



Planning and Zoning Commission Public Hearing

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, August 14, 2025 | 7:00 PM

Chris Adams | Adrian Dekker - Chair | Mike Grayeski - Vice Chair | Eric Huminski | Andy Norris

AGENDA

I. CALL TO ORDER

II. PUBLIC HEARING RULES

III. OLD BUSINESS/PUBLIC HEARING

IV. NEW BUSINESS/PUBLIC HEARING

- A. **V-02-2025**, applicant, Wilson's Classic Homes, requests a variance from the setback requirements of the Holly Springs Zoning Ordinance for property located off of Alaina Road, Holly Springs, GA, tax parcel 101 of tax plat 15N20J.
- B. **ORD-5-2025**, 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.
- C. July 10, 2025 Planning and Zoning Public Hearing Meeting minutes.
- D. July 24, 2025 Planning and Zoning Public Hearing Meeting minutes.

V. REPORTS/COMMENTS

VI. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: August 14, 2025

AGENDA ITEM: V-02-2025, applicant, Wilson's Classic Homes, requests a variance from the setback requirements of the Holly Springs Zoning Ordinance for property located off of Alaina Road, Holly Springs, GA, tax parcel 101 of tax plat 15N20J.

EXECUTIVE SUMMARY:

The applicant, Wilson's Classic Homes, requests a variance from the setback requirements of the Holly Springs Zoning Ordinance for property located off of Alaina Road, Holly Springs, GA, tax parcel 101 of tax plat 15N20J. The property is currently zoned PDR, Planned Development Residential and is located within the Sagebrooke Subdivision. The property consists of 0.21 +/- acres. The property is an odd shape and the driveway location is constrained by a catch basin at the present time. It is in the process of being converted to a drop inlet to allow for more access. Below are the lot requirements per the Holly Springs Zoning Ordinance, Article 7 and the approved site plan, as well as, the requested change:

	Required	Requested (Variance)	Percent Variance
Minimum Yard Setback (ft.)			
Street Side (ft.)	20	17.2 (2.8)	14.0
Rear (ft.)	20	11.3 (8.7)	43.5

VARIANCE REQUIREMENTS

The Zoning Ordinance requires the Planning Commission to only issue a variance if the conditions listed below exist:

- 1. That the special circumstances or conditions applying to the building, structure or land in question are peculiar to such premises and do not apply**

generally to other buildings, structures, or land in the vicinity.

Each application is evaluated on its own merit and specific circumstances. The lot is shaped oddly and is located on a curve. In addition, a catch basin creates additional issues for the development of the lot. However, the catch basin is in the process of being converted to a drop inlet.

2. That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.

The house plans were adjusted but in order to fit the house at the angle shown on the plans, a variance is needed.

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

All properties located within the PDR zoning district are bound by the regulations of the Holly Springs Zoning Ordinance and the stipulations approved at the time of rezoning of the property. Each case is evaluated separately.

4. That the condition from which relief or a variance is sought did not result from willful action by the applicant.

The variance is being requested prior to construction of the house.

5. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

The variance requested is the minimum required to construct the building as shown on the provided plans.

6. The variance is not a request to permit a use of land, buildings or structures which is not permitted by right in the district involved.

The request does not pertain to the use of the property, only to the lot requirements and does not result in a use that is not permitted.

7. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, increase the danger of fire, imperil public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

The rear of the lot, as well as the street side of the lot, adjoins open space owned by the HOA. No negative impacts are anticipated from the variance request as proposed since no variances are requested adjacent to another residential lot.

FISCAL IMPACT:

N/A

ATTACHMENTS:

