



# Planning and Zoning Commission Work Session

Holly Springs Public Safety Building, Council Chambers  
3235 Holly Springs Pkwy, Holly Springs, GA 30115  
Thursday, April 23, 2026 | 6:00 PM

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Chris Adams | Adrian Dekker - Chair | Mike Grayeski - Vice Chair | Eric Huminski | Andy Norris

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## AGENDA

### I. CALL TO ORDER

### II. WORK SESSION GUIDELINES

### III. OLD BUSINESS

### IV. NEW BUSINESS

- A. **MA-02-2026**, applicant, Roy Cain, requests rezoning of 0.37 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 379 of tax plat 15N20 from R-40, Single Family Residential Estate, to NC, Neighborhood Commercial.
- B. **V-04-2026**, applicant, Roy Cain, requests a variance from Article 5 - District Uses and Regulations, 5.2-6 Neighborhood Commercial, E) Height, Area and Bulk Regulations, Minimum Yard Setbacks, of the Holly Springs Zoning Ordinance for property located off of Hickory Road, Holly Springs, GA, tax parcel 379 of tax plat 15N20.
- C. **V-03-2026**, applicant, Kevin Nguyen, requests a variance from the Holly Springs Zoning Ordinance, Article 19-Design Guidelines for Model Zoning Districts, 19.8 Holly Springs Parkway District Requirements, 19.8-7 Architectural Design, (g), for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 001 of tax plat 15N14D.
- D. **V-05-2026**, applicant, Nichole Oliver with Carmichael Development, requests a variance from Article 5-District Uses and Regulations, 5.2-8 General Commercial, E) Height, Area and Bulk Regulations, Minimum Yard Setbacks, Article 19-Design Guidelines for Model Zoning Districts, 19.8 of the Holly Springs Zoning Ordinance, and Article 20-Mixed Use Development Districts, 20.07 Setback Requirements, for property located off of Heights Parkway, Holly Springs, GA, tax parcel 066B of tax plat 15N15.

### V. REPORTS/COMMENTS

### VI. ADJOURNMENT

# ITEM REPORT

**AGENDA ITEM NUMBER: IV.A.**



**FROM:** Nancy Moon, Community Development Director

**MEETING DATE:** April 23, 2026

**AGENDA ITEM: MA-02-2026**, applicant, Roy Cain, requests rezoning of 0.37 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 379 of tax plat 15N20 from R-40, Single Family Residential Estate, to NC, Neighborhood Commercial.

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## **EXECUTIVE SUMMARY:**

Applicant, Roy Cain, requests rezoning of 0.37 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 379 of tax plat 15N20 from R-40, Single Family Residential Estate, to NC, Neighborhood Commercial for the development of a commercial office building.

