



Planning and Zoning Commission Public Hearing

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, September 11, 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. **DW-01-2025**, applicant, Idletown Development Inc., requests a design waiver from the requirements of the Holly Springs Development Regulations, Section 4.0 Residential and Non-Residential Development Standards, 4.22 Mailbox Kiosk, C. Design Standards, for property 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.
 - B. August 14, 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: September 11, 2025

AGENDA ITEM: DW-01-2025, applicant, Idletown Development Inc., requests a design waiver from the requirements of the Holly Springs Development Regulations, Section 4.0 Residential and Non-Residential Development Standards, 4.22 Mailbox Kiosk, C. Design Standards, for property 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:

The applicant, Idletown Development Inc., requests a design waiver from the requirements of the Holly Springs Development Regulations, Section 4.0 Residential and Non-Residential Development Standards, 4.22 Mailbox Kiosk, C. Design Standards, for property 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.

This property is located within the Idletown Subdivision. The original design that was submitted consisted of just the metal structure for the cover for the mailbox kiosk. After being informed that it did not meet the design standards, the applicant chose to construct the structure as shown in the attached picture, without full approval, stating that it could be made compatible by adding the brick border/wall on three sides. The architectural review committee determined that it was not in compliance with ordinance requirements. The applicant is requesting to vary the design of the mailbox kiosk structure. Per Section 4.0 Residential and Non-Residential Development Standards, 4.22 Mailbox Kiosk, C. Design Standards:

1. Mailbox kiosks shall be compatible with other streetscape elements and be architecturally enhanced with building materials and details typical of the architectural style of the neighborhood/development.

Analysis

In considering a waiver request, the Planning & Zoning Commission shall make any decision based on the following physical considerations:

a. the waiver is reasonable in light of the project's size, location, layout, topography, or other geographic feature;

The request is reasonable; however, it would not be consistent with the design of the homes. Stipulation 7 of the rezoning ordinance specific to this property, MA-07-2020, states:

The architectural style, composition and design of the homes shall be constructed with high quality, blended building materials and the exterior facade shall consist of brick, stone, stacked stone, cedar shake type and/or Hardi- plank and combinations thereof, one of which must be brick or stone, and follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts. No vinyl materials shall be used on the exterior of the homes.

Topography and other geographic features are not relevant to this request.

b. the waiver will not result in any adverse impact on other properties in the applicable model zoning district;

This property is located in the East Residential Model Zoning District. As such, it carries very similar requirements regarding architecture as noted above. Per Article 19, Design Guidelines for Model Zoning Districts, 19.10-3 Architectural Design, B. Materials (a) Quality & Consistency, the following is noted:

All facades should receive high-quality and properly installed materials, finishes and detailing. Construction material, finishes and detailing should incorporate glass and brick, stone, architectural block, stucco, and wood, with combining these finishes both allowed and encouraged. The use of vinyl and masonite should be limited and pre-approved by the Building Department. Information on the type of material must be included with the site plan at time of plan review. Material Changes. To retain a sense of solidity, the consistent use of materials on all elevations is encouraged.

The current design of the kiosk does not conform to the required design of the residential structures.

c. the waiver will not result in any adverse impact on the City's application of the design guidelines to other properties in the applicable model-zoning district.

Since the adoption of the Mailbox Kiosk Ordinance, the City has required all structures to be consistent with the residential structures. Although there is a brick border/wall around three sides of the area, the structure consists of exposed metal posts with an inverted metal roof. This would set a precedent for allowing the metal structures to be installed.

The applicant has also responded to the above considerations—see attached application.

FISCAL IMPACT:

N/A

ATTACHMENTS:

