



Planning and Zoning Commission Public Hearing

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, May 14, 2026 | 6:00 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

IV. NEW BUSINESS/PUBLIC HEARING

- 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.
- E. February 12, 2026, Planning and Zoning Public Hearing Meeting minutes.
- F. April 23, 2026, Planning and Zoning Work Session Meeting minutes.

V. REPORTS/COMMENTS

VI. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: May 14, 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.

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. Staff Analysis
2. Location Map
3. Conceptual Site Plan
4. City Engineer Markup Concept

RECOMMENDATION:

The staff recommendation is approval of the application to rezone the property to NC, Neighborhood Commercial with the following stipulations:

1. Lighting shall be environmentally sensitive lighting, with the owner making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
2. The following uses shall be prohibited:
 - a. Athletic Club, Facilities

- b. Cafe'/Restaurant/Supper Club
- c. Convenient Food Stores without Gasoline Pumps
- d. Fire Station
- e. Grocery/General Merchandise
- f. Hardware Store
- g. Laundering Establishment
- h. Mobile Food Vendor
- i. Newsstands
- j. Office Supply Store
- k. Radio/TV Sales and Repairs
- l. Recreation Parks
- m.Small Appliance Repair

3. Future development shall comply with the regulations of the Holly Springs Zoning Ordinance, Article 19: Design Guidelines for Model Zoning Districts, Section 19.9: Hickory Road District Requirements.

4. Owner/Developer shall coordinate with the Community Development Director and the City Arborist regarding landscaping.

5. Driveway/entrance location and design shall be coordinated with and approved by the City Engineer.

6. No outside storage shall be permitted on the property.

CONCURRENCES:

N/A

Staff Analysis

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	HDMFR	NORTH:	Future townhome community
SOUTH:	GC AG (County)	SOUTH:	Office SFR
EAST:	R-40 (County)	EAST:	Greystone Village subdivision
WEST:	R-40 GC	WEST:	SFR Church

B. Zoning Proposal Review Standards; Study Required for Amendment

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?

Surrounding development in the area includes single-family residential and office space, as well as Holly Springs Elementary School, and the Hickory Road Baptist Church. The addition of an office would be appropriate with the diversity of development within the area.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?

The property is located on the corner of Hickory Road and New Light Road. Two corner properties on the south side of Hickory Road are zoned GC, General Commercial. The addition of a small office building under an NC, Neighborhood Commercial zoning category would not be a major impact to the area.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?

The property, as currently zoned, would be allowed to be utilized with uses associated with the R-40 zoning district.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools?

A small office building should not significantly impact city facilities. All plans will be reviewed by the City Engineer regarding traffic concerns.

5. Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM)?

The Future Development Map identifies this property with the character area of Neighborhood Center. The areas shown as “Neighborhood Center” on the future development map are very similar to traditional neighborhoods. One noteworthy distinction between traditional neighborhoods and neighborhood center is that “neighborhood centers” are likely to have higher compositions of nonresidential (civic, office, neighborhood-serving retail) uses than “traditional neighborhoods.”

Application: Existing and new single-family residential neighborhoods with a mixed-use component.

Primary Future Land Uses: Neighborhood commercial, office, and government uses, and parks, recreation, greenways, and trails included as part of a traditional neighborhood.

Zoning Districts: PD-R, TND, NC, OI, GV, MXD-1, MXD-2

6. Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents?

The proposed use is pre-existing and is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

- a) **Commercial Uses. Use the character areas and the Future Development Map (FDM) to guide commercial growth and expansion for office/institutional, general commercial, and industrial opportunities. (9.1, #1)**
 - b) **Commercial-Less Intense Uses. Encourage the expansion of neighborhood commercial and office/institutional development containing compatible and complimentary uses that do not detract from the city's established residential areas. (9.1, #2)**
 - c) **Land Use Decisions. Use the Future Development Map (FDM) as a guide when making land use decisions (map amendment requests) and reviewing other development proposals. (9.1, #22)**
 - d) **Small Businesses. Promote the development of small businesses in the City. (9.3, #9)**
7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