## **FISCAL IMPACT:**

N/A

## **ATTACHMENTS:**

1. Location Map
2. Conceptual Site Plan

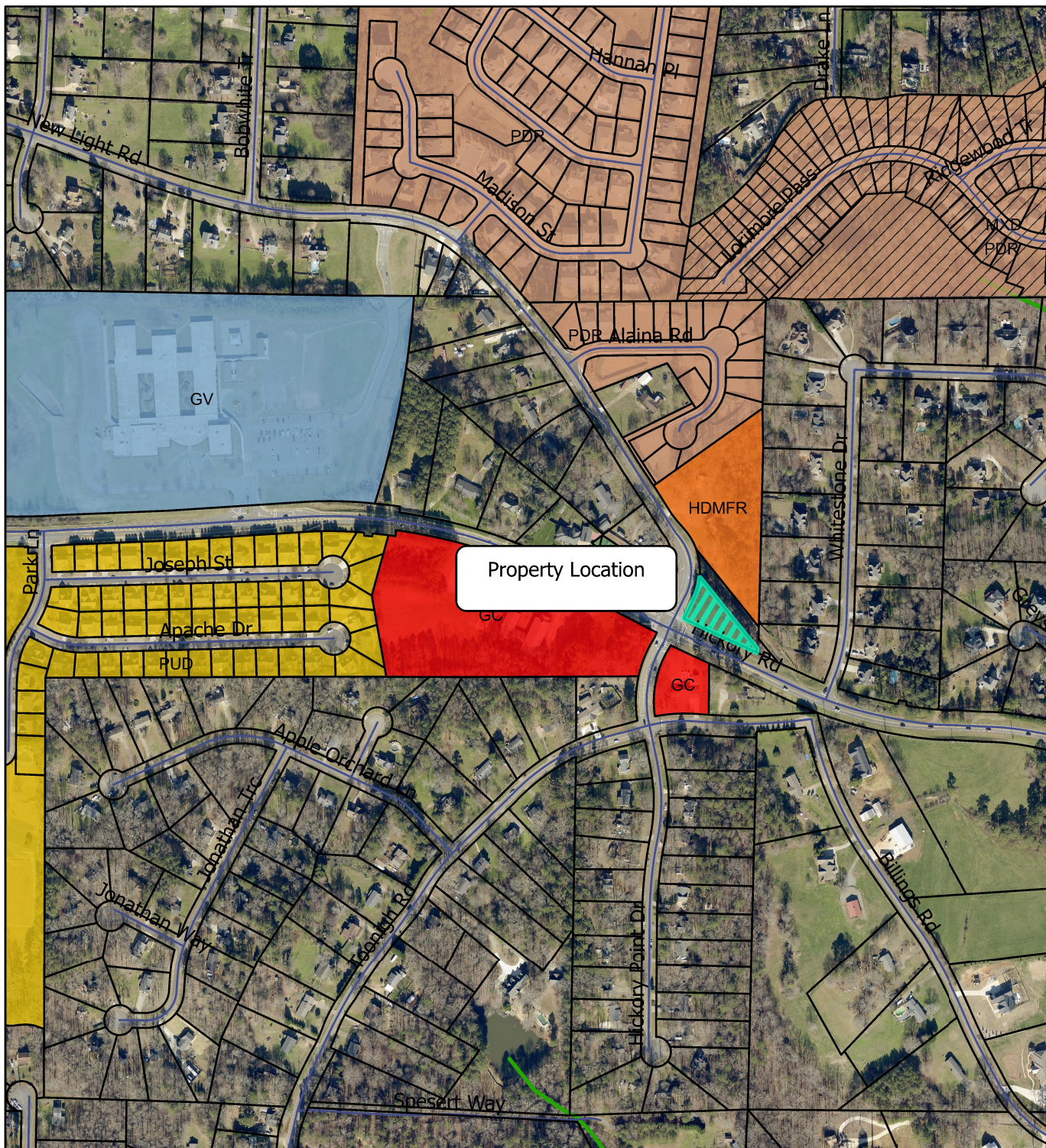
## **RECOMMENDATION:**

N/A

## **CONCURRENCES:**

N/A

# MA-02-2026 V-04-2026 Location Map

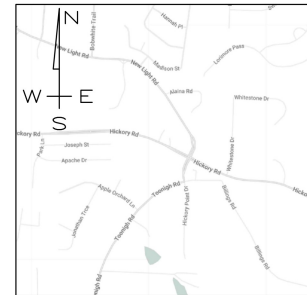


## Legend

### 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
- Streets\_2026
- Parcels\_2026





**LOCATION MAP**

**MARTIN**  
 CONSULTANT CONTACT  
 4240 MARTIN RD  
 CUMMING, GA 30028  
 (770) 885-2504

**GEORGIA**  
 PROFESSIONAL  
 No. PE045348  
 EXPIRES 03-10-2020

DEVELOPER CONTACT  
 BRUCE SWANSON  
 2330 PATRICK HENRY FW  
 MCDONOUGH, GA 30253  
 (404) 259-2161  
 bruce@swansoninc.com

SHR CONTACT  
 BRUCE SWANSON  
 2330 PATRICK HENRY FW  
 MCDONOUGH, GA 30253  
 (404) 259-2161

HICKORY ROAD  
 COMMERCIAL DEVELOPMENT  
 CHEROKEE COUNTY, GA

**SITE NOTES**

1. THE BOUNDARY IS PER A PRELIMINARY PLAT BY BECHTLER GREENFIELD SURVEYING, LLC.
2. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100-YEAR FLOOD PER FIRM MAP 13057C 0282; EFFECTIVE DATE 06/07/19
3. THERE ARE NO WETLANDS OR STATE WATERS LOCATED WITHIN 200' OF THIS DEVELOPMENT.
4. CURRENT ZONING IS R-40; PROPOSED ZONING IS NC.
5. CURRENT SETBACKS FOR THIS PROPERTY ARE:  
 FRONT: 50 FT.  
 SIDE: 15 FT.  
 REAR: 30 FT.
6. PROPOSED SETBACKS (SHOWN) FOR THIS PROPERTY ARE:  
 FRONT: 15 FT.  
 SIDE: 15 FT.  
 REAR: 15 FT.

**TAX PARCEL:** 15-038-0024  
**ADDRESS:** 285 HICKORY ROAD  
 CANTON, GA 30115

ZONING	NC
ACRES	0.37
DESIGNED ACRES	0.00
FRONT SETBACK	15'
SIDE SETBACK	15'
REAR SETBACK	15'
GROSS SQUARE FOOTAGE	2,400
PROP. USE	GENERAL BUSINESS
MIN. PARKING REQUIRED	8
MAX. PARKING ALLOWED	12

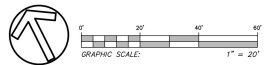
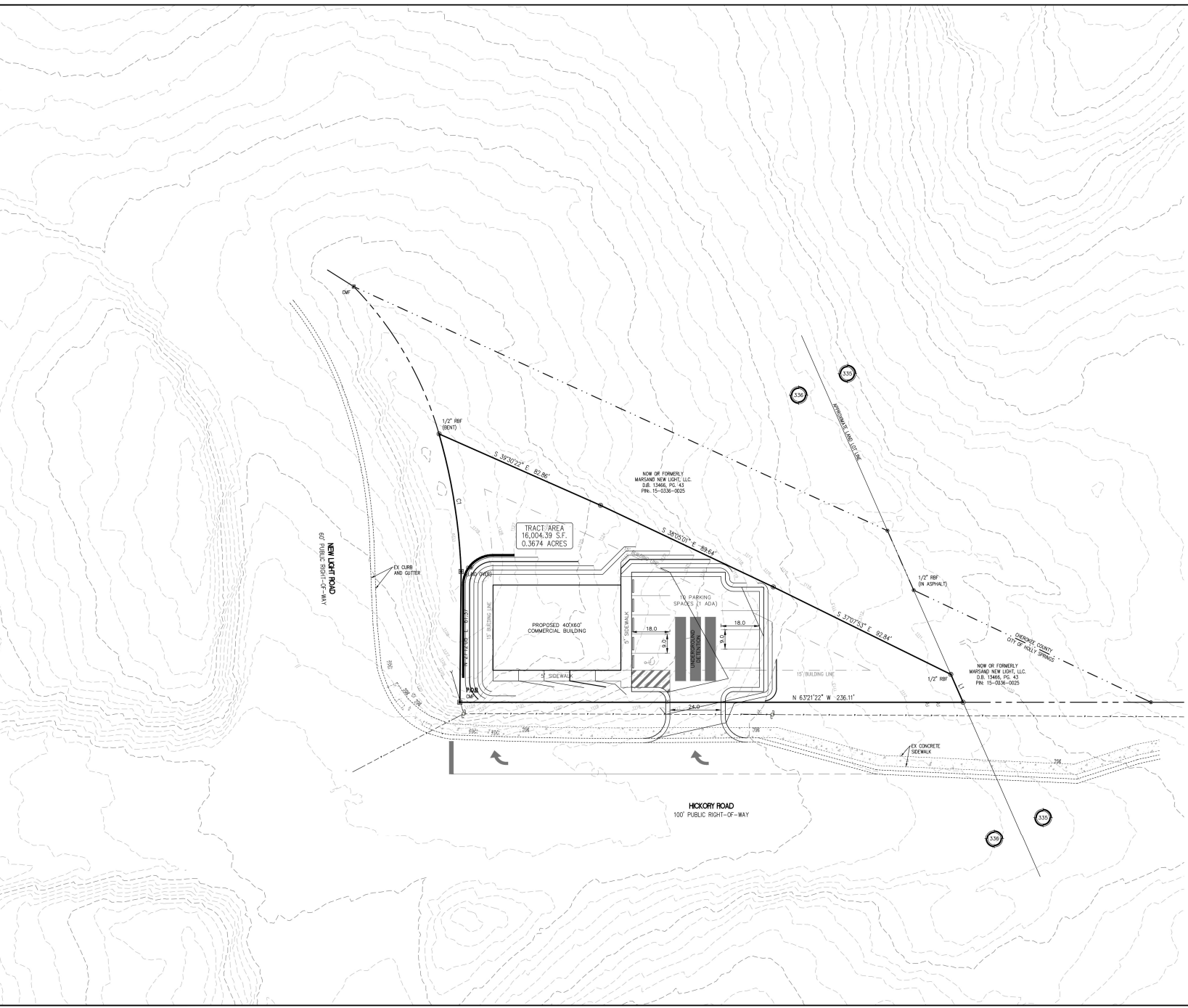
**SHEET INDEX**

CONCEPT PLAN	03
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NO.	DATE	DESCRIPTION
1.	10/27/2018	SUBMITTED TO CLIENT FOR REVIEW
2.		
3.		
4.		
5.		

