

**City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
November 13, 2025**

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

Commission Members Not Present: Commission Member Chris Adams.

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 Casey Barton, Lieutenant Naveed Barbar, and Community Development Coordinator Tracey Chambers.

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Meeting to order.

II. PUBLIC HEARING RULES

Commission Member Norris read the public hearing rules.

III. OLD BUSINESS/PUBLIC HEARING

None.

IV. NEW BUSINESS/PUBLIC HEARING

- 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.

Brianna Garcia, representing EC New Vision Georgia, LLC / Epcon Communities, addressed the Commission. Ms. Garcia spoke about the planned 17-unit extension to the current development, The Courtyards of Redbud Lane. Ms. Garcia presented slides that showed the planned expansion of the 17 detached single-family homes for sale, highlighting the product and the project site. Ms. Garcia also stated that a variance is being requested for a front setback of 3.5' feet for only the single Lot 1 unit. Ted Turner, also representing the applicant, spoke regarding the improvements to Hickory Road at Arthur Road. Mr. Turner said that they are working with the City on the intersection improvements.

Community Development Director Nancy Moon addressed the Commission. Ms. Moon stated that this site is currently the Thomas Concrete plant. Ms. Moon said that the City has received complaints over the years regarding the concrete dust, etc., so the addition of 17 homes there will improve the area. Ms. Moon explained the stipulations for the extension are the same as they were for the original development, and there will be pedestrian access that will allow connection to the amenities for the neighborhood. The school system agreed to the school mitigation fee of \$392.00 per unit. Ms. Moon said that staff does

recommend the approval of the request to rezone with staff stipulations.

Chairman Dekker made a motion to approve with staff stipulations, including a variance for a setback of 3.5' feet for lot 1. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- 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.

The applicant, Akbar Bhayani, addressed the Commission and requested the approval to sell THC products and stated that he does have a Georgia state license to sell THC. Mr. Bhayani said that he does sell the THC products currently and confirmed that his business is a gas station.

Community Development Director Nancy Moon stated that this applicant is requesting to add the sale of THC to his business license. Ms. Moon reminded the Commission that there have been recent amendments to the state law and city ordinance regarding these products. Ms. Moon said the Commission's options are to approve the CUP in full to sell all CBD, THC, Hemp, and Tobacco products, or to approve the CUP for the sale of Tobacco and CBD and deny the sale of Hemp and THC, or to deny the CUP request for sale of THC and Hemp, but grandfather the sale of Tobacco and CBD with the grandfathered uses staying nonconforming. Ms. Moon said that no recommendation to the City Council is an option also. Ms. Moon said that the staff recommendation is to deny the Conditional Use Permit request to add THC to the business license but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

Commission Member Huminski made a motion to deny the Conditional Use Permit request to add THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD. Chairman Dekker seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- 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.

Pragnesh Patel, representing Prayog Inc., addressed the Commission. Mr. Patel said that he does have a CBD and THC license from the state. Mr. Patel asked for approval of the Conditional Use Permit.

Community Development Director Nancy Moon said that this establishment is an ancillary use under the name of PJ's Hop-In. Ms. Moon said that the staff recommendation is to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

Chairman Dekker made a motion to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit

for the grandfathered uses of Tobacco and CBD. Commission Member Norris seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- D. **CUP-04-2025**, applicant, James M. O'Rourke, 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.

James O'Rourke addressed the Commission. Mr. O'Rourke said that the THC product is being sold in all of the surrounding cities. Mr. O'Rourke stated that as a store owner he would sell the products in the safest way.

Community Development Director Nancy Moon stated that this establishment is a primary use under the name of Ole 5 Vapor. Ms. Moon said that the Conditional Use Permit request is to add the sale of Hemp and THC to their existing business license. The staff recommendation is to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

Chairman Dekker made a motion to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD. Commission Member Norris seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- 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.

Steven Hershey and Jacob Manard, the applicants, addressed the Commission. Mr. Hershey stated that they are primarily a vape shop, but they do sell the THC product. Mr. Hershey said THC is sold mostly to older people with anxiety. Mr. Hershey said that his establishment only obtains their products from the most reputable companies. Mr. Manard added that their establishment is an upstanding store that has the staff educated on the laws and has always denied sales to underage people.

Community Development Director Nancy Moon stated that this establishment is a primary use under the name of Maximum Vapor. Ms. Moon said that the Conditional Use Permit request is to add the sale of Hemp and THC to their existing business license. The staff recommendation is to deny the Conditional Use Permit request to add Hemp and THC to the business license but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

Chairman Dekker made a motion to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD. Commission Member Norris seconded the motion. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- 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.

The applicant was not present for the case. Commission member Norris motioned to defer. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- 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.

John Davis, the applicant, spoke and stated that he has two more years on his lease for his business, Delta Depot. Mr. Davis said that if his Conditional Use Permit does not get approved, it will ruin his business. Mr. Davis said that the CBD is 20% of his business, and the THC is the other 80% of his business.

Holly Springs businessman, Dr. Timothy Benich, spoke to the Commission to receive clarity regarding the case for Delta Depot. Dr. Benich received a notice from the City regarding the case because he is an adjacent property owner.

Community Development Director Nancy Moon stated that this establishment is a primary use under the name of Delta Depot. Ms. Moon said the Conditional Use Permit request is to add the sale of Hemp and THC to their existing business license. The staff recommendation is to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

Chairman Dekker made a motion to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- 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.

Applicant Tanisha Damani addressed the Commission. Mr. Damani asked some questions of the Commission and staff that were discussed and answered. Mr. Damani expressed concerns about losing sales of other products in his store that someone would pick up other items when stopping to buy the THC products.

Community Development Director Nancy Moon stated that this establishment is an ancillary use under the name of Holly Kwick Mart. Ms. Moon said the Conditional Use Permit request is to add the sale of Hemp and THC to their existing business license. The staff recommendation is to deny the Conditional Use Permit request to add Hemp and THC to the business license but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

Chairman Dekker made a motion to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

I. August 14, 2025 Planning and Zoning Public Hearing Meeting minutes.

Commission Member Norris made a motion to approve the minutes. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

J. October 23, 2025 Planning and Zoning Work Session Meeting Minutes.

Commission Member Norris made a motion to approve the minutes. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

V. REPORTS/COMMENTS

Community Development Director Nancy Moon advised the Commission that the December 11, 2025 meeting will now be a work session for the January 15, 2026 cases and the December 18, 2025 meeting will be a public hearing for the December cases. Ms. Moon also confirmed that all the current commissioners present will be willing to continue being on the commission next year.

VI. ADJOURNMENT

Commission Member Norris 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