

City of Holly Springs
Planning and Zoning Commission Work Session Minutes
October 23, 2025

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

Commission Members Not Present: Commission Member Andy Norris.

Elected Officials Present: None.

Staff Present: City Manager Robert H. Logan, Community Development Director Nancy Moon, Laura Rollins with the City Attorney's Office, Captain Jeff Lance and Community Development Coordinator Tracey Chambers.

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Meeting to order.

II. WORK SESSION GUIDELINES

Chairman Dekker read the work session guidelines.

III. OLD BUSINESS

None.

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.

Community Development Director Nancy Moon told the Commission that developer EC New Vision is purchasing the Thomas Concrete business off of Hickory Road. Ms. Moon said that the developer is proposing to build 17 detached units to join the Courtyards of Red Bud neighborhood.

- 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.

Community Development Director Nancy Moon informed the Commission that this establishment has applied for a conditional use permit to allow the sale of CBD, Hemp, and THC in addition to tobacco. Ms. Moon said that the recent ordinance that was approved by the City Council requires an approved conditional use permit to allow these items to be sold in the City. Ms. Moon also stated that the November 13th agenda packet will contain a chart that reflects the distances between the stores.

- 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.

Community Development Director Nancy Moon informed the Commission that this establishment has applied for a conditional use permit to allow the sale of CBD, Hemp, and THC in addition to tobacco. Ms. Moon said that the recent ordinance that was approved by the City Council requires an approved conditional use permit to allow these items to be sold in the City. Ms. Moon also stated that the November 13th agenda packet will contain a chart that reflects the distances between the stores.

- 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.

Community Development Director Nancy Moon informed the Commission that this establishment has applied for a conditional use permit to allow the sale of CBD, Hemp, and THC in addition to tobacco. Ms. Moon said that the recent ordinance that was approved by the City Council requires an approved conditional use permit to allow these items to be sold in the City. Ms. Moon also stated that the November 13th agenda packet will contain a chart that reflects the distances between the stores.

- 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.

Community Development Director Nancy Moon informed the Commission that this establishment has applied for a conditional use permit to allow the sale of CBD, Hemp, and THC in addition to tobacco. Ms. Moon said that the recent ordinance that was approved by the City Council requires an approved conditional use permit to allow these items to be sold in the City. Ms. Moon also stated that the November 13th agenda packet will contain a chart that reflects the distances between the stores.

- 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.

Community Development Director Nancy Moon informed the Commission that this establishment has applied for a conditional use permit to allow the sale of CBD, Hemp, and THC in addition to tobacco. Ms. Moon said that the recent ordinance that was approved by the City Council requires an approved conditional use permit to allow these items to be sold in the City. Ms. Moon also stated that the November 13th agenda packet will contain a chart that reflects the distances between the stores.

- 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.

Community Development Director Nancy Moon informed the Commission that this establishment has applied for a conditional use permit to allow the sale of CBD, Hemp, and THC in addition to tobacco. Ms. Moon said that the recent ordinance that was approved by the City Council requires an approved conditional use permit to allow these items to be sold in the City. Ms. Moon also stated that the November 13th agenda packet will contain a chart that reflects the distances between the stores.

- 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.

Community Development Director Nancy Moon informed the Commission that this establishment has applied for a conditional use permit to allow the sale of CBD, Hemp, and THC in addition to tobacco. Ms. Moon said that the recent ordinance that was approved by the City Council requires an approved conditional use permit to allow these items to be sold in the City. Ms. Moon also stated that the November 13th agenda packet will contain a chart that reflects the distances between the stores.

V. REPORTS/COMMENTS

Ms. Moon asked the Commission if the earlier meeting time of 6:00 p.m. would be possible for the 2026 year. The Commission agreed that 6:00 p.m. would be an acceptable time for the Planning and Zoning meetings next year.

VI. ADJOURNMENT

Commission Member Adams 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