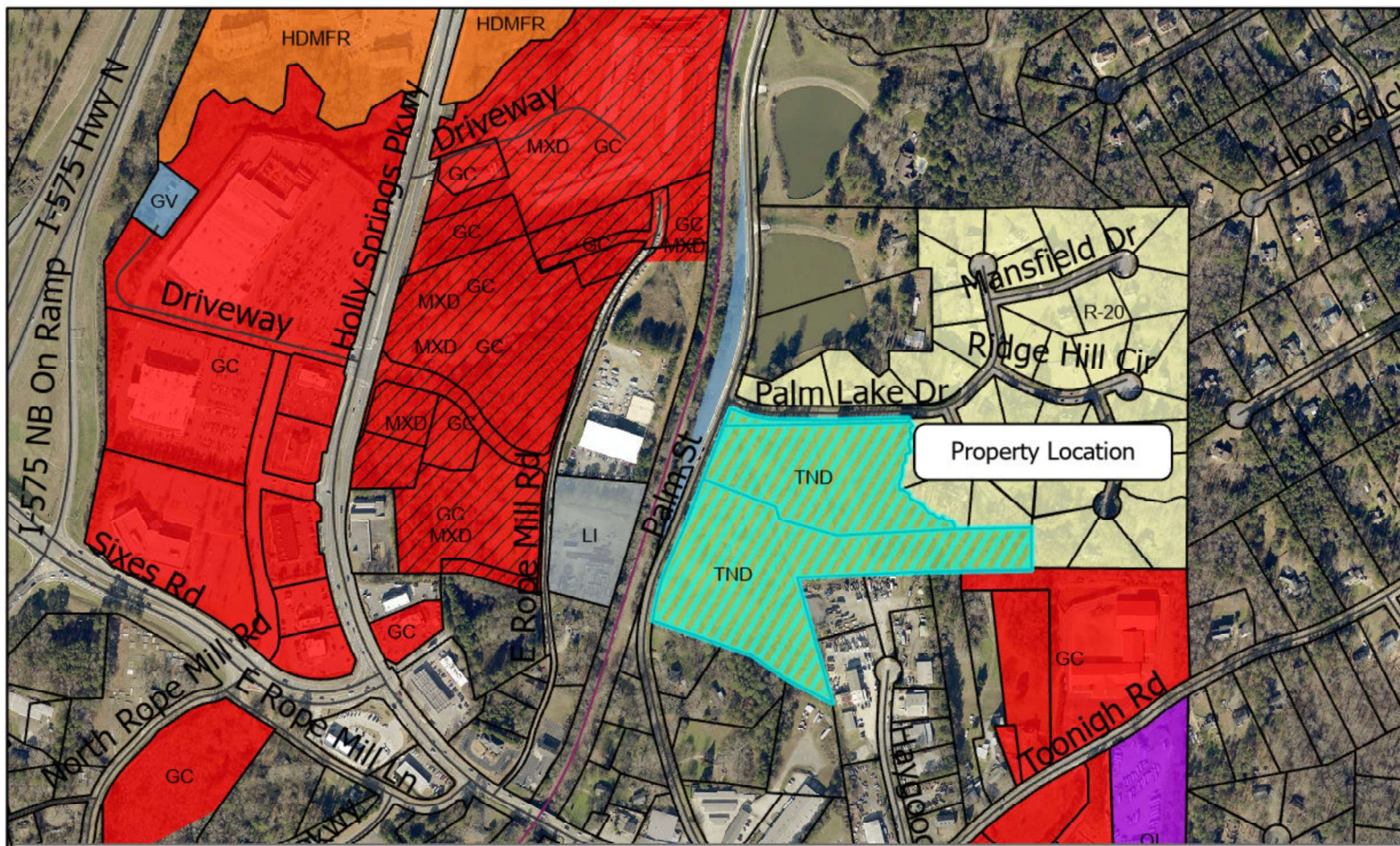
3. Fire Marshal Approval

RECOMMENDATION:

N/A

CONCURRENCES:

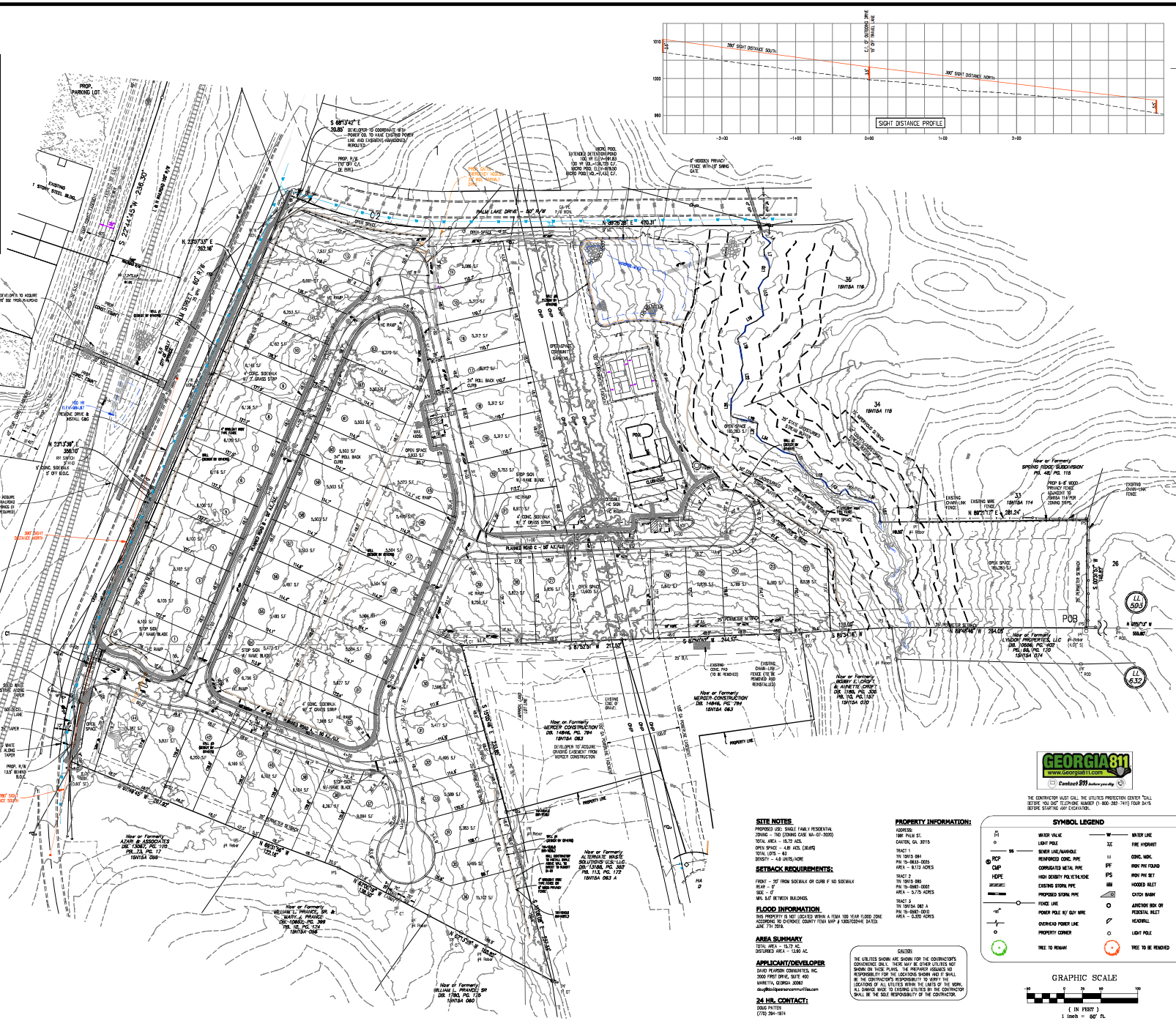
N/A



MA-04-2025 Location Map

- | | | | |
|--|--|--|---|
| —+— Railroad | R-40- Single Family Residential Estate | PUD- Planned Unit Development | GC- General Commercial |
| Parcels_2025 | R-20- Single Family Residential | TND- Traditional Neighborhood Development | NC- Neighborhood Commercial |
| — Streets_2025 | RD-20- Single Family and Duplex | PDR- Planned Development Residential | OI- Office Institutional |
| Zoning 2025 | RD-3- Single Family Residential | HDMFR- High Density Multi-Family Residential | GV- Governmental |
| ZONING | | | LI- Light Industrial |
| AG- Agricultural | | | MXD- Mixed Use Over |
| R-80- Estate Residential | | | |