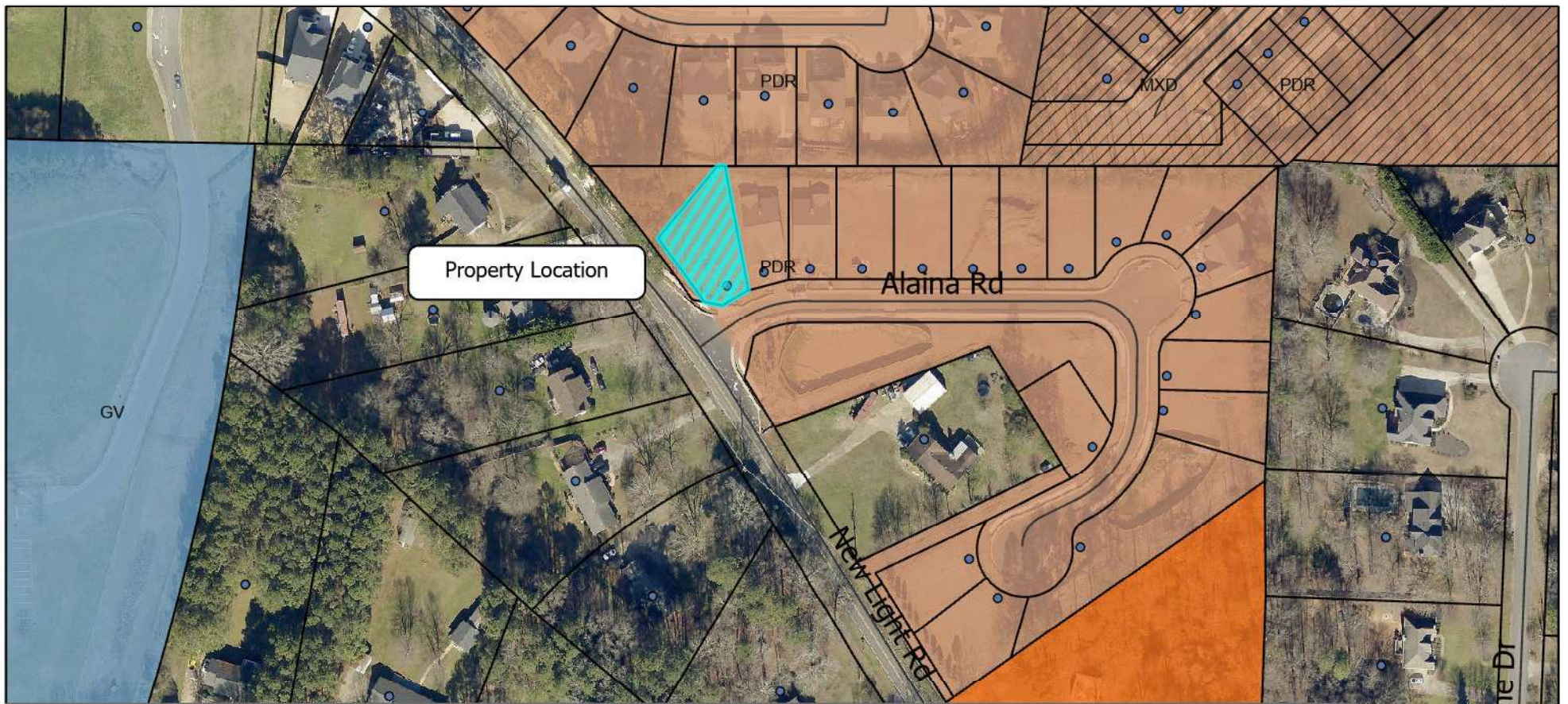
1. Location Map
2. Application
3. Lot Pictures

RECOMMENDATION:

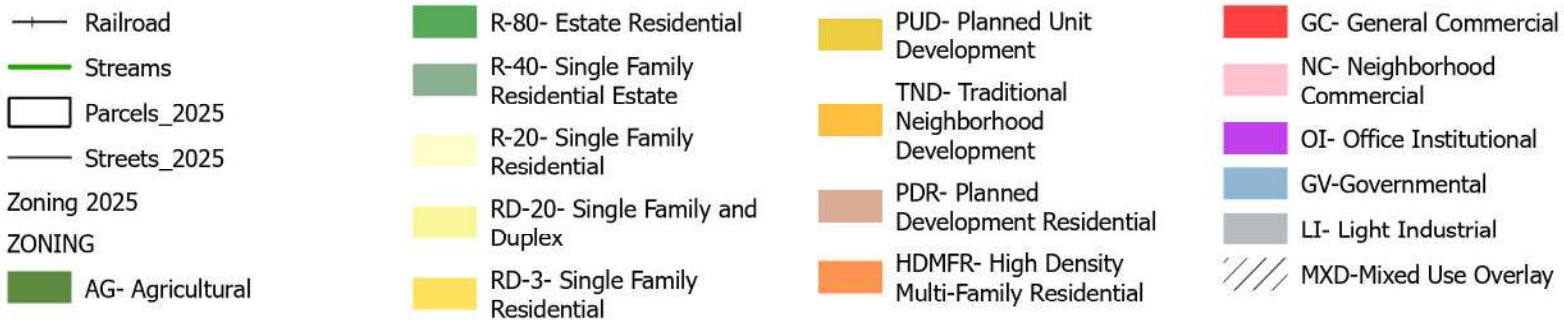
The staff recommendation is approval of the variance request.

CONCURRENCES:

City Manager



V-02-2025 Location Map--Sagebrooke Subdivision





VARIANCE/APPEAL/SPECIAL EXCEPTION
APPLICATION

City of Holly Springs, Georgia

V- 02-2025 SE- _____ AP- _____

Hearing Date _____

Date of Application 07-07-2025

Applicant Wilson's Classic Homes

Owner Same
(If other than Applicant)

Address 4414 Drury Lane SE
Aurora, GA

Address _____

Zip Code 30107 Phone 404-213-0850

Zip Code _____ Phone _____

Email WilsonClassicHomes@gmail.com

Email _____

Signature [Signature]

Signature _____

*** APPLICANT OR REPRESENTATIVE MUST ATTEND MEETING OR APPLICATION WILL NOT BE CONSIDERED**

Present Zoning District PDR Acreage 0.21

Land Lot(s) 336 District(s) 15 Section(s) 2nd

Map Number 15N20T101 Parcel Number 15-0336-0028

Address/Location of Property 101 Atlanta Rd, Holly Springs, GA 30115

Sagebrook Subdivision

Description/Type of Request (Variance, Appeal, Special Exception) Variance

Justification/Reason for Request (please also respond to the attached conditions) The lot is shaped oddly and we are trying to keep the same look and standards of the rest of the homes

- ☒ Two (2) copies of the plat or drawing illustrating the appeals request; please provide a pdf of the plat if available.
- ☐ Warranty Deed or similar conveyance;
- ☒ Documentation verifying that ad valorem taxes are current;
- ☒ Filing fee of \$500.00, check payable to the City of Holly Springs. Check# 2036

Do Not Write Below Line

Board of Appeals Decision

Approved _____

Denied _____

Tabled _____

Please respond to the following conditions:

Variance Procedures, Article 15.3-1

No variance shall be authorized unless the Planning Commission finds that all of the following conditions exist:

1. That the special circumstances or conditions applying to the building, structure or land in question are peculiar to such premises and do not apply generally to other building, structures or land in the vicinity.