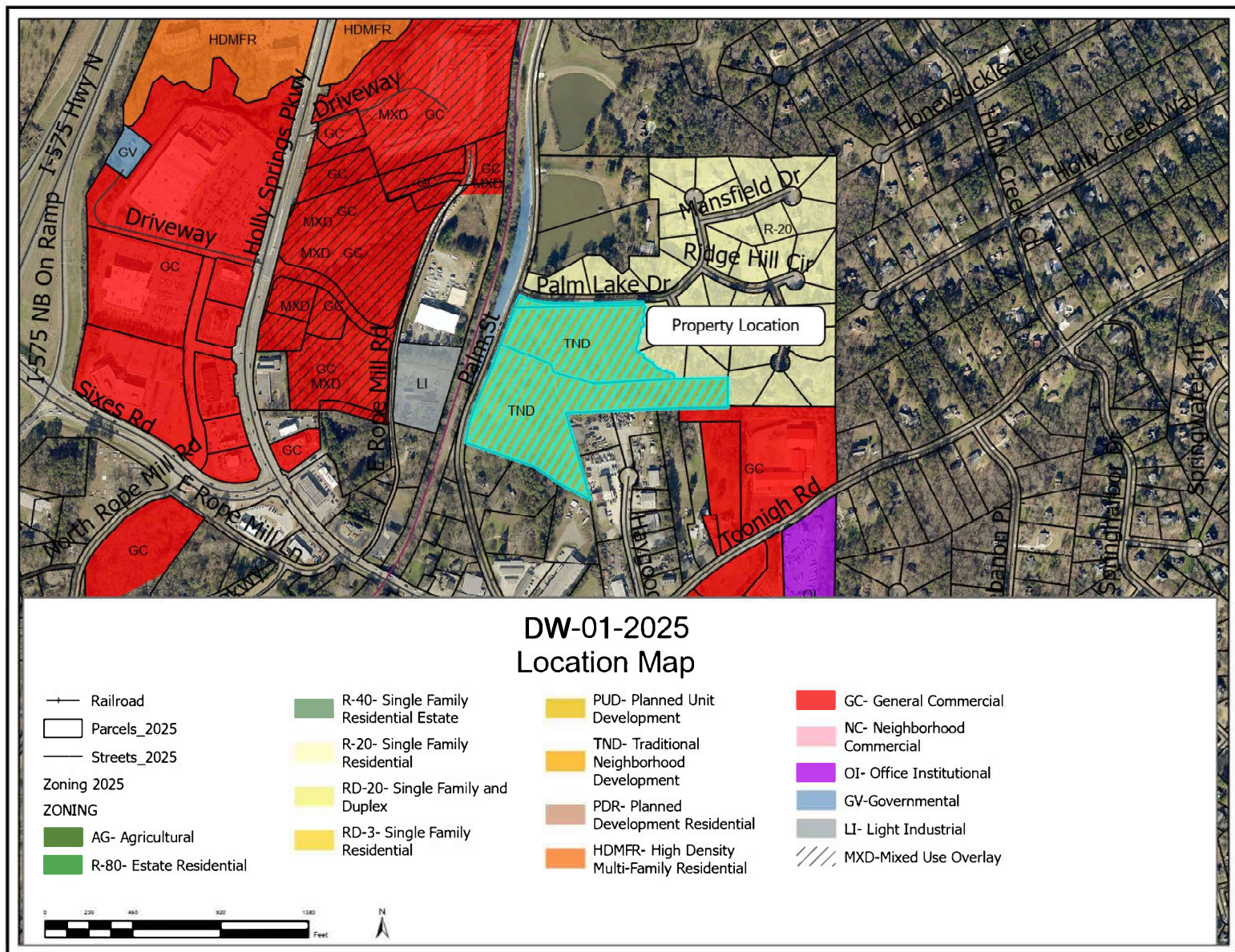
1. Location Map
2. Application

RECOMMENDATION:

The staff recommendation is denial of the Design Waiver.

CONCURRENCES:

City Manager
Architectural Review Committee



DAVID PEARSON COMMUNITIES, INC.

2000 First Drive, Suite 400
Marietta, GA 30062
(770) 770-321-5032

Nancy Moon, AICP

Community Development Director
City of Holly Springs
(770)345-5536
nmoon@hollyspringsga.us

Re: Idletown – Holly Springs Zoning Case MA-07-2020

Nancy,

Please allow this document to serve as an official request to The City of Holly Springs. We respectfully request we be allowed to present additional information to the appropriate Council that would allow for the updating of the previously presented Architectural Standards for the referenced project.

We would like to be scheduled for the next available opportunity to present this information.

Thank You,



Doug Patten, CPESC/CESSWI
Director of Land Development

David Pearson Communities, Inc.
[2000 First Drive, Ste. 400](#)
[Marietta, Ga. 30062](#)
doug@davidpearsoncommunities.com
Ofc. [770-321-5032](#) Cell [770-294-1974](#)



DESIGN WAIVER APPLICATION

Application DW- 01-2025

Hearing Date _____

Date of Application 8-6-25

Applicant IDLETOWN DEV. INC

Owner IDLETOWN DEV. INC
(If other than Applicant)

Address 2000 FIRST DR., STE 400
MARIETTA, GA

Address 2000 FIRST DR., STE 400
MARIETTA, GA

Zip Code 30062 Phone 770-294-1974 Zip Code 30062 Phone 770-294-1974

Email: DOUG R. DAVID PEARSON COMMUNITIES Email: DOUG R. DAVID PEARSON COMMUNITIES
.com .com

Signature Dy Rdt

Signature Dy Rdt

Address/Location of Property 1991 & 1903 PALM ST.

