

**City of Holly Springs
Planning and Zoning Commission Work Session Minutes
May 29, 2025**

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

Commission Members Not Present: None.

Elected Officials Present: None.

Staff Present: City Manager Robert H. Logan, Community Development Director Nancy Moon, Audrey Conley 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-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.

Community Development Director Nancy Moon addressed the Commission and said that this property is currently within the county, but the applicant would like to annex it into the City of Holly Springs.

- 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).

Community Development Director Nancy Moon informed the Commission that the applicant is proposing to develop the property as a traditional neighborhood development and mixed-use consisting of a medical office, retail, and residential uses. The residential component will consist of 92 townhomes with an overall proposed density of the project of 4.57 units per acre. The proposed zoning is TND, Traditional Neighborhood Development and MXD, Mixed Use.

- 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.

Community Development Director Nancy Moon stated that when the applicant's previous rezoning case was approved to build a development, Idletown, off of Palm Street. At the time of approval, the Fire Safety Code required emergency vehicle access on Palm Lake Drive. The requirement for access was based on the number of 63 lots in the development. The Fire Safety Code has changed since the previous case was approved and now requires emergency vehicle access only if there are 120 lots or more in the development. The applicant would like this requirement to be taken out of the stipulations. The Fire Marshal approved of removing the stipulation.

- 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.

Community Development Director Nancy Moon explained to the Commission that an existing CBD / Tobacco Specialty Store in the City would like to sell THC products. Ms. Moon said that the ownership has recently changed, and the new owner would like to sell the THC products, which require an approved conditional use permit. The previous owner did not list THC on his Occupation tax application; therefore, it is not grandfathered to be sold at the store.

- 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.

Community Development Director Nancy Moon stated that staff would like to amend the previously approved ordinance regarding CBD and/or Tobacco Specialty Stores. The amendment would clarify the interpretations, definitions, District Uses, regulations and associated required conditional use permits. The amendment would also include hemp and tetrahydrocannabinol (THC) products.

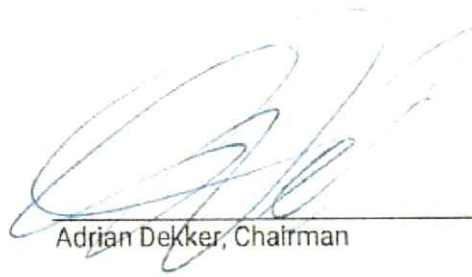
V. REPORTS/COMMENTS

Community Development Director Nancy Moon told the Commission that the City will hold a Planning and Zoning Public Hearing on June 12, 2025.

VI. ADJOURNMENT

Commission Member Adams made a motion to adjourn the meeting. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

Respectfully submitted.



Adrian Dekker, Chairman

Attest:



Tracey Chambers
Community Development Coordinator