



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

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: October 23, 2025

AGENDA ITEM: 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.

EXECUTIVE SUMMARY:

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. This property is the site of the Thomas Concrete Plant and is currently zoned LI, Light Industrial. The applicant is proposing to rezone the site to TND for the development of a single-family residential subdivision consisting of 17 units with a density of 4.28 units per acre. This property is adjacent to the Courtyards at Redbud Lane, constructed by the same developer.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Site Plan

RECOMMENDATION:

N/A

CONCURRENCES:

N/A

MA-08-2025 Location Map

— Railroad

Zoning 2025

ZONING

AG- Agricultural

R-80- Estate Residential

R-40- Single Family
Residential Estate

R-20- Single Family
Residential

RD-20- Single Family and
Duplex

RD-3- Single Family
Residential

PUD- Planned Unit
Development

TND- Traditional
Neighborhood
Development

PDR- Planned
Development Residential

HDMFR- High Density
Multi-Family Residential

GC- General Commercial

NC- Neighborhood
Commercial

OI- Office Institutional

GV- Governmental

LI- Light Industrial

MXD- Mixed Use Overlay

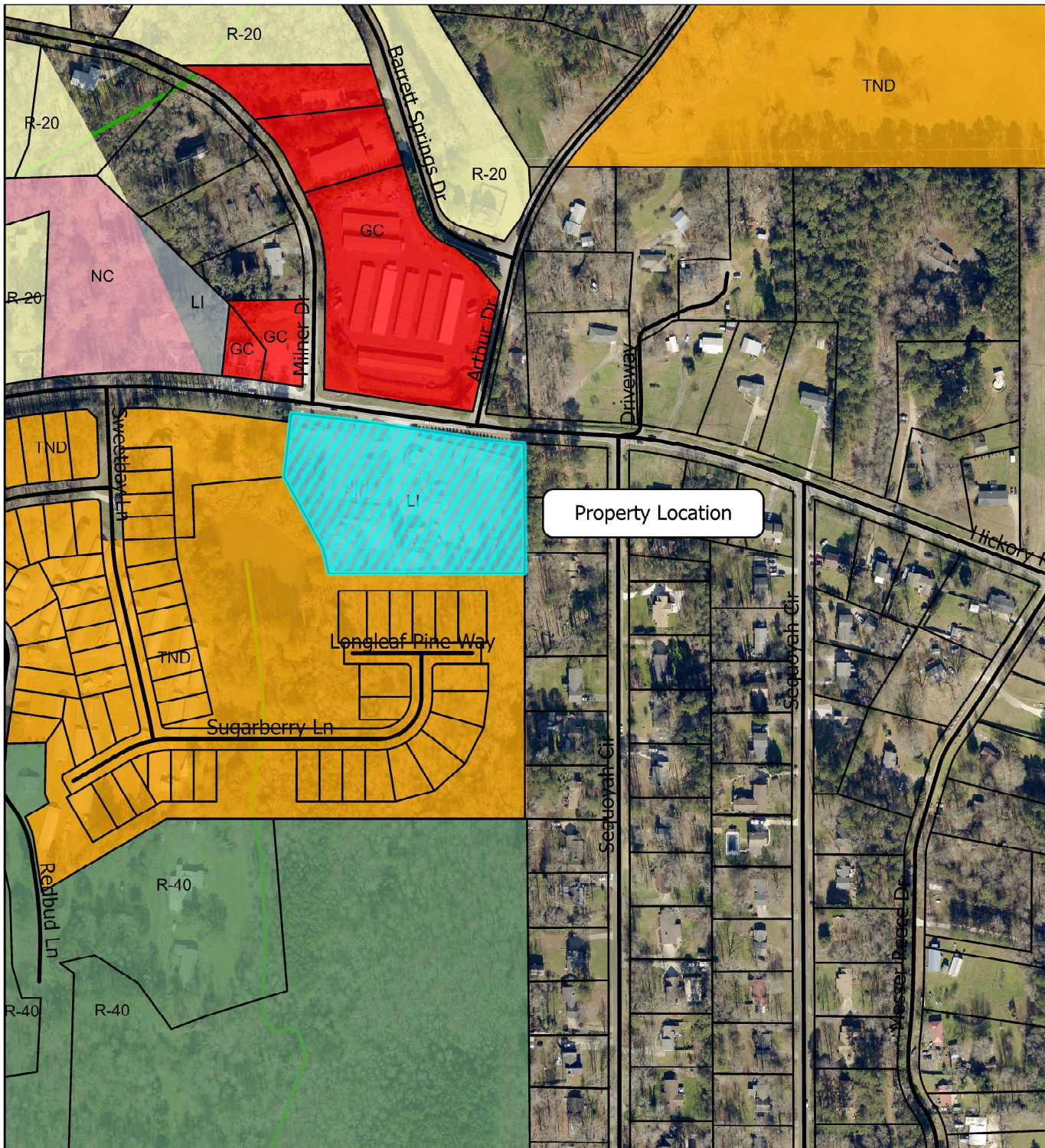
Parcels_Oct 2025

Streets_Oct 2025

Streets_Oct 2025



Property Location



ITEM REPORT

AGENDA ITEM NUMBER: IV.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: October 23, 2025

AGENDA ITEM: 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.

