

**City of Holly Springs**  
**Planning and Zoning Commission Meeting Minutes**  
**January 25, 2024**

**Commission Members Present:** Chris Adams, Adrian Dekker (C), Mike Grayeski (VC), Eric Huminski, and Andy Norris

**Staff and Elected Officials 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 call the meeting to order at approximately 7:00 PM.

**II. Roll Call**

All Commissioners Present

**III. Discussion**

- (1) **CUP-01-2024**, applicant Yaseen Alnuzaili requests a conditional use permit for a CBD and/or Tobacco Specialty Store for property located at 2210 Holly Springs Parkway, Holly Springs, GA, tax parcel 038 of tax plat 15N14
- (2) **CUP-02-2024**, applicant Israel Ortega Grippa requests a conditional use permit for an Equipment Repair Establishment for property located at 2271 Holly Springs Parkway, Holly Springs, GA, tax parcel 026A of tax plat 15N14C
- (3) **CUP-03-2024**, applicant Paola Bates requests a conditional use permit for a CBD and/or Tobacco Specialty Store for property located at 2210 Holly Springs Parkway, Holly Springs, GA, tax parcel 038 of tax plat 15N14

Community Development Director Nancy Moon discussed cases CUP-01-2024 and CUP-03-2024 together with the Commission. Ms. Moon explained that CUP-01-2024 is an existing smoke shop that is now requesting to sell CBD items which does require a conditional use permit. Ms. Moon stated that CUP-03-2024 is a new business that considers itself to be a medical CBD establishment that also requires a conditional use permit. Ms. Moon spoke about the location of each case and the surrounding area.

Audrey Conley with the City Attorney's office addressed any further questions and concerns that the Commission had with the two cases.

Ms. Moon spoke regarding case CUP-02-2024 reminding the Commission that the applicant had previously been granted a CUP for a different location within the city to have his small engine repair business. Ms. Moon informed the Commission of the new location that the applicant is requesting this CUP for the same small engine repair business and discussed the type of equipment that is used in the applicant's business.

**IV. Announcements from Staff**

No announcements from Staff

**V. Items from Commission Members**

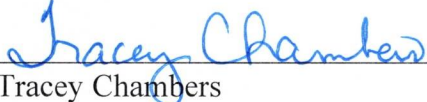
No items from Commission Members

**VI. Adjournment**

Vice Chairman Grayeski motioned to adjourn. Commissioner Adams seconded the motion. Motion carried 5-0.

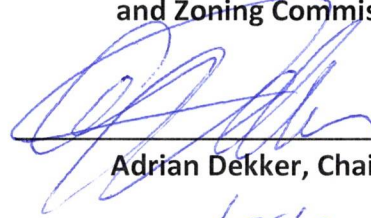
Respectfully Submitted.

Attest:

  
Tracey Chambers

Community Development Coordinator

Approved and Adopted by the Planning  
and Zoning Commission



Adrian Dekker, Chairman

  
Date