Only asking for variance for Lot#1 and will not apply to the other lots.

2. That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.

yes.

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

Not aware of any.

4. That the condition from which relief or a variance is sought did not result from willful action by the applicant.

The condition resulted from future structure with driveway inseparable with current plat as it faces lot#2.

5. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

yes.

6. The variance is not a request to permit a use of land, buildings or structures which is not permitted by right in the district involved.

The variance would allow the applicant to reduce the left side building setback from 20' to 17.2', as well as reducing rear setback from 20' to 11.3'.

7. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

The variance will not cause any of these conditions.

SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAN WAS CALCULATED FOR LAMUR AND IS ACCURATE TO THE NEAR THERE IS TOO MUCH INFORMATION USED IN THE PROJECT WAS A TRIMBLE 5600

CLERK'S FILING STAMP

0 20 40 60

OWNER'S CERTIFICATION

STATE OF GEORGIA, COUNTY OF CHEROKEE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO IN PERSON OR THROUGH A duly AUTHORIZED AGENT CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY THAT ALL STATE CITY AND COUNTY TAXES AND OTHER ASSESSMENTS NOW DUE ON THE LAND HAVE BEEN PAID THAT ALL STREETS WATER SYSTEMS DRAINAGE EASEMENTS AND PUBLIC PLACES SHOWN ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER

OWNER _____ DATE _____

ZONING CERTIFICATION
THIS PLAT HAS BEEN ADMINISTRATIVELY REVIEWED FOR COMPLIANCE WITH THE CITY OF HOLLY SPRINGS ZONING ORDINANCE AND IS APPROVED FOR RECORDING.
Nancy Moore 05/26/2022
ZONING ADMINISTRATOR DATE

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY CERTIFICATION

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
PURSUANT TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND
SEWERAGE AUTHORITY HAVING BEEN FULFILLED THE PLAT IS APPROVED FOR
RECORDING

Cheryl 5-7-2022

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE

CITY OF HOLLY SPRINGS ENGINEERING CERTIFICATION

WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT S/D PLAT CONFORMS TO THE APPROVED PLANS AS SUBMITTED BY THE DEVELOPER AND THE CITY OF HOLLY SPRINGS DEVELOPMENT REGULATIONS AS AMENDED

5-18-22

CITY OF HOLLY SPRINGS ENGINEER _____ DATE _____

CRC HEADQUARTER CERTIFICATION

THIS IS CERTIFY THAT THIS PLAN HAS BEEN REVIEWED AND APPROVED AS TO CONFORMANCE WITH THE STANDARD FIRE PREVENTION CODE AND CHEROKEE COUNTY FIRE PREVENTION ORDINANCE

Daniel J. Basamento 5/19/2022
FIRE MARSHAL DATE

CITY OF HOLLY SPRINGS CERTIFICATION

PURSUANT TO THE LAND SUBDIVISION RESOLUTION OF THE CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA, ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED THIS FINAL PLAT WAS GIVEN FINAL APPROVAL.

James Moore 05/20/2022
CITY OF HOLLY SPRINGS DATE

STORM DRAINAGE CERTIFICATION

THE AS BUILT CONDITION OF THE STORM DRAINAGE SYSTEM WILL FUNCTION AS
DESIGNED AND ENGINEERED IN THE APPROVED CONSTRUCTION PLANS



PROFESSIONAL ENGINEER



DATE

DETENTION POND CERTIFICATION

THE DETENTION PONDS PROVIDE THE REQUIRED STORAGE AND OUTFLOW RATES AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS AND THE HYDROLOGY STUDY AND THE DETENTION AREAS SHALL REQUIRE A REVISED HYDROLOGY STUDY.

[Signature] 5/3/2008
PROFESSIONAL ENGINEER DATE

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION 16 OF D.C. SECTION 14-607 THIS PLAN WAS PREPARED BY A LICENSED SURVEYOR AND APPROVED BY ALL SURVEYORS OF RECORD OR RECEIVING SURVEYORS BY APPROPRIATE CERTIFICATION. THE SURVEYOR(S) HAS/HAVE CERTIFIED THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND THAT THE SURVEYOR(S) HAS/HAVE COMPLIED WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN THE GEORGIA AS SET FORTH IN THE PRACTICE ACT OF THE BOARD OF SURVEYORS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS ULTIMATELY ENFORCED BY SECTION 14-6-07.