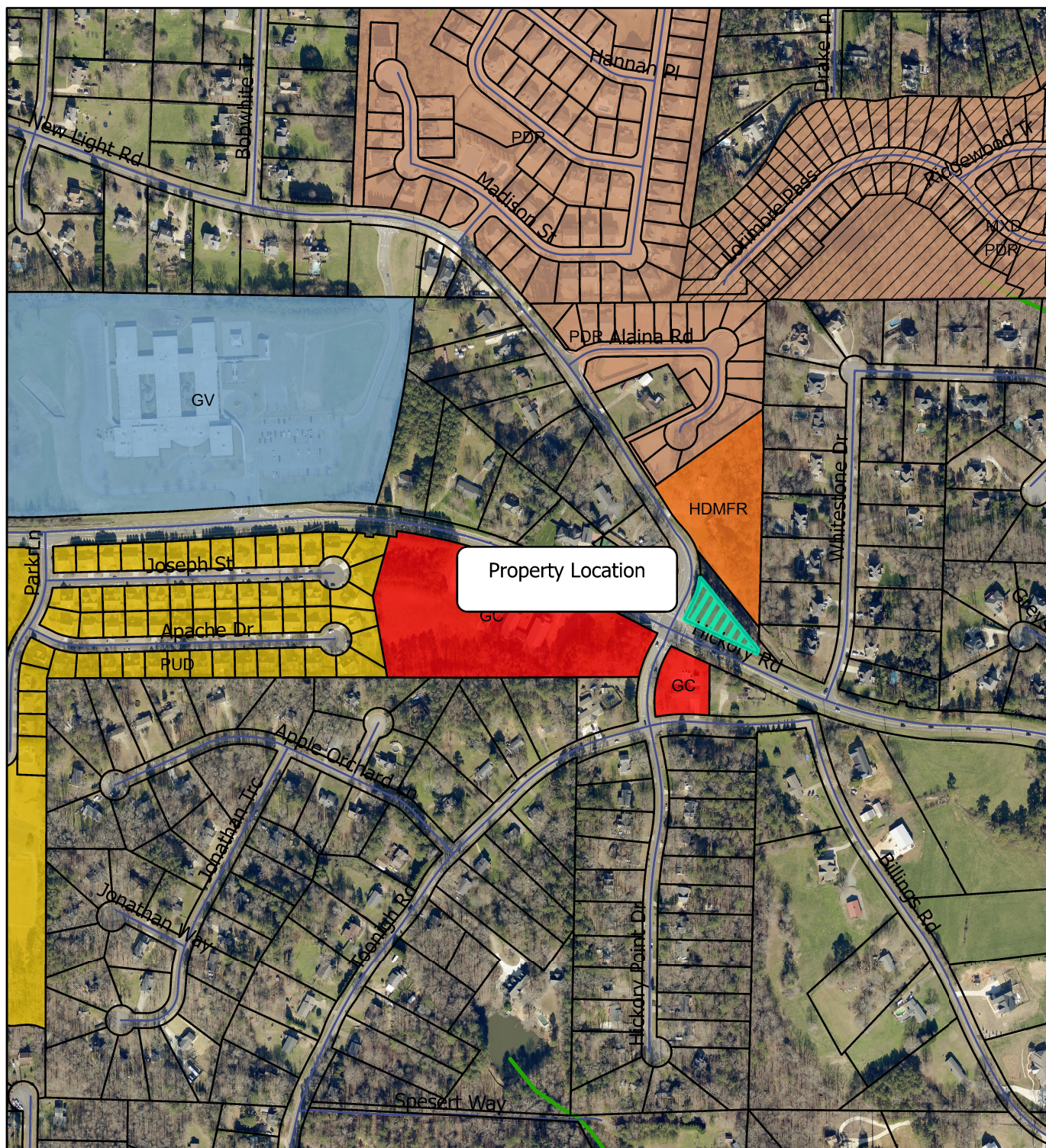
All future development of the property will be held to the environmental development standards for all local, state, and federal requirements. The City Engineer has the following comments:

- a) **The frontages on both Hickory Road and New Light Road would only allow for a right-in right-out access.**

- b) **The drawing shows access to Hickory Road via the right turn lane...this is not a good location for a driveway. However, the frontage along Hickory Road limits the site as to where the driveway could be located.**
 - c) **I've marked up the drawing and attached for reference.**
 - d) **Overall comment is this site has limited development potential because of size, shape, and location.**
8. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

As the area grows residentially there exists a need for more service-related businesses. The addition of a small business at this location will have little impact on the surrounding properties.

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

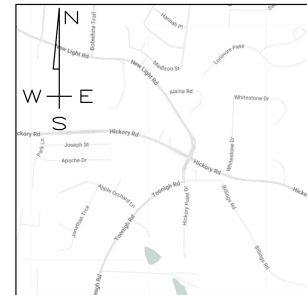


Legend

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

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

GEORGIA
 PROFESSIONAL
 No. PE045348
 EXPIRES 03-10-2020
GASMOCC CERT. #00858
 EXPIRES 03-10-2020

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

SHEET INDEX

CONCEPT PLAN	03
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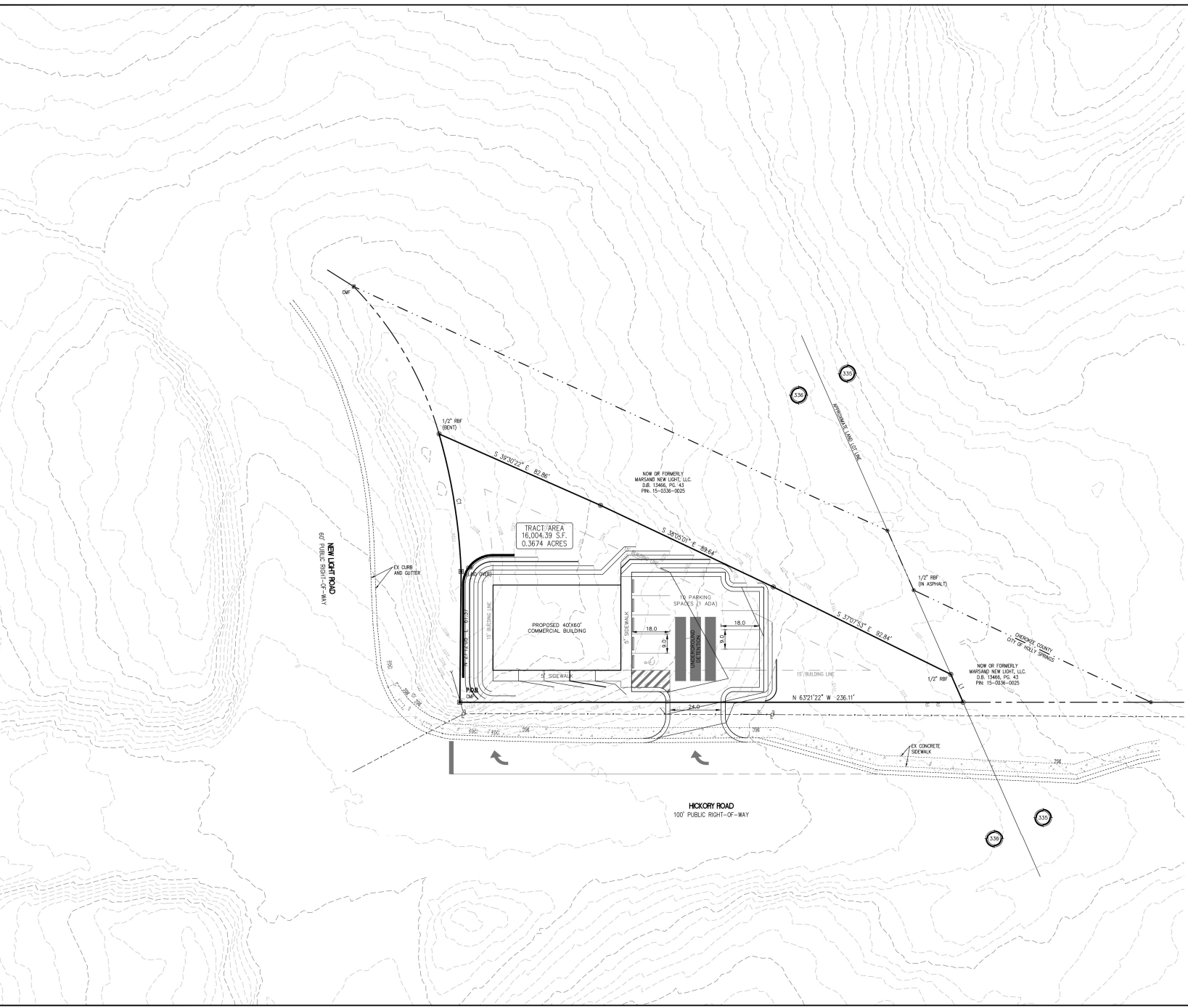
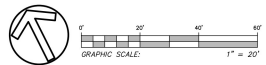
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ITEM REPORT