EXECUTIVE SUMMARY:

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. This established business is an ancillary use within the Hickory Market. With the recent changes in state law and the most recent amendment to the zoning ordinance regarding these types of establishments, the City Council did not grandfather the sale of any THC or hemp products. This application is to add the sale of THC to their existing business license.

FISCAL IMPACT:

N/A

ATTACHMENTS:

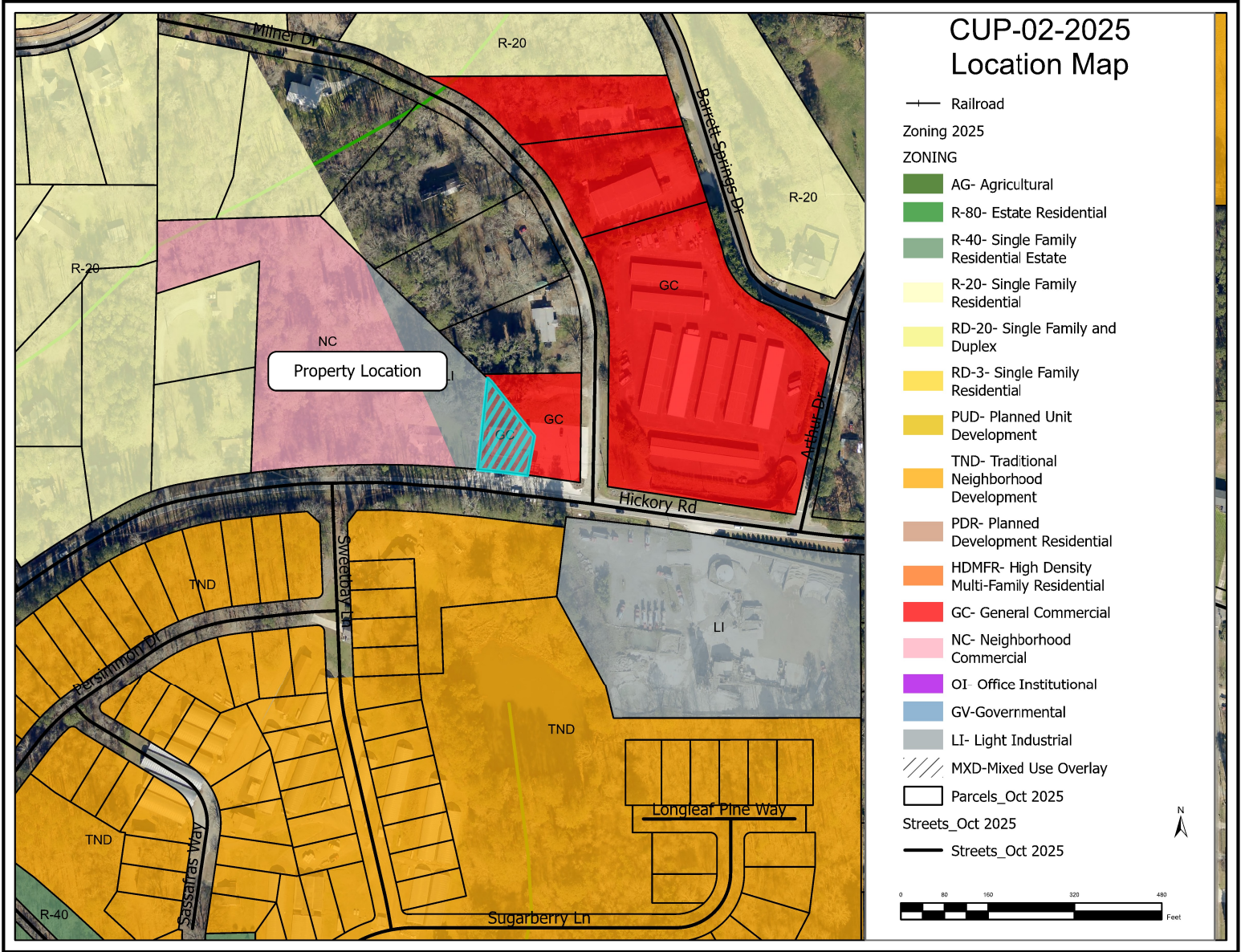
1. Location Map

RECOMMENDATION:

N/A

CONCURRENCES:

N/A



ITEM REPORT

AGENDA ITEM NUMBER: IV.C.



FROM: Nancy Moon, Community Development Director

MEETING DATE: October 23, 2025

AGENDA ITEM: 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.