Sharon M. Gray *Trishon M. Gray Sr.* *5/19/2022*

SIGNATURE: _____ PRINTED NAME: _____ DATE: _____

REGISTERED GA. LAND SURVEYOR

Line #	Length	Direction
L1	51.00'	N64°45'20"E
L2	269.95'	N89°00'00"E
L3	119.40'	S00°00'00"E
L4	16.70'	S64°19'00"W
L5	407.00'	N89°00'00"E

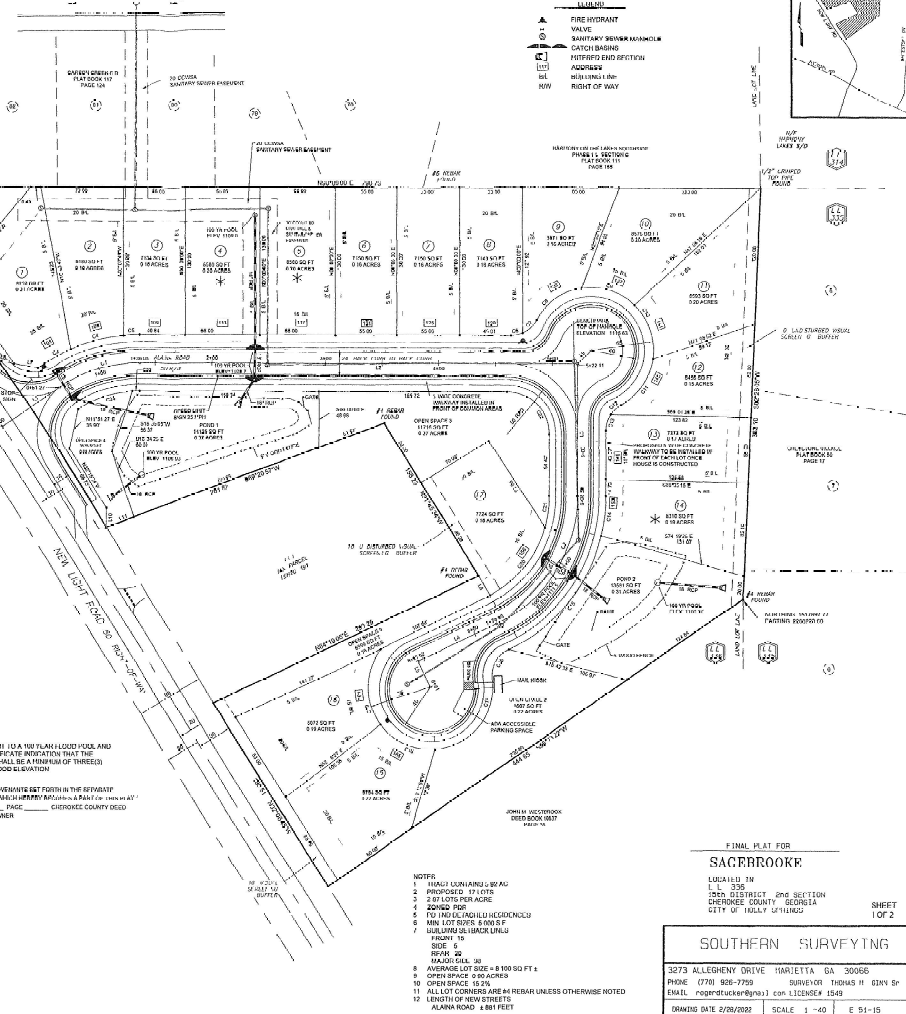
Curve #	Avg Length	Radius	Delta	Chord Length	Chord Bearing
C1	66.00	125.00	34°19'00"	116.7	N 72°15'40" E
C2	549.78	125.00	64°19'00"	153.07	S 32°08'33" E

Case Table - General					
Case#	Length	Run Date	Value	Class	Cross Length
C3	27.01	10.00	10.10385	861-04 27.00	
C4	18.13	16.00			6.91
C5	18.13	16.00			6.91
C6	18.13	16.00			6.91
C7	16.62	26.00	10.10385	871-71 26.00	16.62
C8	16.62	26.00		854-67 26.00	16.62
C9	16.62	26.00		854-67 26.00	16.62
C10	16.62	26.00		854-67 26.00	16.62
C11	16.62	26.00	854.67	864-01 26.00	16.62
C12	16.62	26.00		854-67 26.00	16.62
C13	16.62	26.00		854-67 26.00	16.62
C14	16.62	26.00		854-67 26.00	16.62
C15	16.62	26.00		854-67 26.00	16.62
C16	16.62	26.00		854-67 26.00	16.62
C17	16.62	26.00		854-67 26.00	16.62
C18	16.62	26.00		854-67 26.00	16.62
C19	16.62	26.00		854-67 26.00	16.62
C20	16.62	26.00		854-67 26.00	16.62
C21	16.62	26.00		854-67 26.00	16.62
C22	16.62	26.00		854-67 26.00	16.62
C23	16.62	26.00		854-67 26.00	16.62
C24	16.62	26.00		854-67 26.00	16.62
C25	16.62	26.00		854-67 26.00	16.62
C26	16.62	26.00		854-67 26.00	16.62
C27	16.62	26.00		854-67 26.00	16.62
C28	16.62	26.00		854-67 26.00	16.62
C29	16.62	26.00		854-67 26.00	16.62
C30	16.62	26.00		854-67 26.00	16.62
C31	16.62	26.00		854-67 26.00	16.62
C32	16.62	26.00		854-67 26.00	16.62
C33	16.62	26.00		854-67 26.00	16.62
C34	16.62	26.00		854-67 26.00	16.62
C35	16.62	26.00		854-67 26.00	16.62
C36	16.62	26.00		854-67 26.00	16.62
C37	16.62	26.00		854-67 26.00	16.62
C38	16.62	26.00		854-67 26.00	16.62
C39	16.62	26.00		854-67 26.00	16.62
C40	16.62	26.00		854-67 26.00	16.62
C41	16.62	26.00		854-67 26.00	16.62
C42	16.62	26.00		854-67 26.00	16.62
C43	16.62	26.00		854-67 26.00	16.62
C44	16.62	26.00		854-67 26.00	16.62
C45	16.62	26.00		854-67 26.00	16.62
C46	16.62	26.00		854-67 26.00	16.62
C47	16.62	26.00		854-67 26.00	16.62
C48	16.62	26.00		854-67 26.00	16.62
C49	16.62	26.00		854-67 26.00	16.62
C50	16.62	26.00		854-67 26.00	16.62
C51	16.62	26.00		854-67 26.00	16.62
C52	16.62	26.00		854-67 26.00	16.62
C53	16.62	26.00		854-67 26.00	16.62
C54	16.62	26.00		854-67 26.00	16.62
C55	16.62	26.00		854-67 26.00	16.62
C56	16.62	26.00		854-67 26.00	16.62
C57	16.62	26.00		854-67 26.00	16.62
C58	16.62	26.00		854-67 26.00	16.62
C59	16.62	26.00		854-67 26.00	16.6