**SHEET NUMBER**

**C0.0**



# ITEM REPORT

**AGENDA ITEM NUMBER: IV.B.**



**FROM:** Nancy Moon, Community Development Director

**MEETING DATE:** April 23, 2026

**AGENDA ITEM: V-04-2026**, applicant, Roy Cain, requests a variance from Article 5 - District Uses and Regulations, 5.2-6 Neighborhood Commercial, E) Height, Area and Bulk Regulations, Minimum Yard Setbacks, of the Holly Springs Zoning Ordinance for property located off of Hickory Road, Holly Springs, GA, tax parcel 379 of tax plat 15N20.

---

## **EXECUTIVE SUMMARY:**

Applicant, Roy Cain, requests a variance from Article 5 - District Uses and Regulations, 5.2-6 Neighborhood Commercial, E) Height, Area and Bulk Regulations, Minimum Yard Setbacks, of the Holly Springs Zoning Ordinance for property located off of Hickory Road, Holly Springs, GA, tax parcel 379 of tax plat 15N20. This property consists of 0.37 +/- acres and is being requested to be rezoned to NC, Neighborhood Commercial, for the development of an office building and is requesting a variance from the required setbacks of the NC zoning district. The size and triangular shape of the property causes some issues with the development. Below are the lot requirements per the Holly Springs Zoning Ordinance, Article 5, as well as, the requested changes:

	Required	Requested	Percent Variance
Minimum Yard Setback (ft.)			
Side (Hickory Road side)	20	15	25
Front (New Light Road side)	25	15	40

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

1. Location Map
2. Conceptual Site Plan

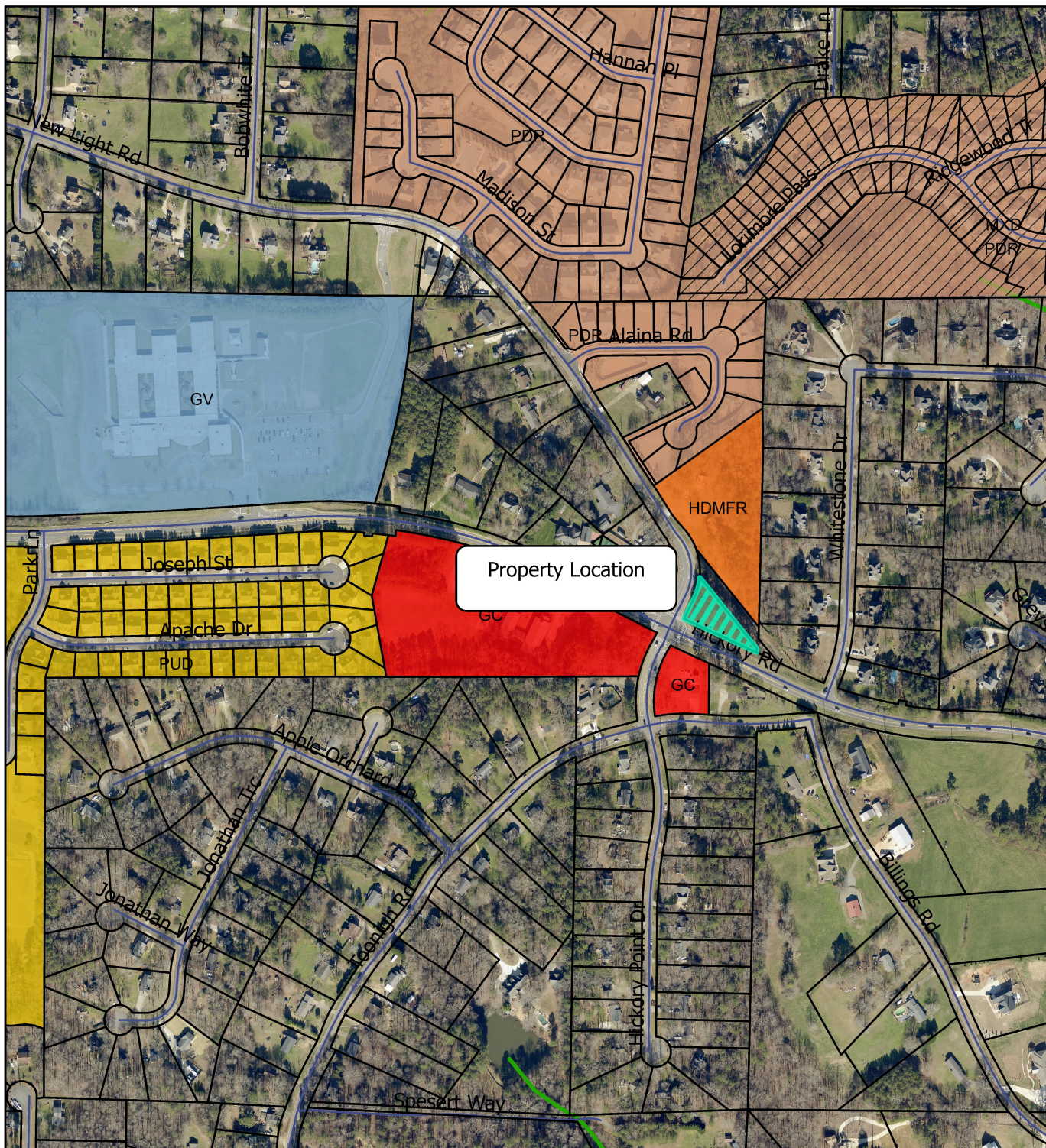
**RECOMMENDATION:**

N/A

**CONCURRENCES:**

N/A

# MA-02-2026 V-04-2026 Location Map

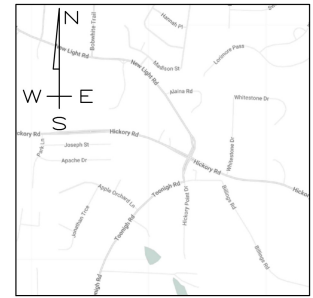


## Legend

### ZONING

- AG- Agricultural
- R-80- Estate Residential
- R-40- Single Family Residential Estate
- R-20- Single Family Residential
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- RD-3- Single Family Residential
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- HDMFR- High Density Multi-Family Residential
- GC- General Commercial
- NC- Neighborhood Commercial
- OI- Office Institutional
- GV- Governmental
- LI- Light Industrial
- MXD- Mixed Use Overlay
- Streets\_2026
- Parcels 2026