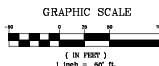




THE CONTRACTOR MUST CALL THE UTILITIES PROTECTION CENTER "CALL BEFORE YOU DIG" TELEPHONE NUMBER (1-800-282-7411) FOUR DAYS

SYMBOL LEGEND

	WATER VALVE		WATER LINE
	LIGHT POLE		FIRE HYDRANT
	SEWER LINE/MANHOLE		CIVIC MARK
	REINFORCED CONC. PIPE		FIRE MAIN/STAND PIPE
	COMPACTED ROAD BASE		FIRE POST
	HIGH DENSITY POLYETHYLENE		CODED INLET
	COVERED STORM PIPE		HATCHED AREA
	PROPOSED STORM PIPE		CROSS BLANK
	FENCE LINE		ARROWHEAD ON POLE
	POWER POLE w/ GUY WIRE		HEADWALL
	OVERHEAD POWER LINE		LIGHT POLE
	PROPERTY CORNER		
	TREE TO REMOVE		TREE TO BE RETAINED



SITE NOTES

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
ZONING - TND (ZONING CASE: MA-07-2020)
TOTAL AREA = 15.72 ACS.
OPEN SPACE = 4.81 ACS. (30.6%)
TOTAL LOTS = 63
DENSITY = 4.6 UNITS/ACRE

SETBACK REQUIREMENTS:

SETBACK REQUIREMENTS:

FRONT - 20' FROM SIDEWALK OR CURB IF NO SIDEWALK
REAR - 0'
SIDE - 0'

FLOOD INFORMATION
THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE. FOR FURTHER INFORMATION, VISIT FEMA.GOV.

AREA SUMMARY

APPLICANT/DEVELOPER

DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DRIVE, SUITE 400
MARIETTA, GEORGIA 30062
doug@davidpearsoncommunities.com

24 HR. CONTACT:
DOUG PATTEN
(770) 294-1974

PROPERTY INFORMATION

ADDRESS:
1001 PALM ST.
CANTON, GA. 30116
TRACT 1
TIN 10110 004
PIN 15-0633-0005
AREA - 0.173 ACRES

TRACT 2
T1N 101B 000
R1W 15-0002-0000
AREA - 5.775 ACRES

TRACT 3
TIN 13H15A 002 A
PIN 15-0692-0010
AREA - 0.320 ACRES

CAUTION

SHOWN ARE SHOWN FOR THE CONTRACTOR'S
ONLY. THERE MAY BE OTHER UTILITIES NOT
SHOWN. THE CONTRACTOR ASSUMES NO

FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK, AND TO EXISTING UTILITIES BY THE CONTRACTOR.

SOLE RESPONSIBILITY OF THE CONTRACTOR.

FREY LAND PLANNING
SITE DESIGN, SURVEYING, CONSULTING
1860 SANDY PLAINS RD, SUITE 204 MARIETTA, GA 30062

SITE PLAN FOR: IDLETOWN

LAND LOT 592, 593, 632, 633, 15TH DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GA
TAX PARCEL NO. 15N15 094 & 15N15 095

[illegible]

DRAWN BY: MSF
CHECKED BY: MSF
DATE: 3-1-22
SCALE: 1" = 50'
PROJECT No.:
IDLE TOWN

SHEET No. **3.0**

Doug Patten

From: Chad Arp <carp@cherokeecountyga.gov>
Sent: Thursday, April 3, 2025 4:59 PM
To: Doug Patten
Subject: Re: [EXTERNAL] Idletown

Hey Doug!

I can support that request. We have found those emergency only gates create issues long term.

Will you be submitting a final as-built survey of the development? If so, you can show that change on the as-built. If not, how can it best be documented?