AGENDA ITEM NUMBER: IV.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: May 14, 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:

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. 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

VARIANCE REQUIREMENTS

The Zoning Ordinance requires the Planning Commission to only issue a variance if the

conditions listed below exist:

1. That the special circumstances or conditions applying to the building, structure or land in question are peculiar to such premises and do not apply generally to other buildings, structures, or land in the vicinity.

Each application is evaluated on its own merit and specific circumstances. This request is due to the shape and size of the property.

2. That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.

The reduction in the setbacks would allow for a better placement on the lot.

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

All properties located within the NC zoning district are bound by the regulations of the Holly Springs Zoning Ordinance and the stipulations approved at the time of rezoning of the property. Each case is evaluated separately.

4. That the condition from which relief or a variance is sought did not result from willful action by the applicant.

The property is a lot of record and the variance is being requested prior to development of the lot.

5. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

The variance requested is the minimum required to develop the property as shown on the conceptual site plan.

6. The variance is not a request to permit a use of land, buildings or structures which is not permitted by right in the district involved.

The request does not pertain to the use of the property, only to the lot requirements and does not result in a use that is not permitted.

7. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, increase the danger of fire, imperil public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the

inhabitants of the City.

No negative impacts are anticipated from the variance as proposed.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Conceptual Site Plan
2. Location Map