**LOCATION MAP**

**CONSULTANT CONTACT**  
**MARTIN**  
 L L C  
 4240 MARTIN RD  
 CUMMING, GA 30028  
 (770) 885-2504

**GEORGIA**  
 PROFESSIONAL  
 No. PE045348  
 EXPIRES 03-10-2026

**DEVELOPER CONTACT**  
 BRUCE SWANSON  
 2330 PATRICK HENRY FW  
 MCDONOUGH, GA 30253  
 (404) 259-2161  
 bruce@swansonllc.com

**OWNER CONTACT**  
 BRUCE SWANSON  
 2330 PATRICK HENRY FW  
 MCDONOUGH, GA 30253  
 (404) 259-2161

**HICKORY ROAD COMMERCIAL DEVELOPMENT**  
 CHEROKEE COUNTY, GA

**SITE NOTES**

1. THE BOUNDARY IS PER A PRELIMINARY PLAT BY BECHTLER GREENFIELD SURVEYING, LLC.
2. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD RISK PER FIRM MAP 13052C.0282; EFFECTIVE DATE 06/07/19
3. THERE ARE NO WETLANDS OR STATE WATERS LOCATED WITHIN 200' OF THIS DEVELOPMENT.
4. CURRENT ZONING IS R-40, PROPOSED ZONING IS NC.
5. CURRENT SETBACKS FOR THIS PROPERTY ARE:  
 FRONT: 50 FT.  
 SIDE: 15 FT.  
 REAR: 30 FT.
6. PROPOSED SETBACKS (SHOWN) FOR THIS PROPERTY ARE:  
 FRONT: 15 FT.  
 SIDE: 15 FT.  
 REAR: 15 FT.

**TAX PARCEL:** 15-038-0024  
**ADDRESS:** 285 HICKORY ROAD  
 CANTON, GA 30115

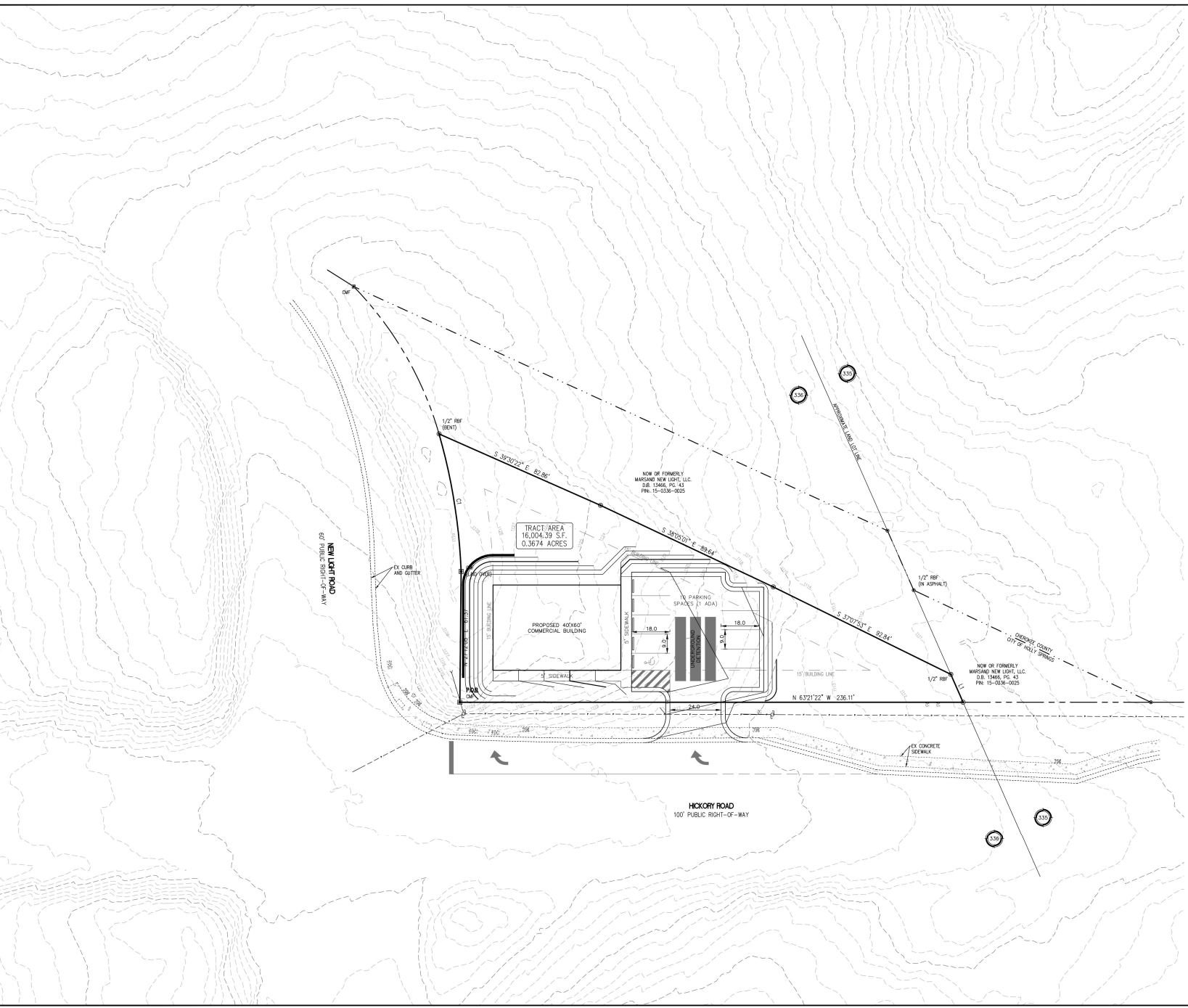
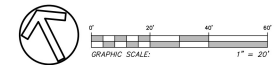
ACRES	NC
ACRES	0.37
DESIGNED ACRES	0.30
FRONT SETBACK	15'
SIDE SETBACK	15'
REAR SETBACK	15'
GROSS SQUARE FOOTAGE	2,400
PROP. USE	GENERAL BUSINESS
MIN. PARKING REQUIRED	8
MAX. PARKING ALLOWED	12

**SHEET INDEX**

CONCEPT PLAN	03
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NO.	DATE	DESCRIPTION
1.	10/27/2024	SUBMITTED TO CLIENT FOR REVIEW
2.		
3.		
4.		
5.		