Line #	Length	Direction
1.0	14.00'	N78°33.00'W
1.1	31.33	N70°53.00'W
1.2	10.03	N31°24.00'W
1.3	10.07	N45°00'00'E
1.10	17.19'	S0°01.41'W
1.11	38.90	S45°20.87'W

LOT# 4, 5 AND 14 ARE ADJACENT TO A 100 YEAR FLOOD POLE AND REQUIRE AN ELEVATION CERTIFICATE INDICATION THAT THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF THREE(3) FEET ABOVE THE 100 YEAR FLOOD ELEVATION

"THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENTED PLAT _____ WHICH HEREBY REFERS TO A PLAT OF THIS CITY OF
RECORDED IN DEED BOOK _____ PAGE _____ CATEROCKE COUNTY DEED
RECORDS AND SIGNED BY THE OWNER



- NOTES
1. TRACT CONTAINS 0.02 AC
 2. PROPOSED 17 LOTS
 3. 2.07 LOTS PER ACRE
 4. ZONED PD
 5. PD INDICATES LOTS HAVING MINIMUM
 6. MIN. LOT SIZES: 8,000 S.F.
 7. LULULEMON SUBMARKETING
FRONT 15
SIDE 5
REAR 25
MAJOR EASEL 30
 8. AVERAGE LOT SIZE = 8,100 SQ. FT.
 9. OPEN SPACE 0.0 ACRES
 10. OPEN SPACE 15.2%
 11. ALL LOT CORNERS ARE 94" REBAR UNLESS OTHERWISE NOTED
 12. LENGTH OF NEW STREETS
ALAINA ROAD = 881 FEET

FINAL PLAT FOR

SACEBROOKE

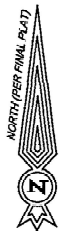
LOCATED IN
L.L. 335
2ND DISTRICT 2ND SECTION
CHEROKEE COUNTY GEORGIA
CITY OF TOLLEY SPRINGS

SHEET
1 OF 2

SOUTHERN SURVEYING

3273 ALLEGHENY DRIVE HARIETTA GA 30066
PHONE (770) 926-7799 SURVEYOR THOMAS H. GIVN SR
EMAIL rogerd.tucker@nysj.com CA LICENSE# 1549