Regards,

Chad Arp, CFPS | Fire Marshal-Division Chief
Cherokee County Fire & Emergency Services | Community Risk Reduction Division | Fire Marshal's Office
1130 Bluffs Parkway | Canton, Georgia 30114 | 678-493-6290 office | 678-614-8973 mobile
www.cherokeecountyfire.com



From: Doug Patten <doug@davidpearsoncommunities.com>
Sent: Thursday, April 3, 2025 4:54:38 PM
To: Chad Arp <carp@cherokeecountyga.gov>
Subject: [EXTERNAL] Idletown

Chief, Good Afternoon. When we permitted the Idletown community in Holly Springs we had an Emergency access as a second entrance off Palm Lake Dr. because at the time the rule for the 63 lots we proposed required a second entrance. As I understand now that has been changed to 120 lots that would trigger the need for the second entrance. Our question is can we eliminate that from our plans. We are wrapping up our development of the 63 lots. It is a gated community with Knox box of course and 16 ft gate clearance The City didn't really want us to access Palm Lake Drive but that requirement was the exception. You know Fire Dept. rules. Would you be able to support waiving that entrance based on the new guidelines? See attached for your review

Doug Patten, CPESC/CESSWI
Director of Land Development

David Pearson Communities, Inc.
2000 First Drive, Suite 400
Marietta, Georgia 30062
Office 770-321-5032, Cell 770-294-1974
Doug@DavidPearsonCommunities.com

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential, proprietary, and/or privileged information protected by law. If you are not the

ITEM REPORT

AGENDA ITEM NUMBER: IV.D.



FROM: Nancy Moon, Community Development Director

MEETING DATE: May 29, 2025

AGENDA ITEM: CUP-01-2025, applicant requests a conditional use permit for a CBD and/or Tobacco Specialty Store for property located at 2271 Holly Springs Pkwy, Suite 105, Holly Springs, GA, tax parcel 026A of tax plat 15N14C.

EXECUTIVE SUMMARY:

The applicant, Bhavinkvmar Patel, requests a conditional use permit for a CBD and/or Tobacco Specialty Store for property located at 2271 Holly Springs Pkwy, Suite 105, Holly Springs, GA, tax parcel 026A of tax plat 15N14C. The property is currently being used for this purpose; however, the property is changing ownership and the owner wishes to sell legal vapes, THC products, hookahs and accessories. He also states an intent to apply for a tobacco and hemp licensing through the state once this license is granted. The original business license did not include THC or Hemp. Since the ordinance has been changed to permit a CBD and/or Tobacco Specialty Store only through the approval of a conditional use permit and since the additional products were not listed on the original business license, the applicant has submitted this application in order to permit the additional uses.

FISCAL IMPACT:

N/A

ATTACHMENTS:

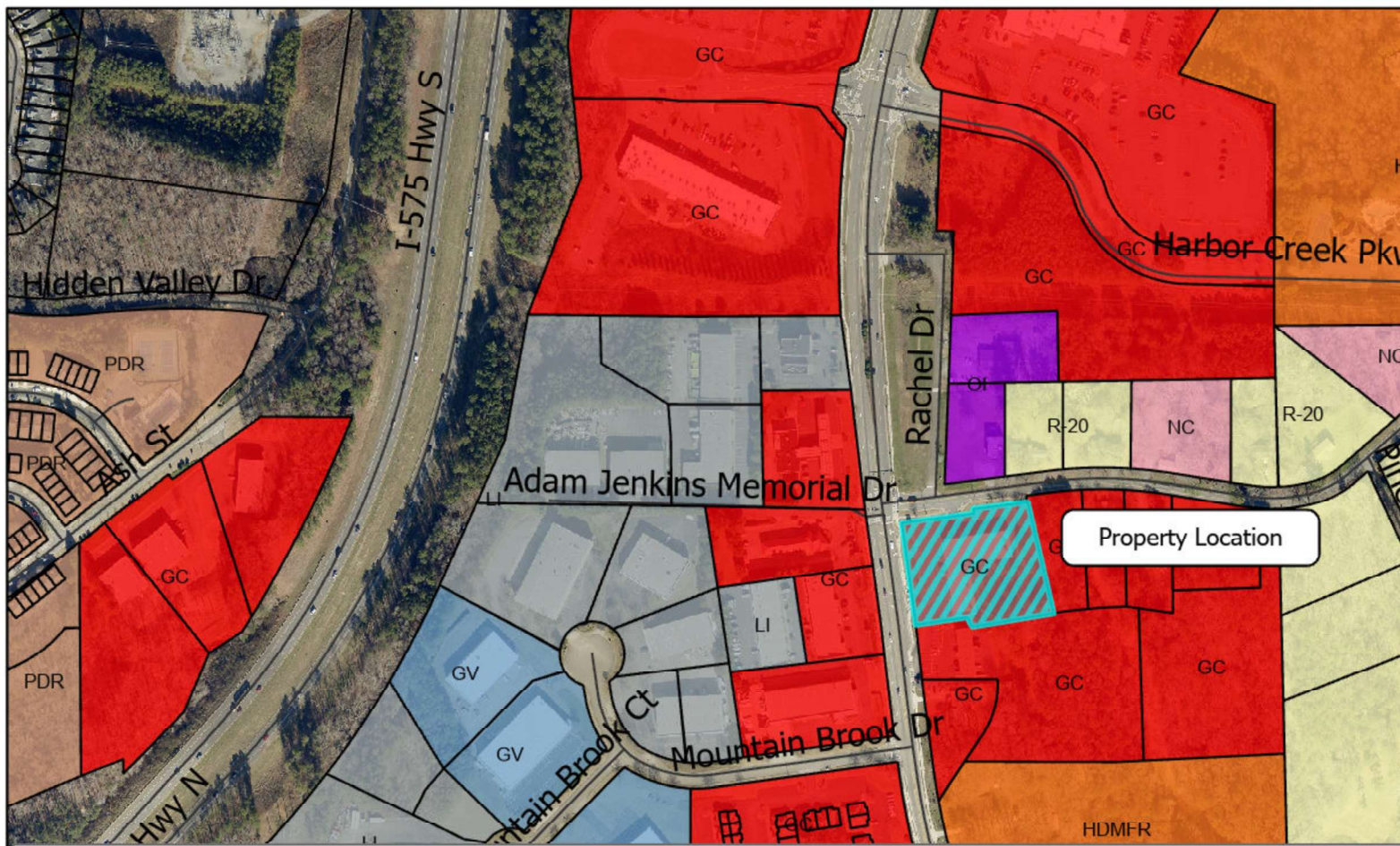
1. Location Map

RECOMMENDATION:

N/A

CONCURRENCES:

N/A



CUP-01-2025 Location Map

- | | | | |
|--|--|--|--|
| —+— Railroad | R-40- Single Family Residential Estate | PUD- Planned Unit Development | GC- General Commercial |
| Parcels_2025 | R-20- Single Family Residential | TND- Traditional Neighborhood Development | NC- Neighborhood Commercial |
| — Streets_2025 | RD-20- Single Family and Duplex | PDR- Planned Development Residential | OI- Office Institutional |
| Zoning 2025 | RD-3- Single Family Residential | HDMFR- High Density Multi-Family Residential | GV- Governmental |
| ZONING | AG- Agricultural | | LI- Light Industrial |
| R-80- Estate Residential | | | MXD- Mixed Use Overlaid |



ITEM REPORT

AGENDA ITEM NUMBER: IV.E.



FROM: Nancy Moon, Community Development Director

MEETING DATE: May 29, 2025

AGENDA ITEM: ORD-4-2025, amendment to the Holly Springs Zoning Ordinance, Article 2: Interpretations and Definitions to amend definitions and Article 5: District Uses and Regulations to amend permitted uses and conditional uses.