**SHEET NUMBER**  
**C0.0**



# ITEM REPORT

**AGENDA ITEM NUMBER: IV.C.**



**FROM:** Nancy Moon, Community Development Director

**MEETING DATE:** April 23, 2026

**AGENDA ITEM: V-03-2026**, applicant, Kevin Nguyen, requests a variance from the Holly Springs Zoning Ordinance, Article 19-Design Guidelines for Model Zoning Districts, 19.8 Holly Springs Parkway District Requirements, 19.8-7 Architectural Design, (g), for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 001 of tax plat 15N14D.

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## **EXECUTIVE SUMMARY:**

Applicant, Kevin Nguyen, requests a variance from the Holly Springs Zoning Ordinance, Article 19-Design Guidelines for Model Zoning Districts, 19.8 Holly Springs Parkway District Requirements, 19.8-7 Architectural Design, (g), for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 001 of tax plat 15N14D. The property is zoned GC and has an approved land disturbance permit for the development of a 4000 square ft. State Farm office building. The building has been designed with a flat roof. Per 19.8-7(g), "Buildings of less than 5,000 square feet of gross floor area shall be designed with pitched roofs, with a minimum pitch of four (4) inches in twelve (12) inches. Dormers, eyebrow windows, and other architectural breaks shall be used in these designs."

## **FISCAL IMPACT:**

N/A

## **ATTACHMENTS:**

1. Location Map
2. Building Design

## **RECOMMENDATION:**

N/A

## **CONCURRENCES:**

N/A

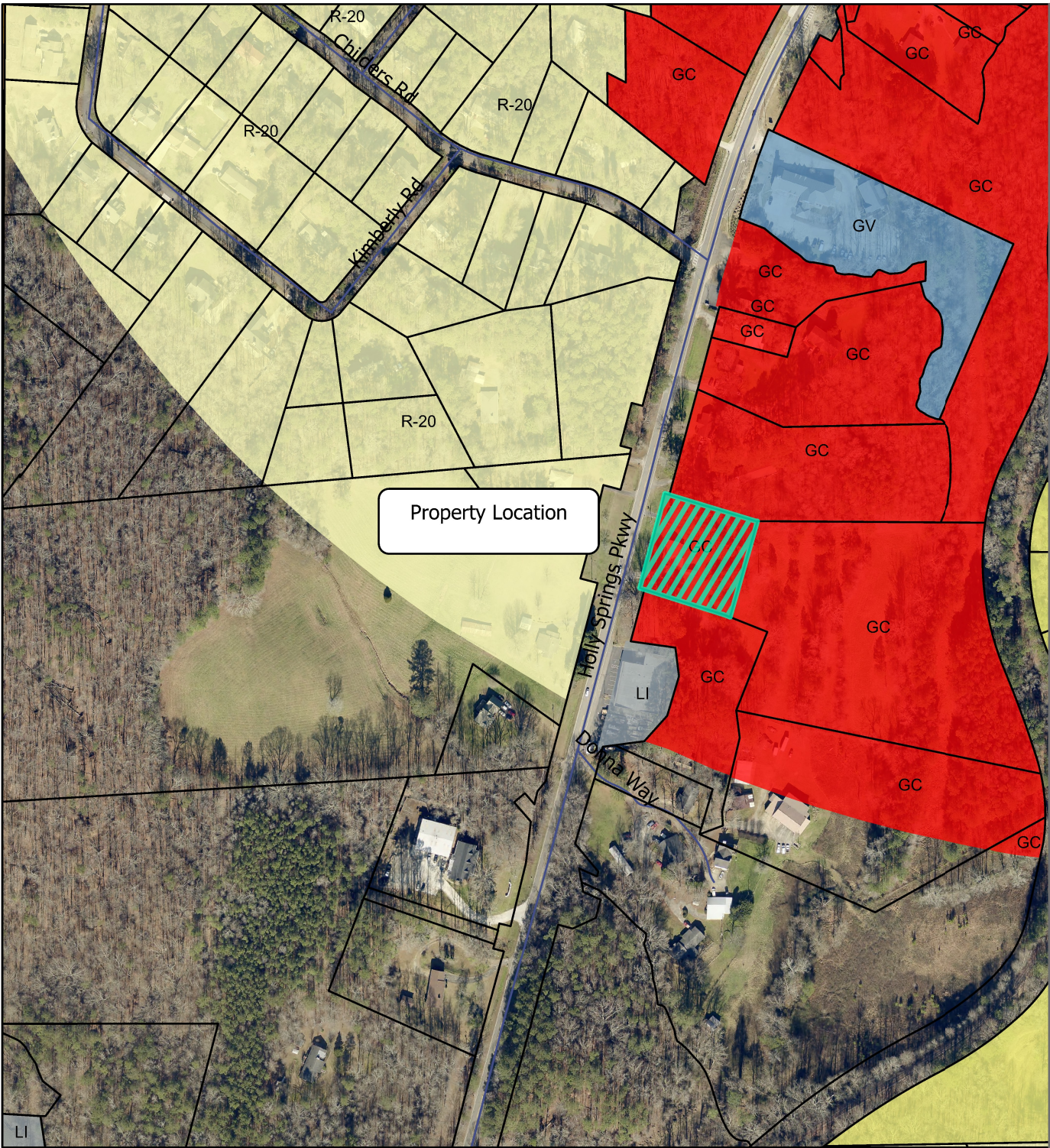
# V-03-2026 Location Map

## Legend

### ZONING

- AG- Agricultural
- R-80- Estate Residential
- R-40- Single Family Residential Estate
- R-20- Single Family Residential
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- GV-Governmental
- LI- Light Industrial
- MXD-Mixed Use Overlay
- Streets\_2026
- Parcels\_2026

Property Location





# STATE FARM HOLLY SPRINGS

## A DEVELOPMENT BY AWG PROPERTIES, LLC



Development | Architecture | Management  
 50 Hurt Plaza SE  
 Suite 1212  
 Atlanta, GA 30303  
 www.chouaffe.com  
 Office Line: 678.863.2553  
 contact@chouaffe.com  
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**DRAWING ISSUANCE RECORD**

NO.	DATE	DESCRIPTION



SEAL  
 Architect of record  
 MICHAEL TCHOUAFFÉ, AIA

**DRAWING REVISION RECORD**

DATE	DESCRIPTION

**PROJECT NAME:**

STATE FARM HOLLY SPRINGS

Date: 01.29.2026

**PROJECT LOCATION:**

3114 HOLLY SPRINGS PARKWAY  
 CANTON, GA 30114

**CLIENT:**

AWG PROPERTIES, LLC

**PROJECT NUMBER:**

2025010 As indicated

**SHEET TITLE:**

COVER SHEET

**ISSUED:**

RELEASED FOR CONSTRUCTION

**SHEET NUMBER:**

ORIGINAL DRAWINGS SIZES 24"x36"