EXECUTIVE SUMMARY:

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. This established business is an ancillary use within PJ's Hop-In. With the recent changes in state law and the most recent amendment to the zoning ordinance regarding these types of establishments, the City Council did not grandfather the sale of any THC or hemp products. This application is to add the sale of Hemp and THC to their existing business license.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map

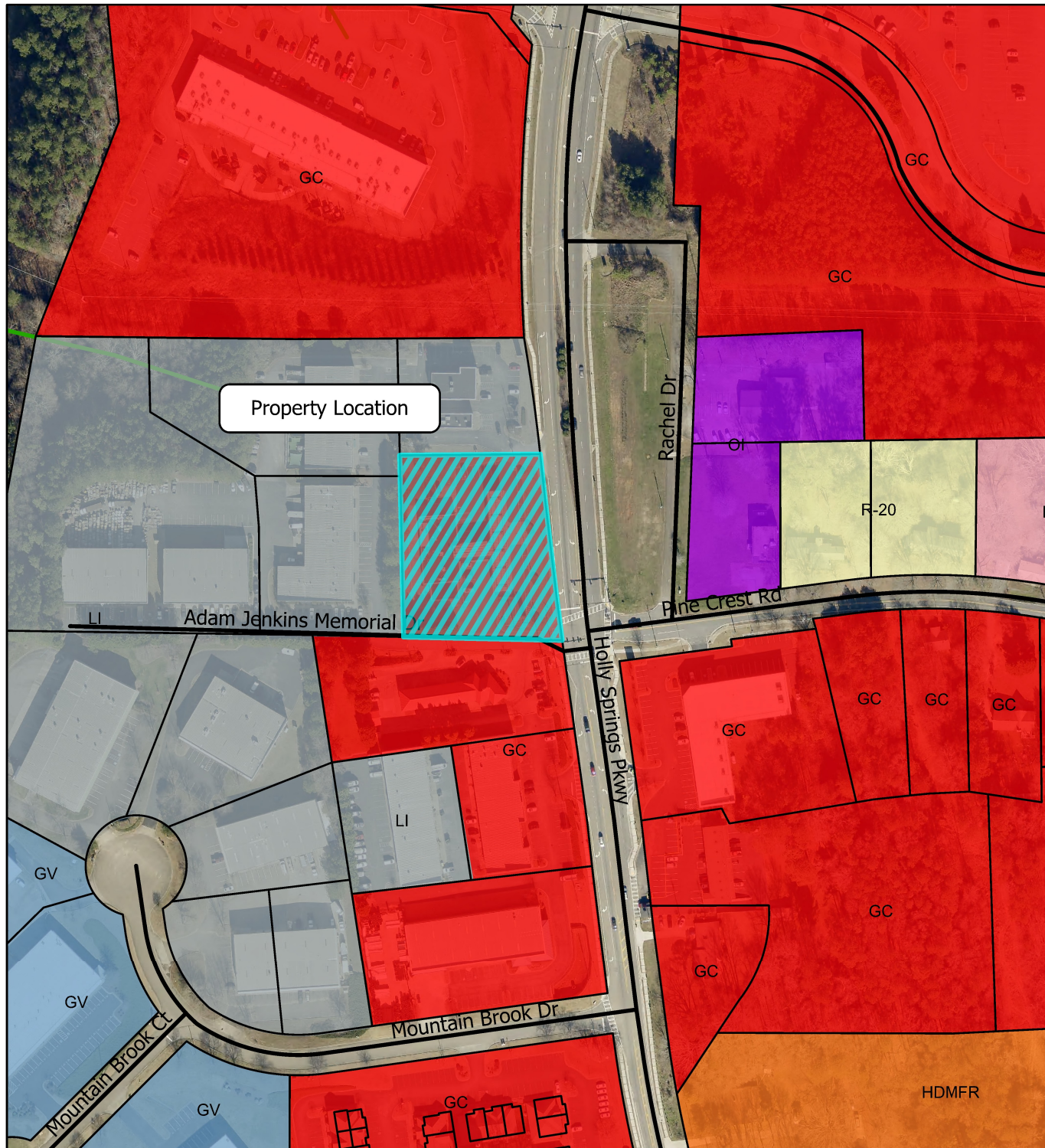
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

CUP-03-2025 Location Map



—+— Railroad

Zoning 2025

ZONING

AG- Agricultural

R-80- Estate Residential

R-40- Single Family
Residential Estate

R-20- Single Family
Residential

RD-20- Single Family and
Duplex

RD-3- Single Family
Residential

PUD- Planned Unit
Development

TND- Traditional
Neighborhood
Development

PDR- Planned
Development Residential

HDMFR- High Density
Multi-Family Residential

GC- General Commercial

NC- Neighborhood
Commercial

OI- Office Institutional

GV-Governmental

LI- Light Industrial

MXD-Mixed Use Overlay

Parcels_Oct 2025

Streets_Oct 2025

Streets_Oct 2025



ITEM REPORT

AGENDA ITEM NUMBER: IV.D.



FROM: Nancy Moon, Community Development Director

MEETING DATE: October 23, 2025

AGENDA ITEM: 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.