Tax Map/Parcel 15N15, 15N15A - 094-095-082A

Description of Design Waiver Requested

THE MAIL KIOSK WAS CONSTRUCTED ON SITE.
MAIL KIOSK APPEARS TO HAVE APPROPRIATE MATERIALS
BUT DOESN'T MEET ARCH. DESIGN OF HOUSING EXPECTED

Justification/Reason for Request THIS DESIGN IS SPECIFIC PROVEN
TO HAVE LONGEVITY AND LOW MAINTENANCE FOR THE
HOMES - WE USE IT IN ALL OUR DEVELOPMENTS
IT IS A MODERN FARMHOUSE NEW DESIGN WITH THE
SPECIFIED MATERIALS AS APPROVED BY COUNCIL

***** Attach additional sheets as needed *****

The following information must be attached to completed application:

- ☒ Warranty Deed
- ☒ Tax Documentation
- ☒ Survey Plat by Registered Surveyor
- ☒ Site Development Plan by Registered Surveyor
- ☒ Completed Attachment A

Do Not Write Below Line

Planning Commission Decision

Approved _____

Denied _____

Stipulations _____

Attachment A

In considering a waiver request, the Planning and Zoning Commission shall make any decision for approval based on specific criteria as listed below. Please respond to each with regards to the request for a waiver.

- 1) The waiver is reasonable in light of the project's size, location, layout, topography, or other geographic feature.

THE KIOSK IS INTERIOR OF THIS PRIVATE GATED
COMMUNITY AS DEPICTED ON ZONING PLAN.

- 2) The waiver will not result in any adverse impact on other properties in the applicable model zoning district.

NO. - IT CANNOT BE SEEN FROM ANY OF THE
SURROUNDING PROPERTIES DUE TO LOCATION
INTERIOR DEVELOPMENT AND SIGNIFICANT
FENCES, LANDSCAPING AND ACCESS IS GATED.

- 3) The waiver will not result in any adverse impact on the City's application of the design guidelines to other properties.

IT SHOULDN'T AS STATED THIS IS A
PRIVATE GATED COMMUNITY - VERY SPECIFIC
IN LOCATION AND DESIGN.



TRAVERSE CLOSURE - 1:82.234
 TOTAL ANGULAR ERROR - 31 SECONDS
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TRIMBLE SS ROBOTIC TOTAL STATION
 PLAT CLOSURE - 1:170.915
 DATE OF FIELD WORK - FEBRUARY 2, 2021

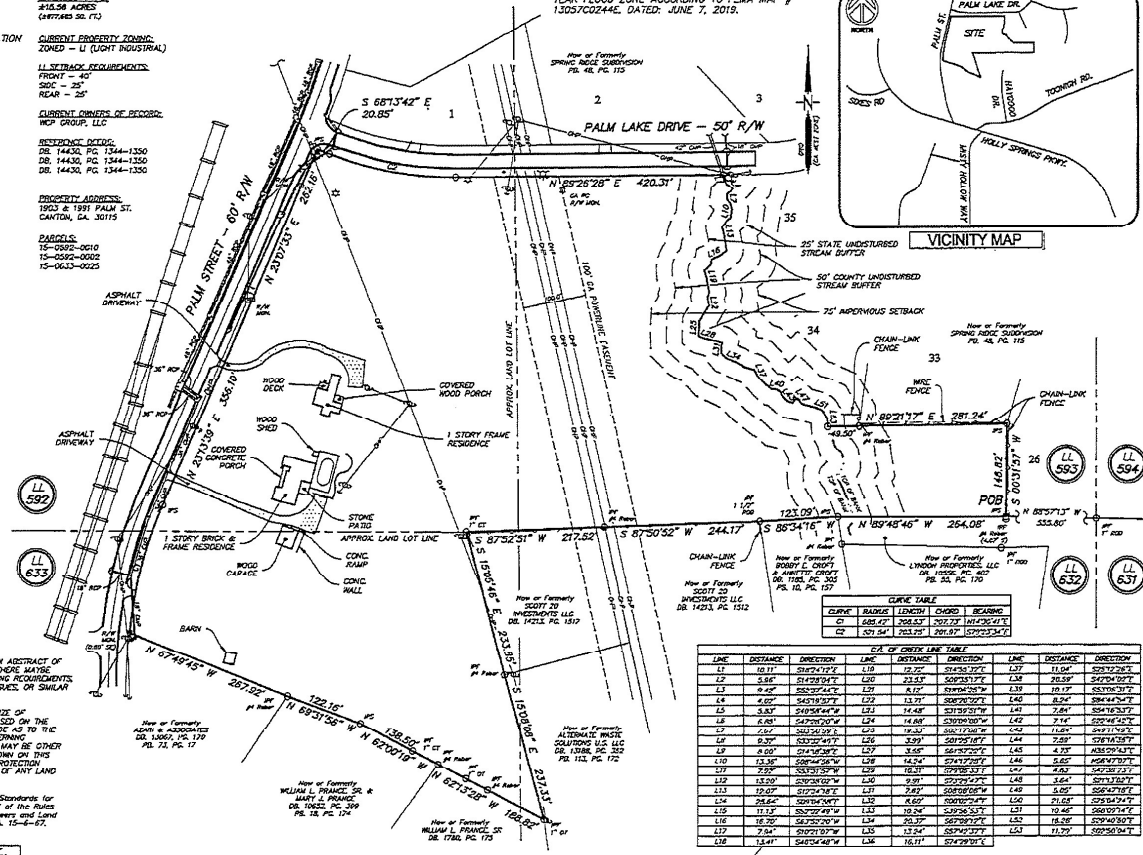
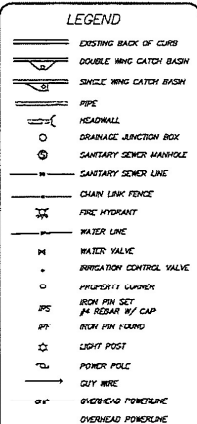
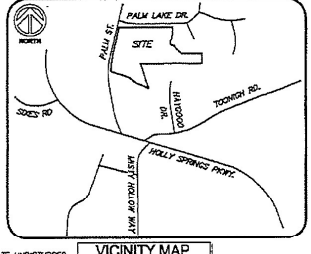
TRACT CONTAINS:
 815.58 ACRES
 (497,845 SQ. FT.)
 CURRENT PROPERTY ZONING:
 ZONED - U (LIGHT INDUSTRIAL)
 LL SETBACK REQUIREMENTS:
 FRONT - 40'
 SIDE - 25'
 REAR - 25'