**A000**  
 COPYRIGHT TCHOUAFFÉ ARCHITECTS INC

<b>CLIENT:</b> AWG PROPERTIES, LLC 224 CRESCENT MOON WAY CANTON, GA 30114 CONTACT: MEGAN GREEN PHONE: 678.283.0335	<b>PROJECT MANAGEMENT:</b> ARTHA CONSTRUCTION 750 E MAIN STREET CANTON, GA 30114 CONTACT: MAX CHOI PHONE: 404.425.6448	<b>ARCHITECT:</b> TCHOUAFFÉ ARCHITECTS, INC 50 HURT PLAZA SE, SUITE 1212 ATLANTA, GEORGIA 30303 CONTACT: MICHAEL TCHOUAFFÉ, AIA PHONE: 770.862.2398	<b>OWNER:</b> EL MINA, INC 2180 PLEASANT HILL RD DULUTH, GA 30096 CONTACT: GEORGE AWUKU PE PHONE: 404.987.8745	<b>STRUCTURAL:</b> VIKING METAL 7108 N FRESNO ST, SUITE 270 FRESNO, CA CONTACT: RYAN DANIELS PHONE: 209.396.8954	<b>MEP:</b> FLEACTO ENGINEERING 4493 BURNS ROAD, NW LIBURN, GEORGIA 30047 CONTACT: MOHAMMED KIBIRIA, PE PHONE: 678.978.8464	<b>ENGINEERING:</b> TCHOUAFFÉ ARCHITECTS, INC 50 HURT PLAZA SE, SUITE 1212 ATLANTA, GEORGIA 30303 CONTACT: MICHAEL TCHOUAFFÉ, AIA PHONE: 770.862.2398
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### (OFF-THE GROUND)

A DESIGN WORK BY ARCHITECT MICHAEL TCHOUAFFÉ AND TEAM





**EXTERIOR ELEVATIONS KEYNOTES**

E01	GLASS STOREFRONT
E02	GLASS STOREFRONT DOUBLE DOOR, TYP
E03	STUCCO WALL, TYP
E04	BRICK PANEL VENEER WALL, TYP
E05	CONCRETE WATERTABLE SILL, TYP
E06	STUCCO CORNICE
E07	INSULATED METAL EGRESS DOOR, TYP
E08	ROOF FASCIA, TYP
E09	ROOF SOFFIT, TYP
E10	STANDING SEAM METAL ROOF ASSEMBLY, TYP
E11	METAL GUTTER
E12	METAL DOWNSPOUT
E13	COMPANY SIGN

**EXTERIOR BUILDING COLORS**

P01	STUCCO TO BE PAINTED BENJAMIN MOORE HISTORIC PALETTE (MONTEREY WHITE HC-27)
P02	BRICK TO BE PAINTED BENJAMIN MOORE HISTORIC PALETTE (BLACK HC-190)
P03	SOFFIT TO BE PAINTED BENJAMIN MOORE HISTORIC PALETTE (NORWICH BROWN HC-19)
P04	FASCIA TO BE PAINTED BENJAMIN MOORE HISTORIC PALETTE (MONTEREY WHITE HC-27)
P05	GUTTER AND DOWNSPOUT TO BE PAINTED BENJAMIN MOORE HISTORIC PALETTE (BLACK HC-190)
P06	METAL EGRESS DOOR TO BE PAINTED BENJAMIN MOORE HISTORIC PALETTE (BLACK HC-190)

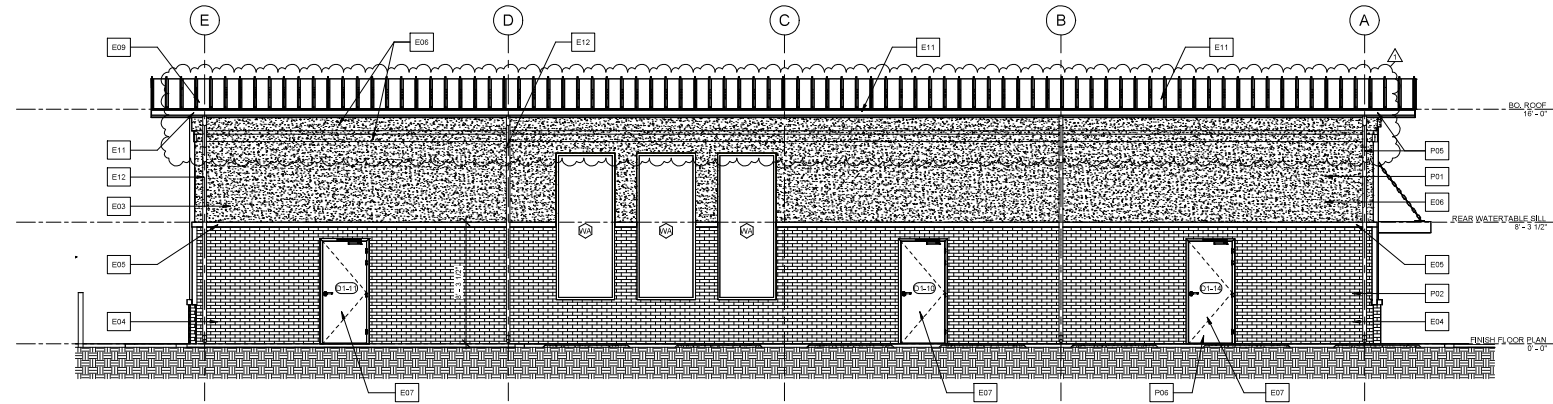
**GENERAL NOTES**

1.

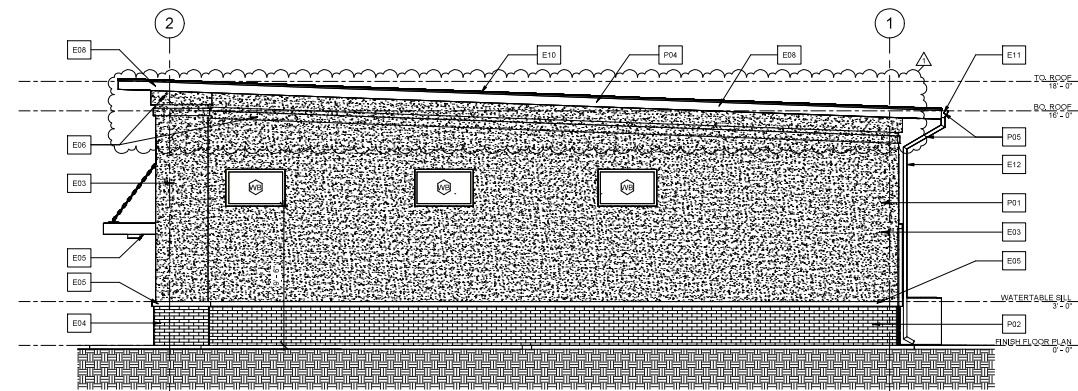
**LEGEND**

- EXISTING TO REMAIN
- NEW CONSTRUCTION

**KEYNOTE**



1 Elevation - REAR  
1/4" = 1'-0"



2 Elevation - RIGHT  
1/4" = 1'-0"



Development | Architecture | Management  
50 Hart Plaza SE  
Suite 1212  
Atlanta, GA 30303  
www.chouaffe.com  
Office Line: 478.883.2553  
contact@chouaffe.com  
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DRAWING ISSUANCE RECORD  
DATE DESCRIPTION  
BY: MICHAEL TCHOUAFFE