EXECUTIVE SUMMARY:

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. This established business is a primary use under the business name of Ole 5 Vapor. With the recent changes in state law and the most recent amendment to the zoning ordinance regarding these types of establishments, the City Council did not grandfather the sale of any THC or hemp products. This application is to add the sale of Hemp and THC to their existing business license.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map

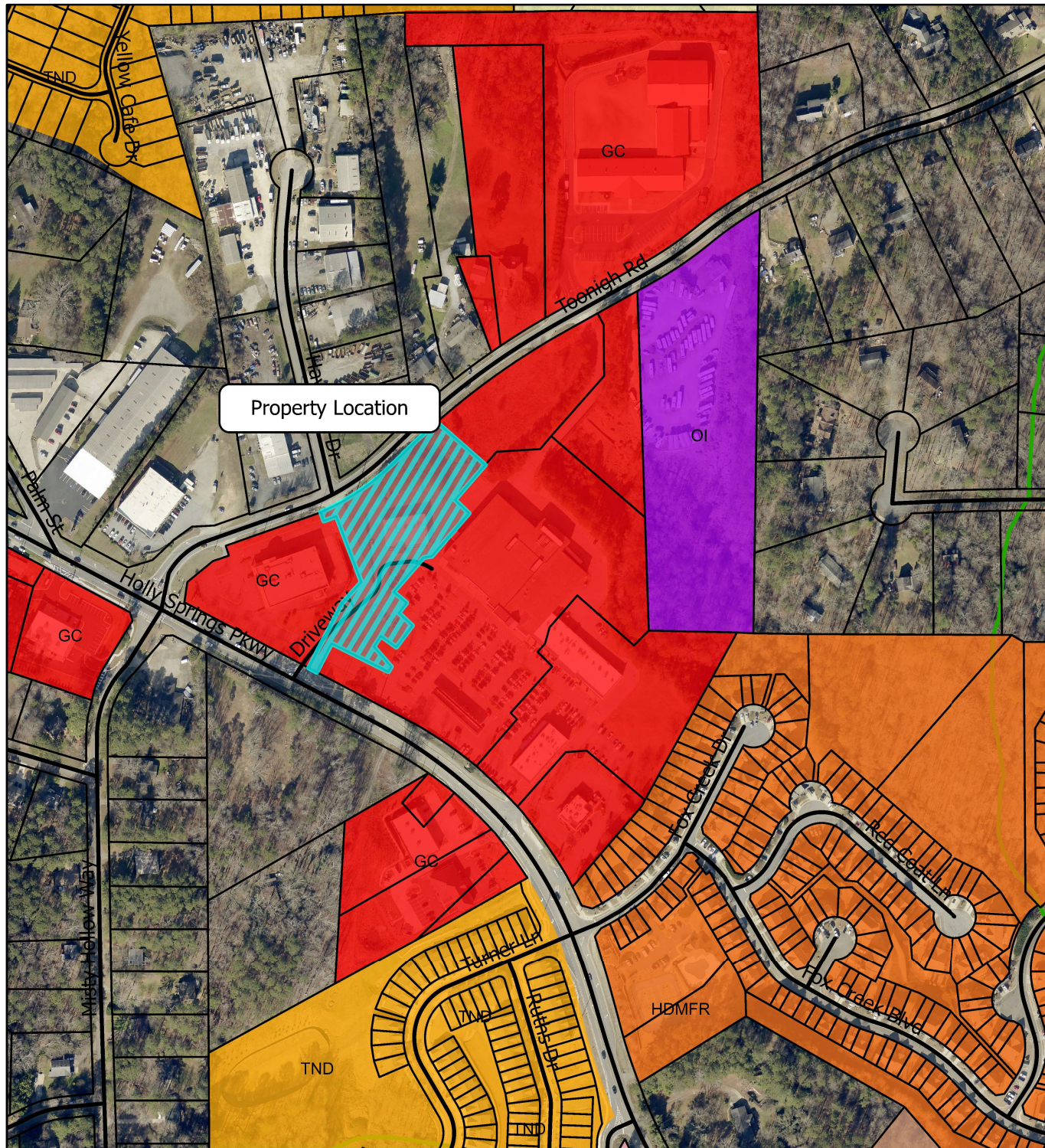
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

CUP-04-2025 Location Map



— Railroad

Zoning 2025

ZONING

AG- Agricultural

R-80- Estate Residential

R-40- Single Family
Residential Estate

R-20- Single Family
Residential

RD-20- Single Family and
Duplex

RD-3- Single Family
Residential

PUD- Planned Unit
Development

TND- Traditional
Neighborhood
Development

PDR- Planned
Development Residential

HDMFR- High Density
Multi-Family Residential

GC- General Commercial

NC- Neighborhood
Commercial

OI- Office Institutional

GV- Governmental

LI- Light Industrial

MXD- Mixed Use Overlay

Parcels_Oct 2025

Streets_Oct 2025

Streets_Oct 2025



ITEM REPORT

AGENDA ITEM NUMBER: IV.E.



FROM: Nancy Moon, Community Development Director

MEETING DATE: October 23, 2025

AGENDA ITEM: 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.