DRAWING DATE 2/28/2022 SCALE 1" = 40' E 51-15

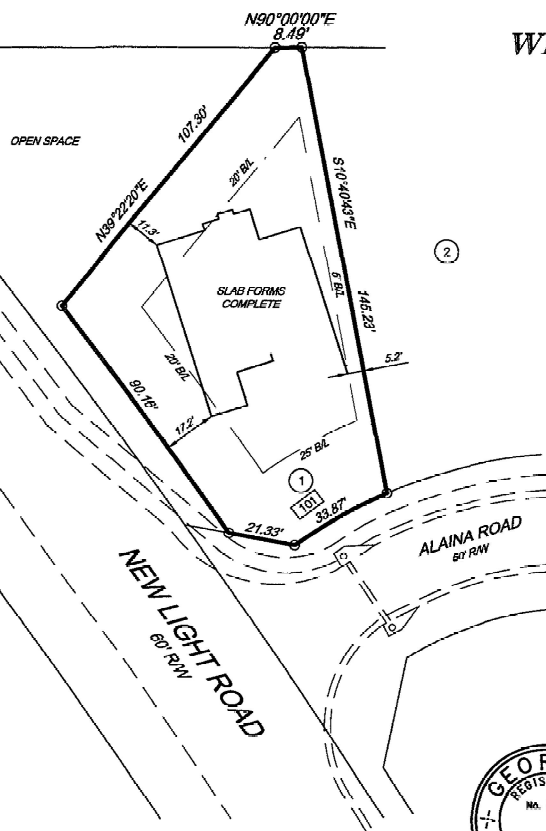


LEGEND

CORNER MONUMENTATION:
● = IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
○ = PROPERTY CORNER
△ = UNMONUMENTED CORNER
⊙ = CORNER TO BE SET WHEN CONSTRUCTION PERMITS
— X — X — FENCE LINE
RR = STEEL REINFORCING ROD
OTP = OPEN TOP WATER PIPE
CTP = CRIMPED TOP WATER PIPE
PP = POWER POLE
CL = CENTERLINE
BL = BUILDINGLINE
RW = RIGHT OF WAY
LL.L. = LAND LOT LINE
W — W — W — W — WATER MAINS
— E — E — E — E — OVERHEAD POWER LINES
— G — G — G — G — GAS MAINS
— SS — SS — SS — SS — SANITARY SEWER MAIN
NF = NOW OR FORMERLY OWNED BY
NSAB = NAIL SET AT BASE
NFAB = NAIL FOUND AT BASE
D.B. = DEED BOOK
P.B. = PLAT BOOK
RW MON. = CONCRETE RIGHT OF WAY MONUMENT

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13057C0262E
EFFECTIVE DATE: JUNE 7, 2019
THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE: "X"
"X" = AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN



FORMS SURVEY FOR

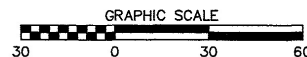
WILSON CLASSIC HOMES, INC.

LOCATED IN LAND LOT 336, 15TH DISTRICT,
2ND SECTION, CHEROKEE COUNTY, GEORGIA
CITY OF HOLLY SPRINGS

BEING LOT 1, SAGEBROOKE,
AS RECORDED IN PLAT BOOK 119, PAGE 2319

101 ALAINA ROAD

AREA = 0.21 ACRES
9293 SQ. FT.



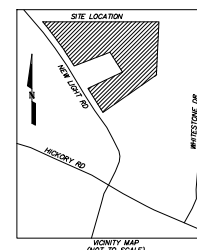
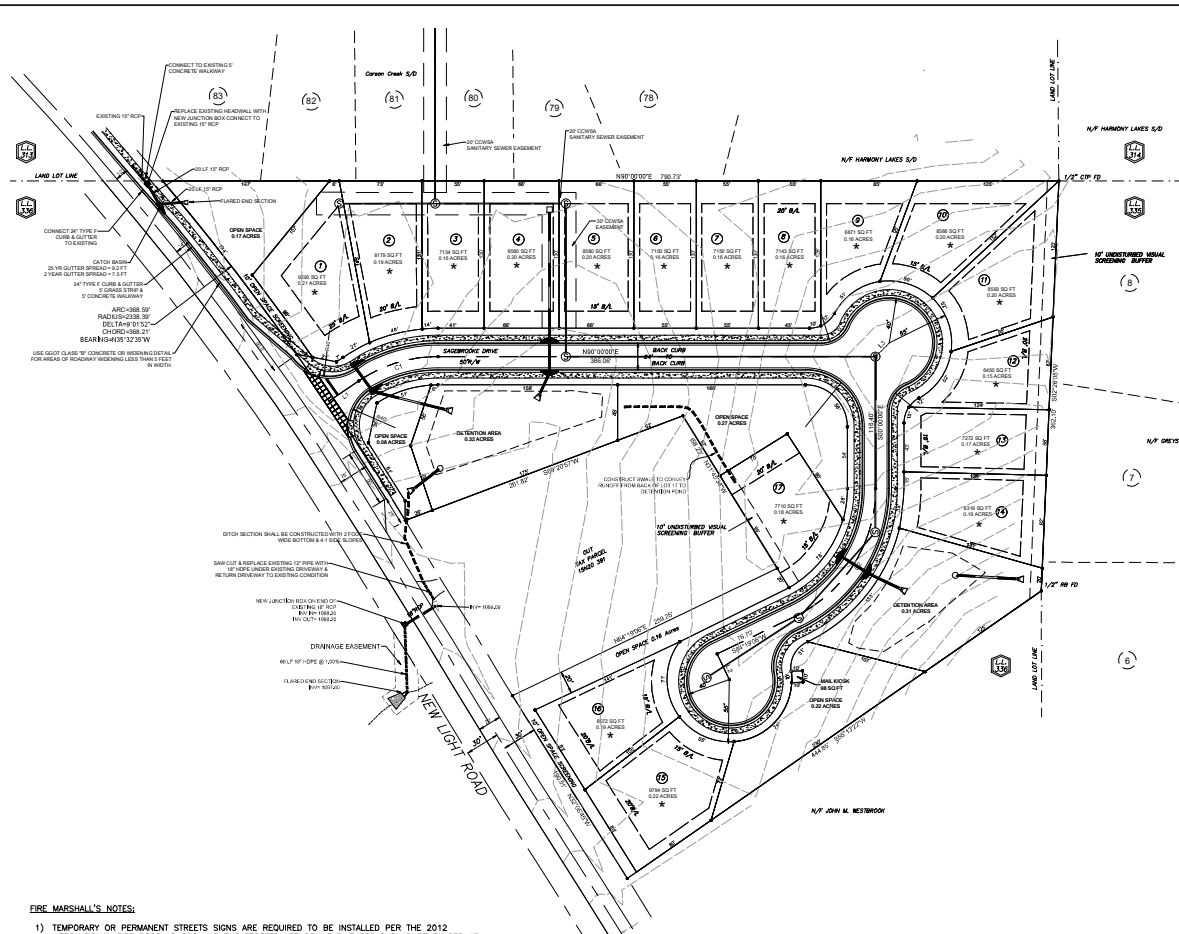
REVISIONS