SEAL  
Architect of record  
MICHAEL TCHOUAFFE, AIA  
DRAWING REVISION RECORD

DATE	DESCRIPTION
01.29.2026	AWG PROPERTIES, LLC

PROJECT NAME:  
**STATE FARM HOLLY SPRINGS**  
Date: 01.29.2026  
PROJECT LOCATION:  
3114 HOLLY SPRINGS PARKWAY  
CANTON, GA 30114

CLIENT:  
**AWG PROPERTIES, LLC**

PROJECT NUMBER: 2025010  
Scale: As indicated  
SHEET TITLE:  
**ELEVATIONS**

ISSUED:  
RELEASED FOR CONSTRUCTION

SHEET NUMBER:  
ORIGINAL DRAWINGS SIZE: 24"x36"  
**A301**  
COPYRIGHT TCHOUAFFE ARCHITECTS INC



# ITEM REPORT

**AGENDA ITEM NUMBER: IV.D.**



**FROM:** Nancy Moon, Community Development Director

**MEETING DATE:** April 23, 2026

**AGENDA ITEM: V-05-2026**, applicant, Nichole Oliver with Carmichael Development, requests a variance from Article 5-District Uses and Regulations, 5.2-8 General Commercial, E) Height, Area and Bulk Regulations, Minimum Yard Setbacks, Article 19-Design Guidelines for Model Zoning Districts, 19.8 of the Holly Springs Zoning Ordinance, and Article 20-Mixed Use Development Districts, 20.07 Setback Requirements, for property located off of Heights Parkway, Holly Springs, GA, tax parcel 066B of tax plat 15N15.

**EXECUTIVE SUMMARY:**

Applicant, Nichole Oliver with Carmichael Development, requests a variance from Article 5-District Uses and Regulations, 5.2-8 General Commercial, E) Height, Area and Bulk Regulations, Minimum Yard Setbacks, Article 19-Design Guidelines for Model Zoning Districts, 19.8 of the Holly Springs Zoning Ordinance, and Article 20-Mixed Use Development Districts, 20.07 Setback Requirements, of the Holly Springs Zoning Ordinance for property located off of Heights Parkway, Holly Springs, GA, tax parcel 066B of tax plat 15N15. The property is zoned GC, General Commercial and MXD, Mixed Use. Due to a life safety code for egress, a stairwell is required that encroaches into the building setback. The variance is being requested in order for the applicant to be able to fit the building and parking on the lot as shown on the depicted site plan attached in the packet. Below are the lot requirements per the Holly Springs Zoning Ordinance, Articles 5, 19, 20, as well as, the requested changes:

	Required	Requested	Percent Variance
Minimum Yard Setback (ft.)			
GC Front Setback	50	13.2	73.6
MXD Front Setback	15	13.2	12.0
HS Pkwy Front Setback	20	13.2	34.0