CURRENT ORDERS OF RECORD:
 WCP GROUP, LLC
 DISTANCE RECORDS:
 DB: 14430, PC: 1344-1350
 DB: 14430, PC: 1344-1350
 DB: 14430, PC: 1344-1350

PROPERTY ADDRESS:
 1903 R 1891 PALM ST.
 CANTON, GA 30115

PARCELS:
 15-0052-0010
 15-0052-0002
 15-0613-0023

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100
 YEAR FLOOD ZONE ACCORDING TO FEMA MAP #
 1305700244E, DATED: JUNE 7, 2019.

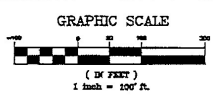


THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, ALL MATTERS OF TITLE ARE EXCEPTED. THESE MATTERS, OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, ZONING REQUIREMENTS, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OWNERSHIP ISSUES, OR SIMILAR MATTERS OF PUBLIC RECORD NOT EXPRESSED HEREON.

INFORMATION REGARDING THE PRESENCE, LOCATION, AND SIZE OF UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY IS BASED ON THE VISIBLE GROUND APPROPRIATELY, AND NO ASSURANCE IS MADE AS TO THE ACCURACY OR INFORMATION OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES HEREON. THERE MAY BE OTHER UTILITIES LOCATED ON THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE NOTIFIED PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITY OF ANY NATURE.

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 18B-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Trust Act O.C.G.A. 15-6-62.

THE DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF CENTERLINE SURVEYING AND LAND PLANNING, INC. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT PERMISSION FROM CENTERLINE SURVEYING AND LAND PLANNING, INC. NO WARRANTY, EXPRESS OR IMPLIED, IS DEEMED TO ANY PARTIAL THIRD PARTY.

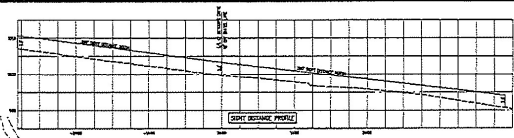
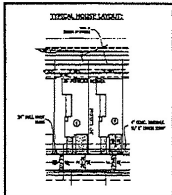


BOUNDARY RETRACEMENT SURVEY FOR:
DAVID PEARSON COMMUNITIES
 PROPERTY IS LOCATED IN LAND LOTS 592, 593, 632 & 633
 IN THE 15TH DISTRICT, 2ND SECTION
 IN THE CITY OF HOLLY SPRINGS
 CHEROKEE COUNTY, GEORGIA
 SCALE: 1"=100' DATE: MARCH 17, 2021