DATE	DESCRIPTION



THE CRUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. CH7358 FILE: CH7358 Lots14-17.DWG
FIELD SURVEY DATE: 06/19/2024
PLAT DATE: 06/09/2025 SCALE: 1" = 30'

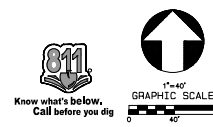


CURVE TABLE						
CURVE #	ARC	RADIUS	DELTA	CHORD	BEARING	TANG
C1	74.37°	125.00'	34°05'26"	73.28'	N72°57'17"E	38.32'
C2	140.32°	125.00'	64°19'06"	133.07'	S32°09'33"W	76.50'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	31.70'	N55°54'34"
L2	25.00'	S25°40'54"
L3	16.00'	N45°00'00"

* ALL ROOF DRAINS AND DRIVEWAYS SHALL BE DIRECTED TO THE ROADWAY OR STORM DRAINAGE STRUCTURES

- NOTES:
1. TRACT CONTAINS 5.92 AC.
 2. PROPOSED: 17 LOTS
 3. 2.87 LOTS PER ACRE
 4. ZONED: PDR
 5. PD TND DETACHED RESIDENCES
 6. MIN. LOT SIZES: 5,000 S.F.
 7. BUILDING SETBACK LINES:
 - FRONT: 15'
 - SIDE: 5'
 - REAR: 20'
 - MAJOR SIDE: 30'
 8. AVERAGE LOT SIZE = 8,100 SQ FT+
 9. OPENSPACE: 0.90 ACRES
 10. GREENSPACE: 15.2%







ITEM REPORT

AGENDA ITEM NUMBER: IV.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: August 14, 2025

AGENDA ITEM: ORD-5-2025, 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. This was updated for clarification purposes earlier this year to include Hemp and THC terminology. In addition, a restriction was placed upon the sale of these products as ancillary uses. After further review, it was determined that since the sale of THC and hemp-infused products were not permitted previously, no establishments selling similar products had added these to their existing business licenses and are now considered non-conforming if they are selling these products. The proposed amendment seeks to allow these uses only as a conditional use providing a grace period to sell all existing product and apply for a conditional use permit to continue to sell the product.

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, bong, water bong, 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. The ancillary use may occupy no more than 10% or 1,000 square feet, whichever is smaller,

of the retail area of the establishment. Additional square footage beyond the authorized amount must be approved through the Conditional Use Permit process. Any grocery store, supermarket, convenience store or similar retail use that offers, as an ancillary use, hemp or THC retail products for sale shall be required to apply for a conditional use permit to allow the sale of these products.

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," as well as any ancillary use for the sale of hemp or THC products, 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	greater than 1,000 ft.	greater than 1,000 ft.	greater than 1,000 ft.	greater than 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.

The proposed changes will be effective upon adoption of the ordinance. Businesses with existing inventory of hemp or THC products may sell any hemp or THC products through September 30, 2025. Any businesses without an approved conditional use permit for the sale of hemp or THC must cease the sale of these products on October 1, 2025.

FISCAL IMPACT:

N/A

ATTACHMENTS:

None

RECOMMENDATION:

The staff recommendation is approval of the amendment.

CONCURRENCES:

City Manager

City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
July 10, 2025

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

Commission Members Not Present: Commission Member Chris Adams.

Elected Officials Present: None.

Staff Present: Assistant City Manager and City Clerk Karen Norred, Community Development Director Nancy Moon, Audrey Conley with the City Attorney's Office, Captain Casey Barton, Officer Kendall Blanton, Officer Nicholas Hoskins and Community Development Coordinator Tracey Chambers.

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Commission Meeting to order.

II. PUBLIC HEARING RULES

Commission Member Norris read the public hearing rules.

III. OLD BUSINESS/PUBLIC HEARING

None.

IV. NEW BUSINESS/PUBLIC HEARING

- A. **MA-05-2025**, applicant, EBC Pinecrest, LLC, requests rezoning of 5.45 +/- acres located off of Pine Crest Road, Holly Springs, GA, tax parcels 019, 022 and 022A of tax plat 15N14C, from GC, General Commercial, and R-20, Single Family Residential, to TND, Traditional Neighborhood Development.

Attorney Parks Huff represented the applicant and addressed the Commission. Mr. Huff said that with the retail, restaurants and the proximity to the interstate and the new town center, the property was a good place for the 43 town homes to be built. Mr. Huff said that the development, if approved, will start building in the spring or summer of 2026.

Community Development Director Nancy Moon informed the Commission that on the Future Development Map and the Comprehensive Plan this area is slated for Neighborhood Center and Town Center character areas, which does include residential. The staff recommendation is approval to rezone the property with staff stipulations.

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

- B. June 12, 2025 Planning and Zoning Public Hearing Meeting minutes.