EXECUTIVE SUMMARY:

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. This established business is a primary use under the business name of Maximum Vapor. With the recent changes in state law and the most recent amendment to the zoning ordinance regarding these types of establishments, the City Council did not grandfather the sale of any THC or hemp products. This application is to add the sale of Hemp and THC to their existing business license.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map

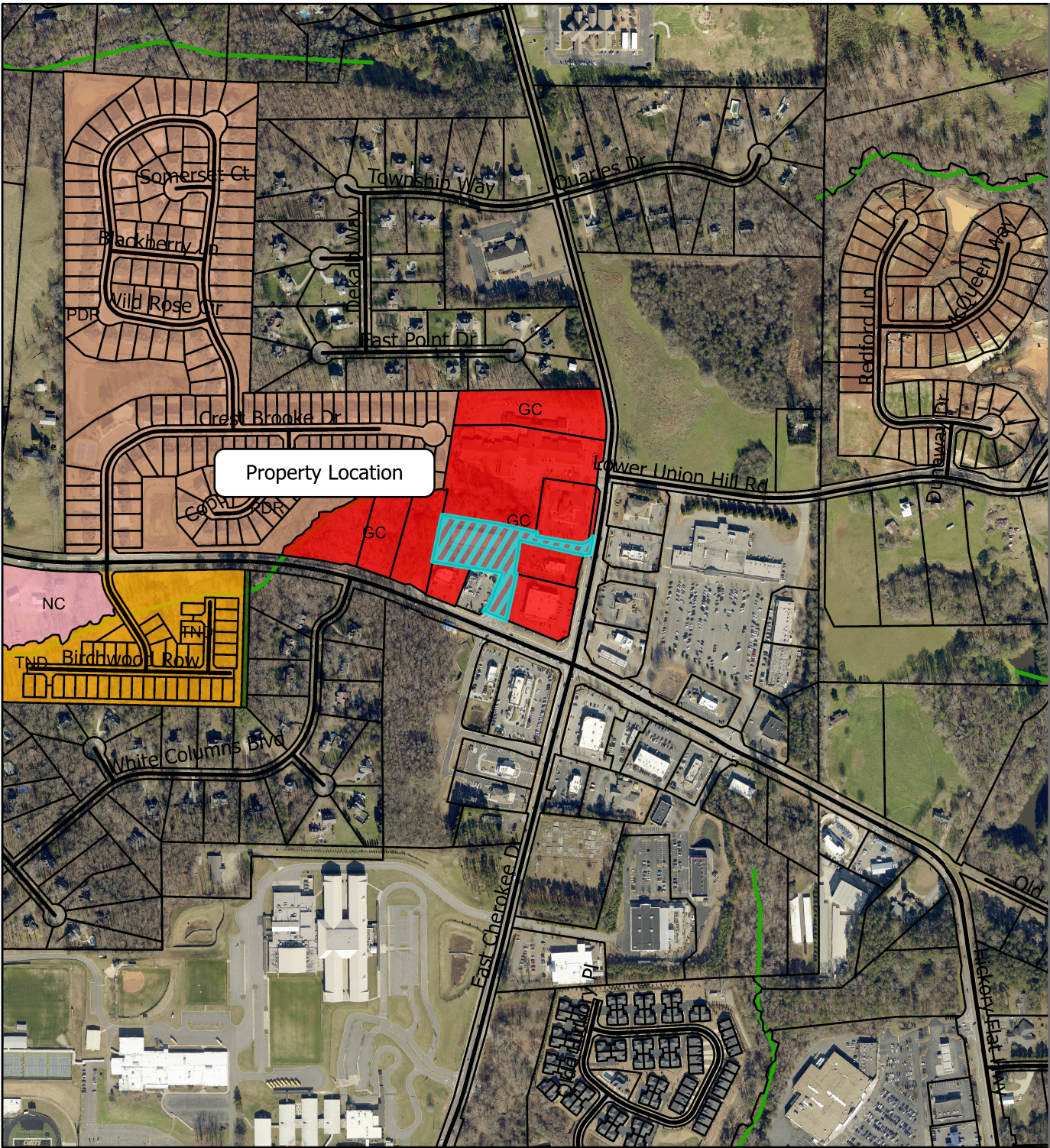
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

CUP-05-2025 Location Map



- +— Railroad
- Zoning 2025
- ZONING
- AG- Agricultural
 - R-80- Estate Residential
 - R-40- Single Family Residential Estate
 - R-20- Single Family Residential
 - RD-20- Single Family and Duplex
 - RD-3- Single Family Residential
 - PUD- Planned Unit Development
 - TND- Traditional Neighborhood Development
 - PDR- Planned Development Residential
 - HDMFR- High Density Multi-Family Residential
 - GC- General Commercial
 - NC- Neighborhood Commercial
 - OI- Office Institutional
 - GV- Governmental
 - LI- Light Industrial
 - MXD- Mixed Use Overlay
 - Parcels_Oct 2025
 - Streets_Oct 2025



ITEM REPORT

AGENDA ITEM NUMBER: IV.F.



FROM: Nancy Moon, Community Development Director

MEETING DATE: October 23, 2025

AGENDA ITEM: 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.