NO.	REVISIONS	DATE



centerline
 Surveying and Land Planning, Inc.
 1301 SHELBOURD ROAD, SUITE 1210, KENNESAW, GA 30144
 PHONE: (770) 424-0028 FAX: (770) 424-2339

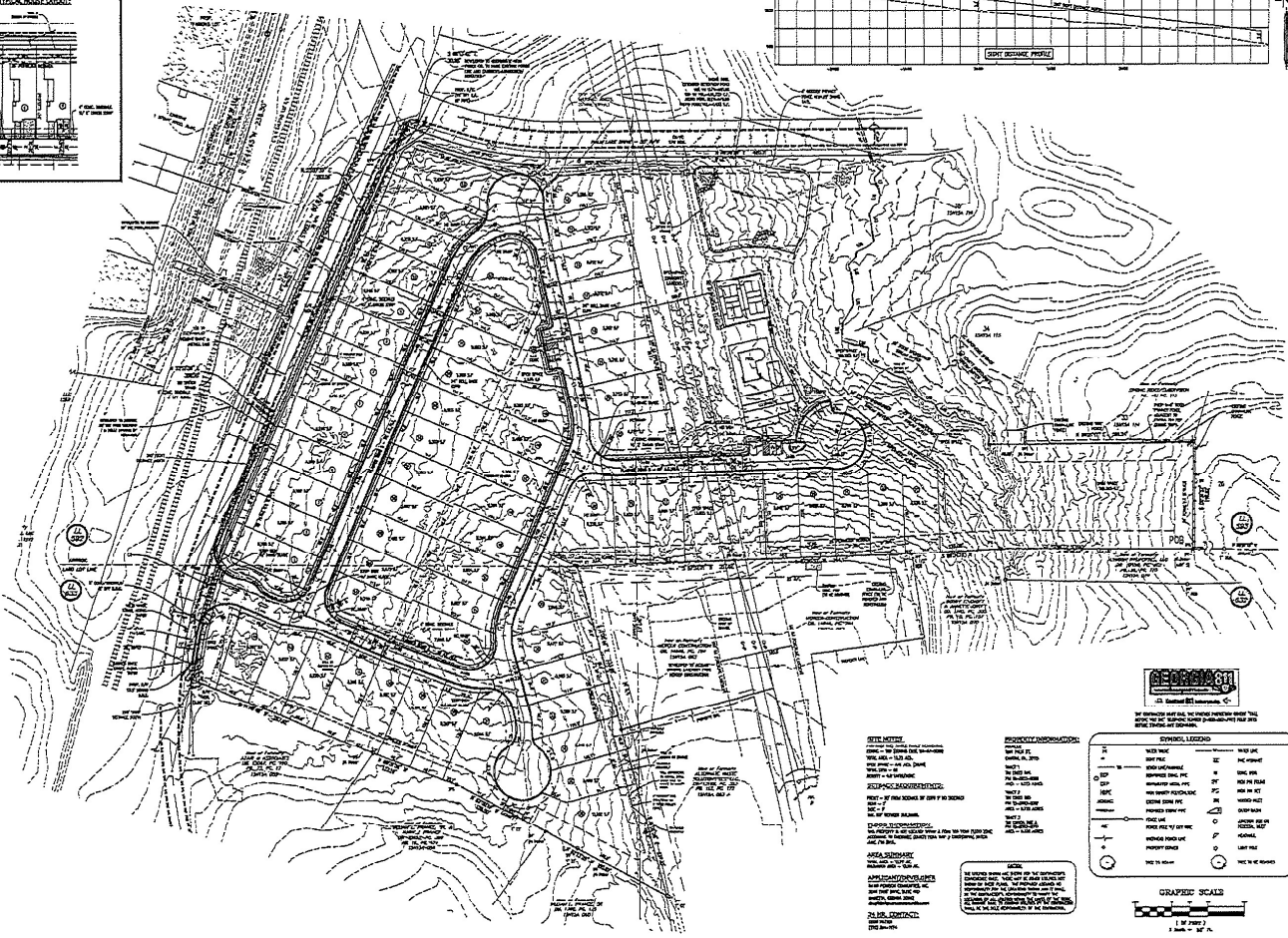


FREY LAND PLANNING
 SITE DESIGN & CONSTRUCTION CONSULTING
 1111 14TH AVE. S.W. SUITE 100
 SEASIDE, CA 94062-3000
 (415) 453-1111

IDLE TOWN
 LAYOUT PLAN, 1/4 SECTION 10, T12N, R12E, S12E, AL
 1/4 SECTION 10, T12N, R12E, S12E, AL
 1/4 SECTION 10, T12N, R12E, S12E, AL

NO.	DATE	DESCRIPTION
1	1/1/00	PRELIMINARY LAYOUT
2	2/1/00	REVISED LAYOUT
3	3/1/00	FINAL LAYOUT

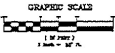
DATE: 1/1/00
 SCALE: 1" = 40'
 PROJECT NO.:
 SHEET NO.: 3.0



NOTE:
 1. ALL DIMENSIONS ARE IN FEET.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.