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

1. Location Map
2. Site Plan

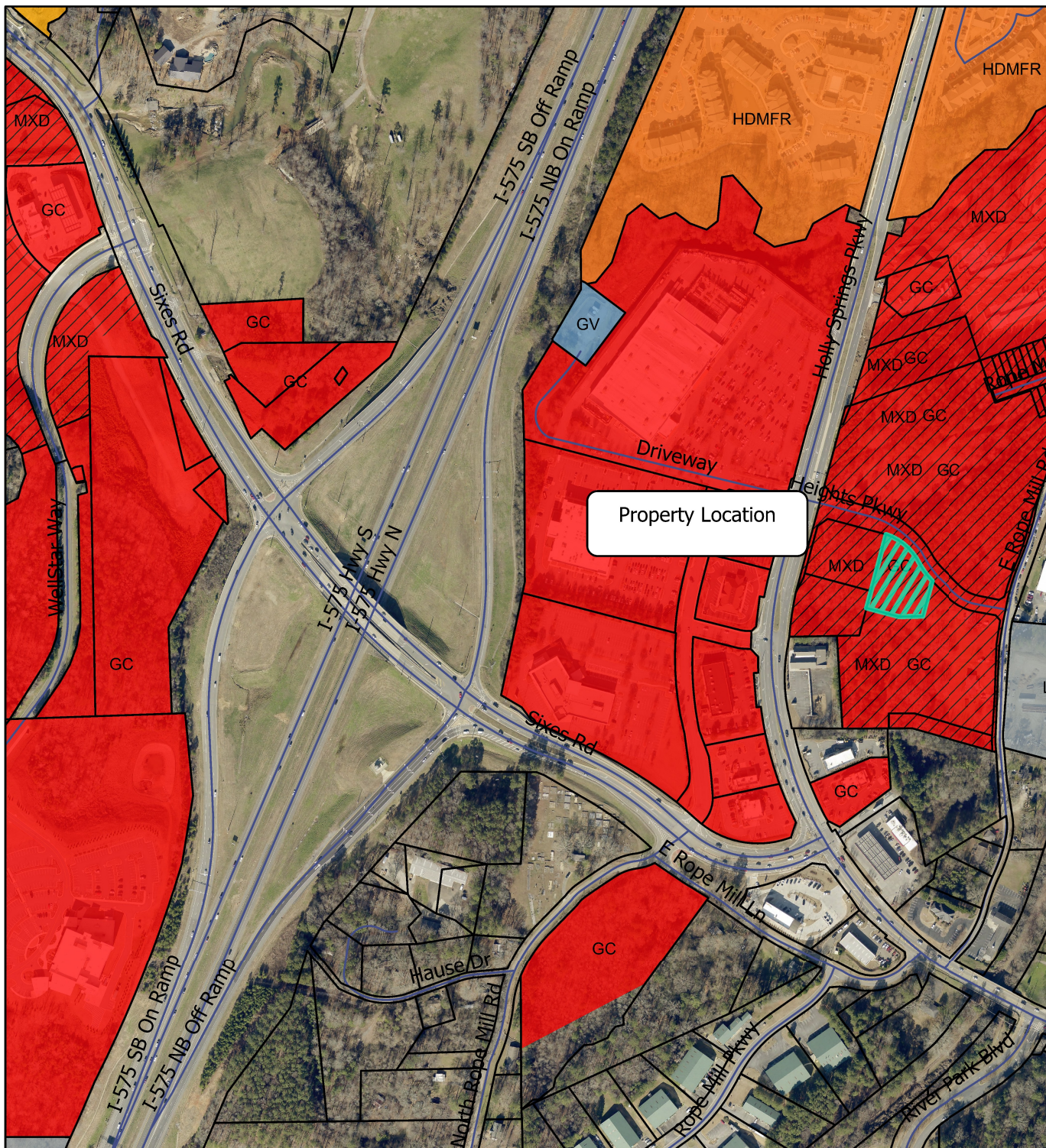
**RECOMMENDATION:**

N/A

**CONCURRENCES:**

N/A

# V-05-2026 Location Map

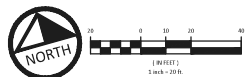
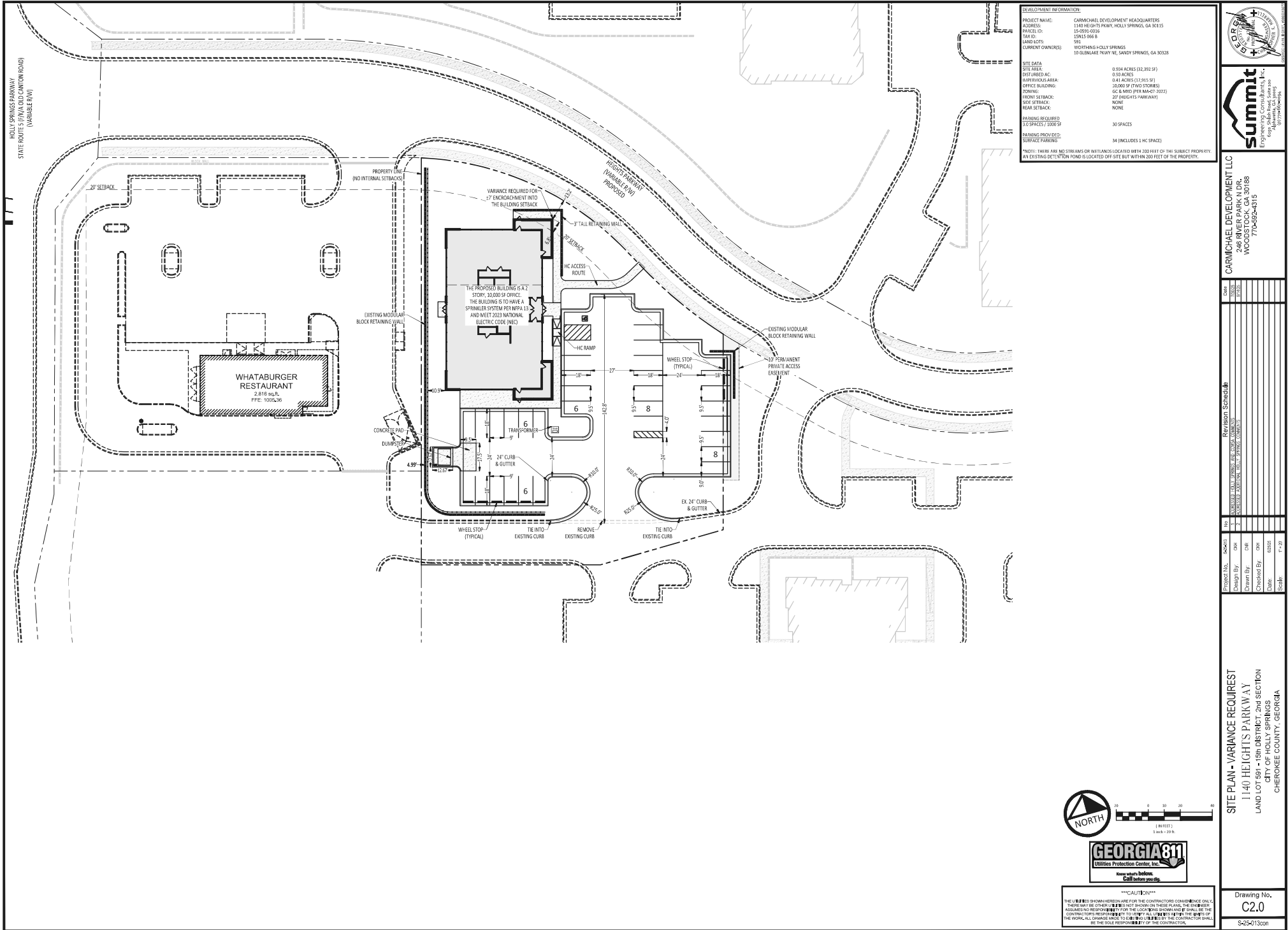


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- MXD-Mixed Use Overlay
- Streets\_2026
- Parcels 2026





THE NOTES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER NOTES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL LOCATIONS BEFORE THE START OF THE WORK. ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



**sumit**  
 Engineering Consultants, Inc.  
 651 Highway 53, Suite 300  
 Marietta, GA 30066  
 770-592-4815

**CARMICHAEL DEVELOPMENT LLC**  
 246 RIVER PARK N DR.  
 MARIETTA, GA 30066  
 770-592-4815

NO.	DATE	DESCRIPTION
1	02/25/23	CONCEPTUAL DESIGN
2	03/02/23	CONCEPTUAL DESIGN
3	03/02/23	CONCEPTUAL DESIGN
4	03/02/23	CONCEPTUAL DESIGN
5	03/02/23	CONCEPTUAL DESIGN
6	03/02/23	CONCEPTUAL DESIGN
7	03/02/23	CONCEPTUAL DESIGN
8	03/02/23	CONCEPTUAL DESIGN
9	03/02/23	CONCEPTUAL DESIGN
10	03/02/23	CONCEPTUAL DESIGN
11	03/02/23	CONCEPTUAL DESIGN
12	03/02/23	CONCEPTUAL DESIGN
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18	03/02/23	CONCEPTUAL DESIGN
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20	03/02/23	CONCEPTUAL DESIGN
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50	03/02/23	CONCEPTUAL DESIGN
51	03/02/23	CONCEPTUAL DESIGN
52	03/02/23	CONCEPTUAL DESIGN
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71	03/02/23	