EXECUTIVE SUMMARY:

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. This established business is an ancillary use within Walmart. With the recent changes in state law and the most recent amendment to the zoning ordinance regarding these types of establishments, the City Council did not grandfather the sale of any THC or hemp products. This application is to add the sale of Hemp to their existing business license.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map

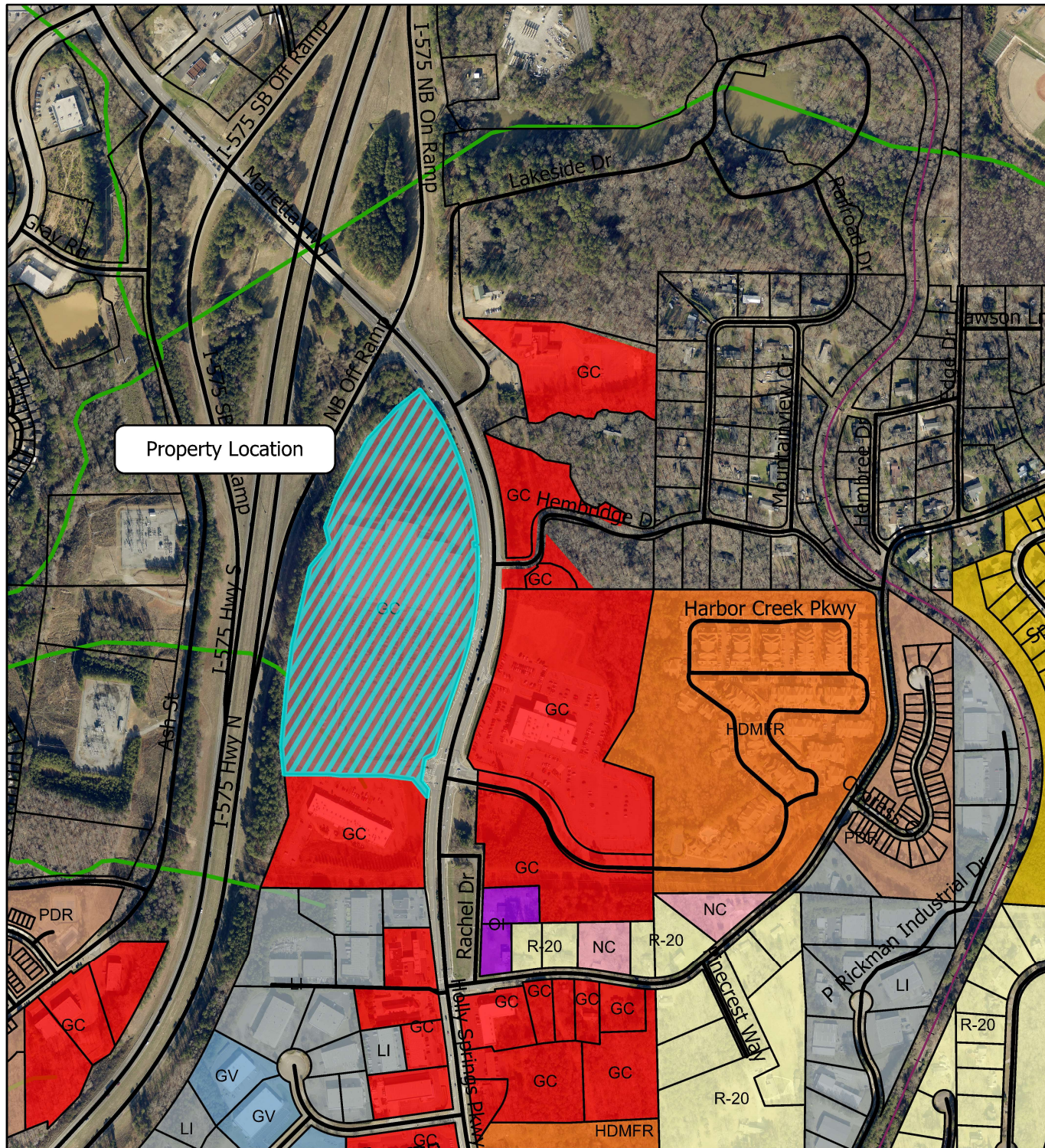
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

CUP-06-2025 Location Map



—+— Railroad

Zoning 2025

ZONING

AG- Agricultural

R-80- Estate Residential

R-40- Single Family
Residential Estate

R-20- Single Family
Residential

RD-20- Single Family and
Duplex

RD-3- Single Family
Residential

PUD- Planned Unit
Development

TND- Traditional
Neighborhood
Development

PDR- Planned
Development Residential

HDMFR- High Density
Multi-Family Residential

GC- General Commercial

NC- Neighborhood
Commercial

OI- Office Institutional

GV- Governmental

LI- Light Industrial

MXD- Mixed Use Overlay

Parcels_Oct 2025

Streets_Oct 2025

Streets_Oct 2025



ITEM REPORT

AGENDA ITEM NUMBER: IV.G.