PROPERTY INFORMATION:
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 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
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SYMBOL	DESCRIPTION
1	1. ALL DIMENSIONS ARE IN FEET.
2	2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
3	3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
4	4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
5	5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.



REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 15.72+/- acres, identified as tax parcels 094 and 095 of tax plat 15N15 and tax parcel 082A of tax plat 15N15A, Land Lots 592, 593, and 633 of the 15th District of Cherokee County, from LI, Light Industrial and R-20, Single Family Residential to TND, Traditional Neighborhood Development; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by Manor Restorations, LLC, requesting rezoning in the City of Holly Springs, Georgia, concerning 15.72+/- acres, identified as tax parcels 094 and 095 of tax plat 15N15 and tax parcel 082A of tax plat 15N15A, Land Lots 592, 593, and 633 of the 15th District of Cherokee County, from LI, Light Industrial and R-20, Single Family Residential to TND, Traditional Neighborhood Development; and

WHEREAS, after balancing the interest of the community in promoting public health, safety, morality, or general welfare against the right of the property owner to unrestricted use of the property,

The Council of the City of Holly Springs hereby ordains that:

Section 1

The application for rezoning in the City of Holly Springs, concerning 15.72+/- acres, identified as tax parcels 094 and 095 of tax plat 15N15 and tax parcel 082A of tax plat 15N15A, Land Lots 592, 593, and 633 of the 15th District of Cherokee County, is hereby rezoned from LI, Light Industrial and R-20, Single Family Residential to TND, Traditional Neighborhood Development; and

Section 2

The approval of this application has the following stipulations attached:

1. A master association shall be formed which shall include all component parts of the project. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, signage, private infrastructure, detention area, mail kiosk, amenity areas, common areas, open space areas, other common recreational areas, and all landscaping and plantings contained within the community.
2. The master association to be formed hereunder shall have architectural design regulations which shall control and coordinate all principal and accessory buildings within the project, as well as items such as project entrance signage, signage for individual units, signage within amenity areas, private infrastructure including detention, common areas, mail kiosk, landscaping, open space areas, other common recreational areas and the like to protect and maintain the quality and integrity of the development. The yard areas around each unit shall be fully sodded/landscaped and maintained by the mandatory homeowner's association.
3. All restrictive covenants and association documents shall be submitted for review by the Community Development Director prior to final plat approval. Covenants shall contain

rules and regulations applicable to the proposed residential community, including notification/acknowledgement of adjacent, existing Light Industrial property and use.

4. Development shall comply substantially with the conceptual plan as submitted and entitled, "REZONING CONCEPTUAL PLAN FOR IDLE TOWNE", dated 11-2-2020 with revision date of 10-18-21.
5. All units within the proposed community shall be "for sale" units. The Declaration of Restrictive Covenants shall restrict the number of units which can be leased at any one time to no more than ten percent.
6. Density shall be limited to a maximum density of 4.0 units per acre, or a maximum of 63 fee simple single-family residential detached dwelling units.
7. The architectural style, composition and design of the homes shall be constructed with high quality, blended building materials and the exterior facade shall consist of brick, stone, stacked stone, cedar shake type and/or Hardi-plank and combinations thereof, one of which must be brick or stone, and follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts. No vinyl materials shall be used on the exterior of the town homes. The minimum heated floor area shall be 1,700 square feet.
8. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the master association.
9. The garage door shall be setback a minimum of 20 feet from the back of the sidewalk.
10. Signage at the entrance point shall be ground based, monument style, in compliance with Article 10, Signs and Outdoor Advertising and shall complement the high quality, architectural vision and style of the proposed homes. The entrance areas shall be professionally designed, landscaped, and maintained.
11. Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
12. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding open space, recreation areas, and landscaping. The development shall provide a minimum of 20 percent of the site as open space/recreational use and will provide a community amenity area to include pool, clubhouse, fire pit and community garden.
13. Resident and guest parking provisions shall be provided per City Code to eliminate the potential for on street parking within the community.
14. 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".
15. Development shall contain private streets, twenty-four (24) feet in width, from back-of-curb to back-of-curb and shall be gated. Internal sidewalks within the development shall be installed as noted on the conceptual plan as submitted and entitled, "REZONING

CONCEPTUAL PLAN FOR IDLE TOWNE”, dated 11-2-2020 with revision date of 10-18-21; however, sidewalks shall not be required in any areas in which the sidewalk conflicts with any guest parking requirements.

