



Planning and Zoning Commission Public Hearing

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, December 18, 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

- A. **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.

IV. NEW BUSINESS/PUBLIC HEARING

- A. **A-03-2025**, applicants, Rebecca Eadie and Suzanne Graham, request annexation of 4.22 +/- acres located off of Hembredge Road, Cherokee County, GA, tax parcel 002 of tax plat 15N14C, and tax parcels 025 and 026 of tax plat 15N13D.
- B. **MA-07-2025**, applicants, Rebecca Eadie and Suzanne Graham, request rezoning of 4.22 +/- acres located off of Hembredge Road tax parcel 002 of tax plat 15N14C from GC, General Commercial (County) to GC, General Commercial (City) and tax parcels 025 and 026 of tax plat 15N13D from R-20, Single Family Residential (County) to GC, General Commercial (City).
- C. **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.
- D. **V-03-2025**, applicant, Underwood Scoggins, LLC on behalf of PR Land Investments, LLC, requests a variance from the Holly Springs Zoning Ordinance, Article 9, Buffer Requirements, and Article 5, District Uses and Regulations, 5.2-5 High Density Multi-Family Residential, D – Height, Area and Bulk Regulations for property located off of New Light Road, Holly Springs, GA, tax parcel 390 of tax plat 15N20.

V. REPORTS/COMMENTS

VI. ADJOURNMENT

