



Planning and Zoning Commission Work Session

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, October 23, 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. **MA-08-2025**, applicant EC New Vision Georgia, LLC requests rezoning of 3.97 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 238 of tax plat 15N14, from LI, Light Industrial, to TND, Traditional Neighborhood Development.
- B. **CUP-02-2025**, applicant, Akbar Bhayani, requests a conditional use permit for a CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 727 Hickory Road, Holly Springs, GA, tax parcel 245 of tax plat 15N14.
- C. **CUP-03-2025**, applicant, Prayog Inc., requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 2240 Holly Springs Parkway, Suite A, Holly Springs, GA, tax parcel 097H of tax plat 15N14.
- D. **CUP-04-2025**, applicant, James M. O'ourke, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 5335 Holly Springs Parkway, Suite 103, Holly Springs, GA, tax parcel 081 of tax plat 15N15A.
- E. **CUP-05-2025**, applicants, Steven Hershey and Jacob Menard, request a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty for property located at 6115 Hickory Flat Highway, Suite 104, Holly Springs, GA, tax parcel 155F of tax plat 15N26.
- F. **CUP-06-2025**, applicant, Dennie Blackburn, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 2200 Holly Springs Parkway, Holly Springs, GA, tax parcel 301 of tax plat 15N14.
- G. **CUP-07-2025**, applicant, Jonathan Davis, requests a conditional use permit for a CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 6244 Holly Springs Parkway, Suite A, Holly Springs, GA, tax parcel 106E of tax plat 15N16.

- H. **CUP-08-2025**, applicant, Tanisha Damani, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty for property located at 2619 Holly Springs Parkway, Holly Springs, GA, tax parcel 001 of tax plat 93N00.

V. REPORTS/COMMENTS

VI. ADJOURNMENT