16. Sidewalks, decorative street lamps, and curb and gutter, shall be installed along the road frontage of Palm Street, as applicable, and shall conform to the design of the Holly Springs LCI Project 0008961, Pedestrian Improvements, as well as, the requirements of the Holly Springs Parkway District, as stated in Article 19, Design Guidelines for Model Zoning District.
17. All construction and employee vehicles and equipment will be parked, and otherwise located, on the property during development of infrastructure and construction of residences and shall not be parked on or along Palm Street or Palm Lake Drive. There will be no stacking of vehicles along any roadway waiting for entry onto the property.
18. Development and construction hours for the proposed project shall comply with City of Holly Springs Noise Ordinance provisions including no work on Sundays.
19. To the extent blasting is required on the Site, any blasting will be performed only on Monday-Friday between the hours of 9:00 a.m. and 3:00 p.m. and a 24-hour notice must be given in writing to any occupied residence within 1000 feet of the Site.
20. All setbacks, landscape and buffer areas may be penetrated for purposes of access, utilities and stormwater management; including, but not limited to, drainage and detention facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed areas, including areas shown as perimeter setbacks on the conceptual zoning plan, shall be restored with comparable plantings as allowed by the City of Holly Springs or any utility provider. Developer, along with the City Arborist's approval, shall ensure that the screening in the buffer area is adequate to provide appropriate screening in compliance with Article 9, Buffer Requirements of the Holly Springs Zoning Ordinance. Encroachment into any stream buffer shall follow the procedures of the City of Holly Springs Stream Buffer Ordinance and the City of Holly Springs Zoning Ordinance.
21. The development shall provide a minimum of 20 percent of the site as open space/recreational use and will provide a community amenity area to include pool, clubhouse, fire pit and community garden.
22. Developer shall explore the option of directing the stormwater overflow to the new existing drainage system on Palm Street, subject to all local, state, and federal laws with the approval of the City Engineer.
23. All utilities servicing the residences within the proposed community shall be located underground.
24. As requested by the Cherokee County School District, the developer shall provide a School Mitigation Fee of \$471 per unit constructed and such fee shall be paid prior to the issuance of each building permit.
25. A privacy fence, 6-8 feet in height, shall be installed along the common property line between the development and parcel 15N15A 114.

Section 3

This ordinance shall become effective October 18, 2021, upon approval by Mayor and City Council.

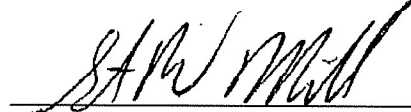
Section 4

The Community Development Director of the City of Holly Springs, Georgia, is hereby instructed to make any and all appropriate changes to the Official Zoning Map of Holly Springs, necessitated by the action described in Section 1 above; however, said changes to the Official Zoning Map of Holly Springs are effective concurrent with the effective date identified in Section 3 above, whether or not they have been physically made and represented.

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Adopted the 18th day of October, 2021, by the Mayor and City Council of the City of Holly Springs, Georgia.