FROM: Nancy Moon, Community Development Director

MEETING DATE: October 23, 2025

AGENDA ITEM: 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.

EXECUTIVE SUMMARY:

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. This established business is a primary use operating under the business name of Delta Depot. With the recent changes in state law and the most recent amendment to the zoning ordinance regarding these types of establishments, the City Council did not grandfather the sale of any THC or hemp products. This application is to add the sale of Hemp and THC to their existing business license.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map

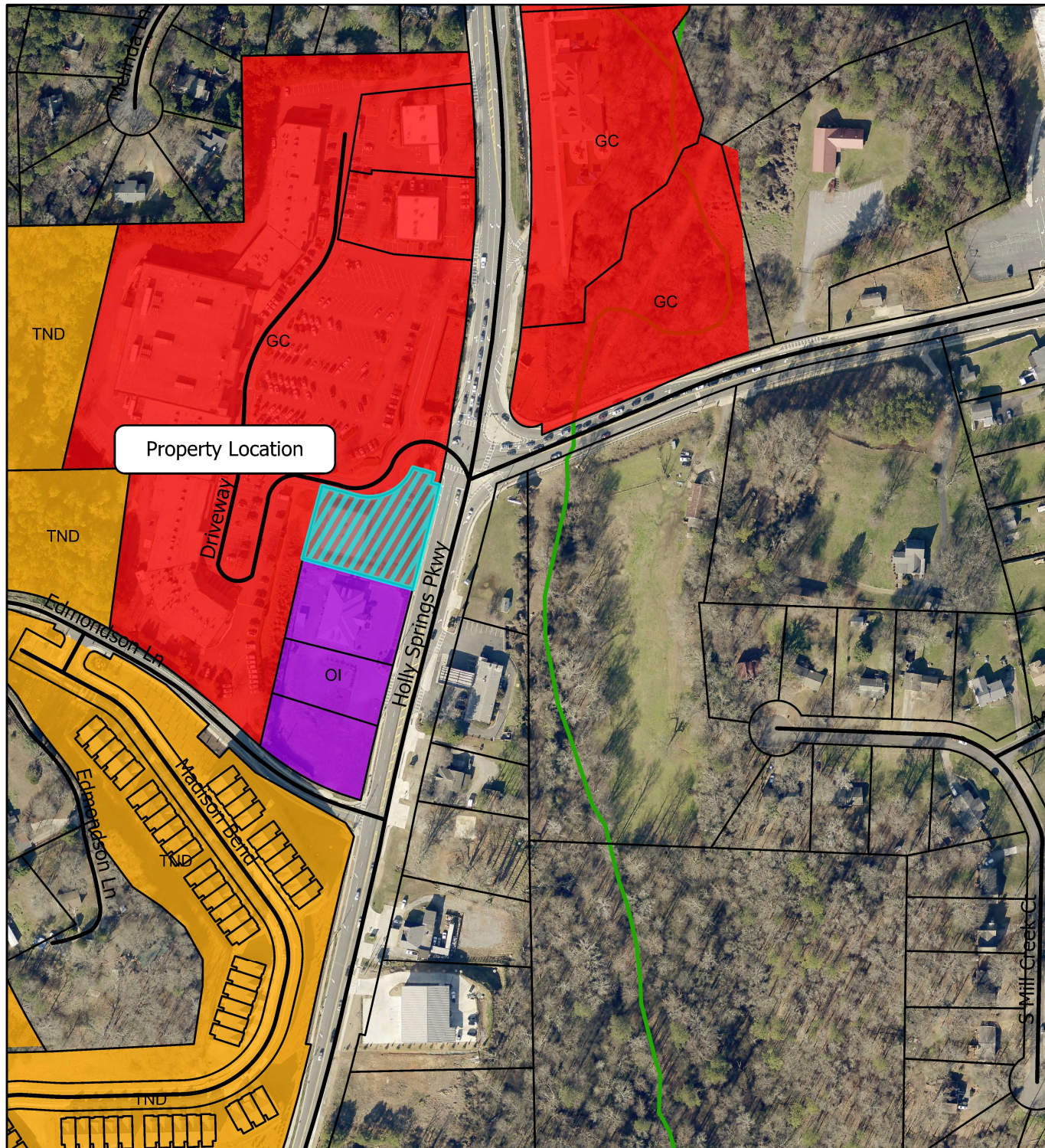
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

CUP-07-2025 Location Map



—+— Railroad

Zoning 2025

ZONING

AG- Agricultural

R-80- Estate Residential

R-40- Single Family
Residential Estate

R-20- Single Family
Residential

RD-20- Single Family and
Duplex

RD-3- Single Family
Residential

PUD- Planned Unit
Development

TND- Traditional
Neighborhood
Development

PDR- Planned
Development Residential

HDMFR- High Density
Multi-Family Residential

GC- General Commercial

NC- Neighborhood
Commercial

OI- Office Institutional

GV- Governmental

LI- Light Industrial

MXD- Mixed Use Overlay

Parcels_Oct 2025

Streets_Oct 2025

Streets_Oct 2025



ITEM REPORT

AGENDA ITEM NUMBER: IV.H.