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

C. June 26, 2025 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 reminded the Commission that the July 24, 2025, meeting was previously scheduled as a work session, but has been changed to a public hearing.

VI. ADJOURNMENT

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

Respectfully submitted.

Adrian Dekker, Chairman

Attest:

Tracey Chambers
Community Development Coordinator

**City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
July 24, 2025**

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

Commission Members Not Present: Vice Chairman Mike Grayeski.

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, Sergeant Scott Staber, Lieutenant Naveed Babar, Officer Eric Bastress and Community Development Coordinator Tracey Chambers.

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Meeting to order.

II. PUBLIC HEARING RULES

Commission Member Eric Huminski read the public hearing rules.

III. OLD BUSINESS/PUBLIC HEARING

None.

IV. NEW BUSINESS/PUBLIC HEARING

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

Community Director Nancy Moon said that the applicant requests to annex this property into the City of Holly Springs to develop a mixed-use development consisting of medical office, retail, and residential uses. The staff recommendation is approval of the annexation request.

Commission Member Adams made a motion to approve. Chairman Dekker seconded the motion. Motion carried. Yes 3, No 1, Abstained 0. Commission Member Eric Huminski voted no. None abstained.

- B. **MA-03-2025**, applicant, Garrard Development, Inc., 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 told the Commission that the property is outside the growth boundary agreement with Cherokee County. Ms. Moon explained the procedure that was previously laid out in the growth

boundary agreement to address a proposed project that is submitted by a property owner to the City for consideration on property located outside, but on property abutting the growth boundary agreement and/or otherwise contiguous to the municipal boundary. The City of Holly Springs has followed the procedure, including the County's involvement, as the procedure calls for, and staff recommends approval of the rezoning request with staff stipulations.

Parks Huff, representing the applicant, addressed the Commission. Mr. Huff shared a presentation that showed the surrounding area of the development as well as the exact location of the development site. Mr. Huff spoke about other neighborhoods with attached homes within the area and the commercial developments that the county has allowed there that produces the traffic in the area currently. Mr. Huff said that the original plan of 92 town homes has been revised to instead have the development consist of a mix of single-family attached and detached homes with commercial space.

Cherokee County resident Scott Palmer of 161 Redford Lane had concerns regarding the growth around the area and the density of the development. Mr. Palmer suggested that the development be reduced by 24 units.

Cherokee County Community Development Agency Director Brantley Day addressed the Commission, flanked on each side by the Cherokee County Planning and Zoning Director Margaret Stallings and Cherokee County Planning Division Manager Catherine Long. Mr. Day had concerns regarding the growth boundary agreement between the City and the County. Mr. Day said that he had a hand in drafting the growth boundary agreement, and he explained why there is a process within the agreement to annex outside the growth boundary. Mr. Day asked the Commission to recommend denial of this case to the City Council.

Cherokee County resident Duane Wallace of 1140 Lacy Road had concerns regarding the security check by the police officers when entering the meeting, as well as having police officers in the Council Chambers. Mr. Wallace stated that the Commission should show integrity and honor the growth boundary agreement.

Commission Member Huminski made a motion to extend the public hearing by 5 minutes. Commission Member Norris seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Cherokee County resident Al Clary had concerns regarding the density of the development and the growth boundary agreement.

Cherokee County resident Taylor Chastain of 3011 Quarles Drive stated that she thought it was inappropriate not to let everyone speak.

Cherokee County resident Cindy Eberhart of 184 Redford Lane had concerns regarding the condition of the roadway and the traffic.

Cherokee County resident Summer Owens of 1016 Lower Union Hill Road said that she does not think the 92 townhomes are an appropriate transition for the area.

Cherokee County resident Laura Dameron of 3156 E Cherokee Drive stated that she has had a business adjacent to this property for over 20 years and her concern is the traffic.

Commission Member Adams made a motion to extend the public hearing by 5 minutes. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Cherokee County resident Kaj Savenius of 930 Homer Road had concerns about Holly Springs not abiding by the growth boundary agreement.

Cherokee County resident Cindy Jaffe of 510 Deerfield Trail confirmed that the Commission had received the signed petition opposing the development in their packet. Ms. Jaffe concerns were that the development would be a threat to the small town character of the area and would set a dangerous precedent for future development in the area. Ms. Jaffe asked that the development be denied.

Cherokee County resident Larry Sparkman of 736 Still Branch Drive opposes having a townhome development in the area.

Parks Huff addressed the concerns, stating that the City of Holly Springs is following the growth boundary agreement and the implications that the City is doing something wrong is totally inaccurate. Mr. Huff also pointed out that the County does not have a zoning code for a mixed-use development with an environment like this project has.

Chairman Dekker made a motion to approve with staff stipulations and add the stipulations that there be no drive-thru windows on any of the buildings and that a revised site plan will be presented to the City Council prior to the City Council meeting. Commission Member Adams seconded the motion. Motion carried. Yes 3, No 1, Abstained 0. Commission Member Eric Huminski voted no. None abstained.

V. REPORTS/COMMENTS

None.

VI. ADJOURNMENT

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

Respectfully submitted.

Adrian Dekker, Chairman

Attest:

Tracey Chambers
Community Development Coordinator

DRAFT