CITY OF HOLLY SPRINGS



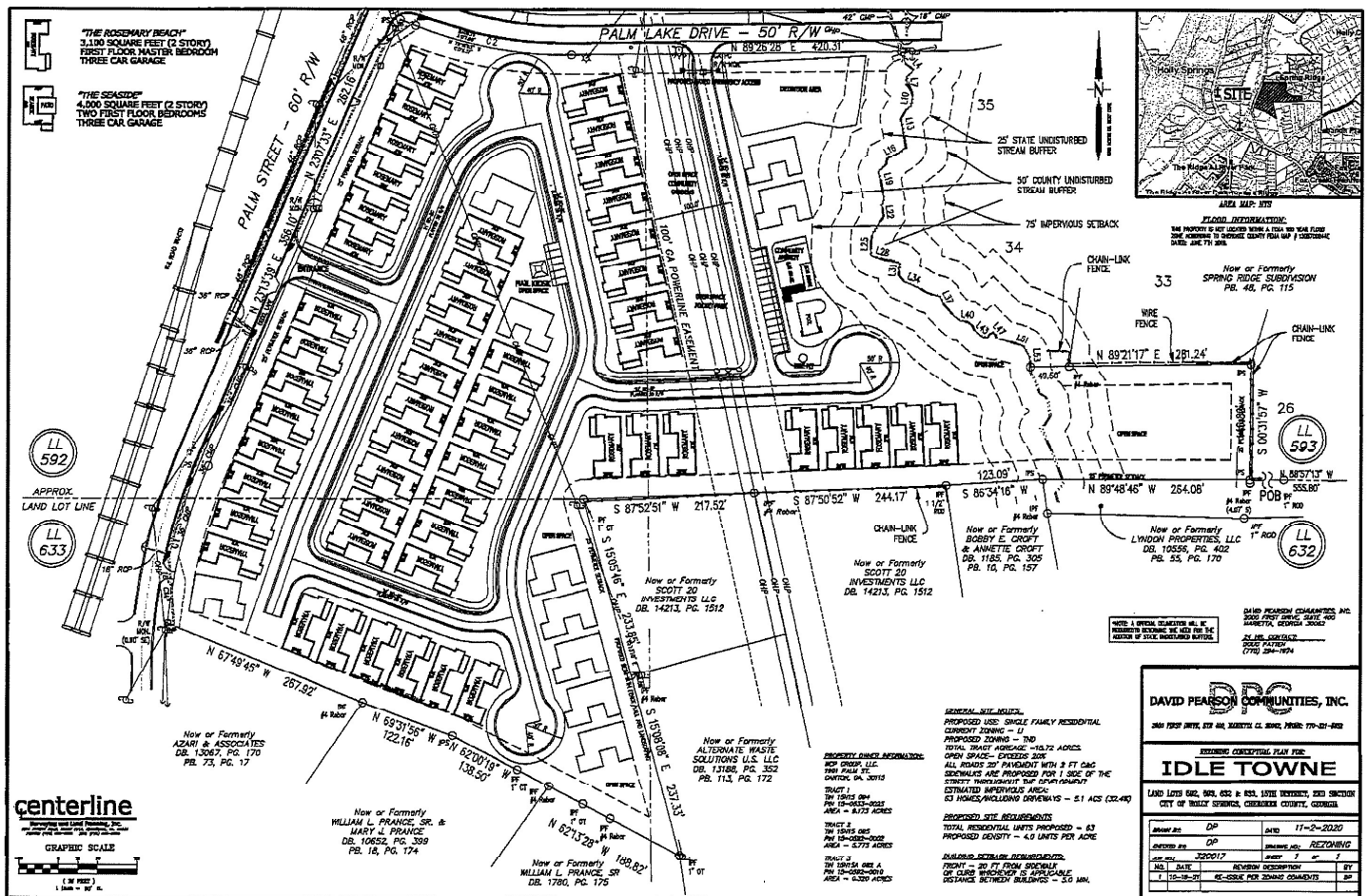
Steven W. Miller, Mayor

Attest:



Karen Norred, City Clerk
(Seal)





**City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
August 14, 2025**

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

Commission Members Not Present: None.

Elected Officials Present: None.

Staff Present: Community Development Director Nancy Moon, Laura Rollins with the City Attorney's Office, Captain Casey Barton, 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 Adams read the public hearing rules.

III. OLD BUSINESS/PUBLIC HEARING

None.

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.

Community Development Director Nancy Moon addressed the Commission and said that the lot is in the Sagebrooke Subdivision. Ms. Moon stated that the lot is an odd shaped lot and the driveway location is constrained by a catch basin that is to be converted to a drop inlet. Ms. Moon said that the variance is requested to fit the house on the lot by allowing a street side setback of 17.2' instead of the required 20', and a rear setback of 11.3' instead of the required 20'. Ms. Moon said that the house backs up to green space, so no other homes will be impacted.

The applicant did not speak.

Chairman Dekker made a motion to approve. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- 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.

Community Development Director Nancy Moon told the Commission that the City Council requested that more restrictions be made to the ordinance. Ms. Moon said that the revision to the ordinance would treat all shops and stores that sell hemp and THC products the same, whether the establishment is a smoke/vape store, or a store that has the products as ancillary items. Ms. Moon added that upon the City Council's approval, any store that wanted to sell hemp and THC products would have to file for a conditional use permit; however, stores that have existing inventory will have until the end of September to sell them.

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

C. July 10, 2025 Planning and Zoning Public Hearing Meeting minutes.

Commission Member Norris made a motion to approve the minutes. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

D. July 24, 2025 Planning and Zoning Public Hearing Meeting minutes.

Chairman Dekker made a motion to approve the minutes. Commission Member Adams seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

V. REPORTS/COMMENTS

No reports or comments were given.

VI. ADJOURNMENT

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

Respectfully submitted.

Adrian Dekker, Chairman

Attest:

Tracey Chambers
Community Development Coordinator