EXECUTIVE SUMMARY:

In 2023, the City added a definition for a CBD and/or Tobacco Specialty Store, as well as, regulations regarding this type of commercial use. The proposed amendment to the Holly Springs Zoning Ordinance, Article 2: Interpretations and Definitions and Article 5: District Uses and Regulations to amend permitted uses and conditional uses, clarifies the previous amendment. Staff proposes the following amendments to Article 2, Interpretations and Definition, Section 2.2: Definitions:

CBD, **Hemp, THC** and/or Tobacco Specialty Store: Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of cannabinoid (CBD), **hemp, tetrahydrocannabinol (THC)** or tobacco products including but not limited to CBD, **hemp, THC** or tobacco paraphernalia, vape products, or any combination thereof. Products include the following: pipes, punctured metal bowls, bongs, water bongs, electric pipes, e-cigarettes, e-cigarette juice, buzz bombs, vaporizers, hookah, **hemp-infused products**, any devices for holding burning material, any electronic smoking device, and any substances that may be aerosolized or vaporized by such device. Lighters and matches shall be excluded from the definition of CBD and tobacco paraphernalia. Any grocery store, supermarket, convenience store or similar retail use that offers, as an ancillary use, conventional cigars, cigarettes, tobacco, or CBD, **hemp, or THC** retail products for sale shall not be defined as a "CBD, **Hemp, THC** and/or Tobacco Specialty Store" and shall not be subject to the Conditional Use Permit restrictions of Article 5, Section 5.4-11A CBD, **Hemp, THC** and/or Tobacco Specialty Store.

Staff proposes the following changes with regards to conditional uses to Article 5: District Uses and Regulations, Section 5.2-B General Commercial, GC (D): CBD, **Hemp, THC** and/or Tobacco Specialty Store.

Staff proposes the following changes with regards to the regulations for these types of

establishments to Section 5.4-11A CBD, **Hemp, THC** and/or Tobacco Specialty Store:

5.4-11A CBD, **Hemp, THC and/or Tobacco Specialty Store.** Retail stores defined under Article 2: Interpretations and Definitions of the Holly Springs Zoning Ordinance as "CBD, **Hemp, THC** and/or Tobacco Specialty Store." must satisfy the following requirements prior to the acceptance of a conditional use permit. Distances required for the issuance of a conditional use permit shall be measured in lineal feet by the most direct route of travel on the ground as detailed below:

a.) Proposed premises of the retail CBD, **Hemp, THC** and/or Tobacco Specialty Store establishment is greater than one thousand (1,000) feet from a religious institution, greater than one thousand (1,000) feet from a day care center, greater than one thousand (1,000) feet from a school, and greater than five thousand (5,000) feet from another retail CBD, **Hemp, THC** and/or Tobacco Specialty Store with an approved business license by the City of Holly Springs.

Distance from existing land use in feet	Religious Institution	Day Care Center	School	CBD, Hemp, THC and/or Tobacco Specialty Store
CBD, Hemp, THC and/or Tobacco Specialty Store	1,000 ft.	1,000 ft.	1,000 ft.	5,000 ft.

b.) Means of measurement are further defined below:

1. *Church:* Measured from the front door of the proposed premises of a licensed retail CBD, **Hemp, THC** and/or Tobacco Specialty Store to the front door of the church.
2. *School:* Measured from the front door of the proposed premises of a licensed retail CBD, **Hemp, THC** and/or Tobacco Specialty Store to the nearest property line of the real property being used for school or educational purposes.
3. *Day Care:* Measured from the front door of the proposed premises of a licensed retail CBD, **Hemp, THC** and/or Tobacco Specialty Store to the nearest property line of the real property being used for day care services.
4. *Existing retail CBD, **Hemp, THC** and/or Tobacco Specialty Store:* Measured from the front door of the proposed premises of a licensed retail CBD, **Hemp, THC** and/or Tobacco Specialty Store to the front door of the existing retail CBD and/or Tobacco Specialty Store.

c.) A scale drawing from a registered surveyor identifying the location of the proposed premises and the distance to the nearest religious institution, school, day care center, and

other business uses defined as a Retail CBD, Hemp, THC and/or Tobacco Specialty Store. Distance shall be measured in lineal feet by the most direct route of travel on the ground from premise to premise.

d.) City Council, in its sole discretion, may consider a variance to reduce distance requirements using the standards set forth in Article 15: Variances, Appeals, and Special Exceptions of the Holly Springs Zoning Ordinance, in addition to the information provided in the application.

FISCAL IMPACT:

N/A

ATTACHMENTS:

None

RECOMMENDATION:

N/A

CONCURRENCES:

N/A