FROM: Nancy Moon, Community Development Director

MEETING DATE: October 23, 2025

AGENDA ITEM: 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.

EXECUTIVE SUMMARY:

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. This established business is an ancillary use within the Holly Kwick Mart. With the recent changes in state law and the most recent amendment to the zoning ordinance regarding these types of establishments, the City Council did not grandfather the sale of any THC or hemp products. This application is to add the sale of Hemp and THC to their existing business license.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map

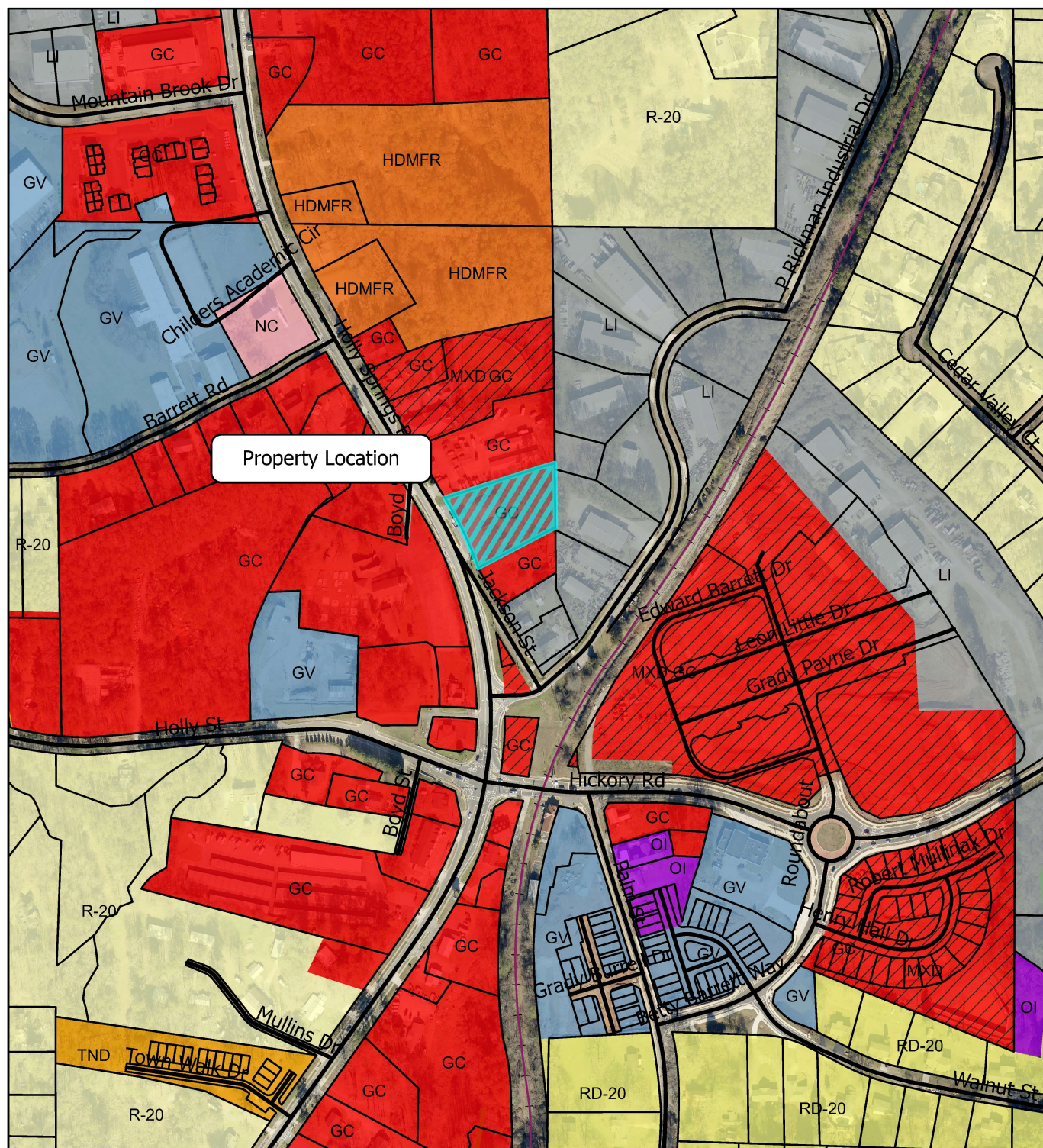
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

CUP-08-2025 Location Map



—+— Railroad

Zoning 2025

ZONING

AG- Agricultural

R-80- Estate Residential

R-40- Single Family
Residential Estate

R-20- Single Family
Residential

RD-20- Single Family and
Duplex

RD-3- Single Family
Residential

PUD- Planned Unit
Development

TND- Traditional
Neighborhood
Development

PDR- Planned
Development Residential

HDMFR- High Density
Multi-Family Residential

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OI- Office Institutional

GV-Governmental

LI- Light Industrial

MXD-Mixed Use Overlay

Parcels_Oct 2025

Streets_Oct 2025

Streets_Oct 2025