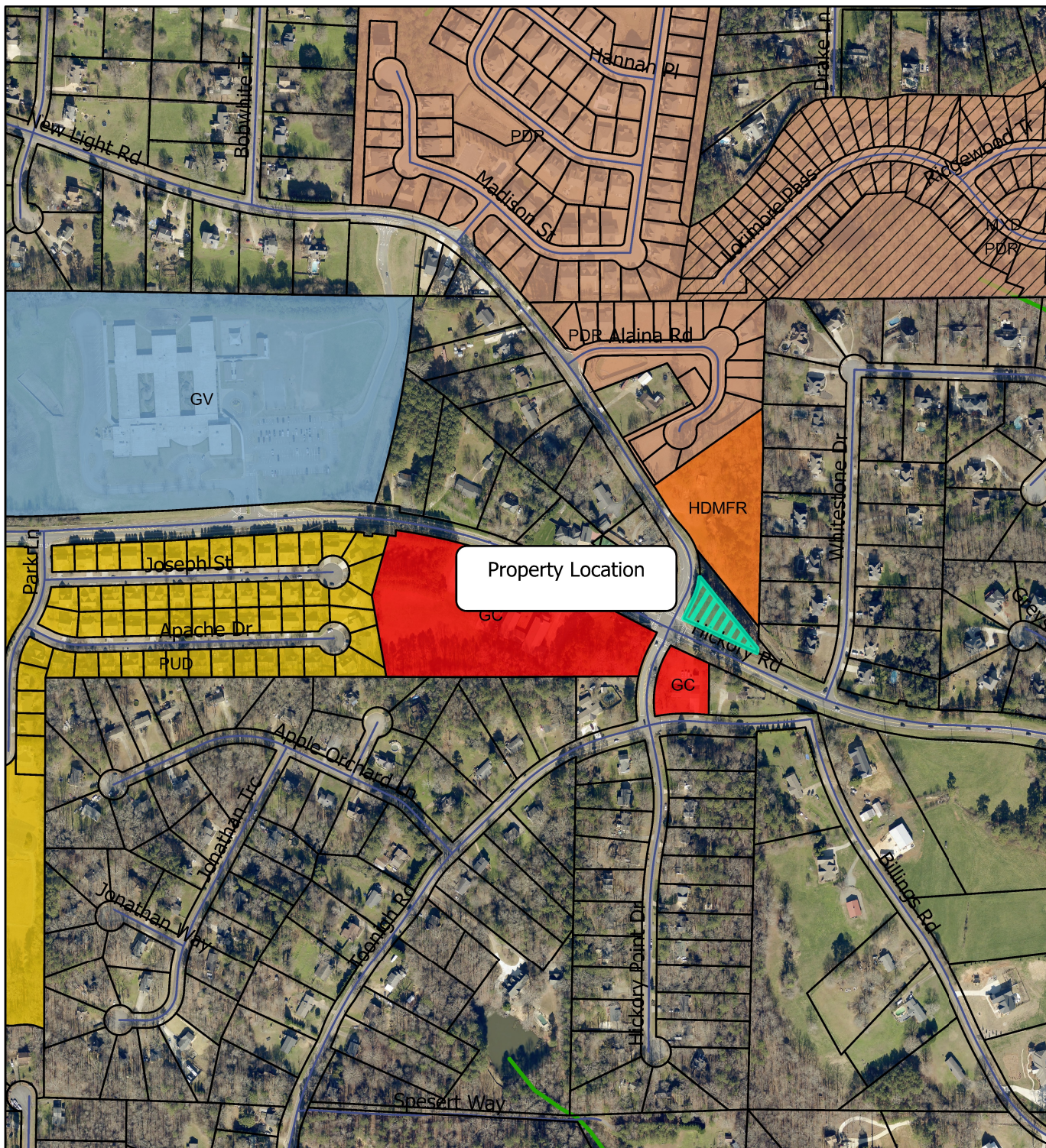
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

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



Legend

ZONING

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- R-80- Estate Residential
- R-40- Single Family Residential Estate
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- Parcels 2026



ITEM REPORT

AGENDA ITEM NUMBER: IV.C.



FROM: Nancy Moon, Community Development Director

MEETING DATE: May 14, 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.

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."

VARIANCE REQUIREMENTS

The Zoning Ordinance requires the Planning Commission to only issue a variance if the conditions listed below exist:

1. That the special circumstances or conditions applying to the building, structure or land in question are peculiar to such premises and do not apply generally to other buildings, structures, or land in the vicinity.

Each application is evaluated on its own merit and specific circumstances.

2. That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.

The building was designed with the flat roof and the applicant has already purchased the frame package.

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

All properties located within the GC zoning district are bound by the regulations of the Holly Springs Zoning Ordinance and the stipulations approved at the time of rezoning of the property. Each case is evaluated separately.

4. That the condition from which relief or a variance is sought did not result from willful action by the applicant.

The applicant was unaware of the design requirements prior to ordering the framing package.

5. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

The variance requested is the minimum required for construction of the building as designed.

6. The variance is not a request to permit a use of land, buildings or structures which is not permitted by right in the district involved.

The request does not pertain to the use of the property, only to the design of the building.

7. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, increase the danger of fire, imperil public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

No negative impacts are anticipated from the variance as proposed.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Building Design

RECOMMENDATION:

N/A

CONCURRENCES:

N/A

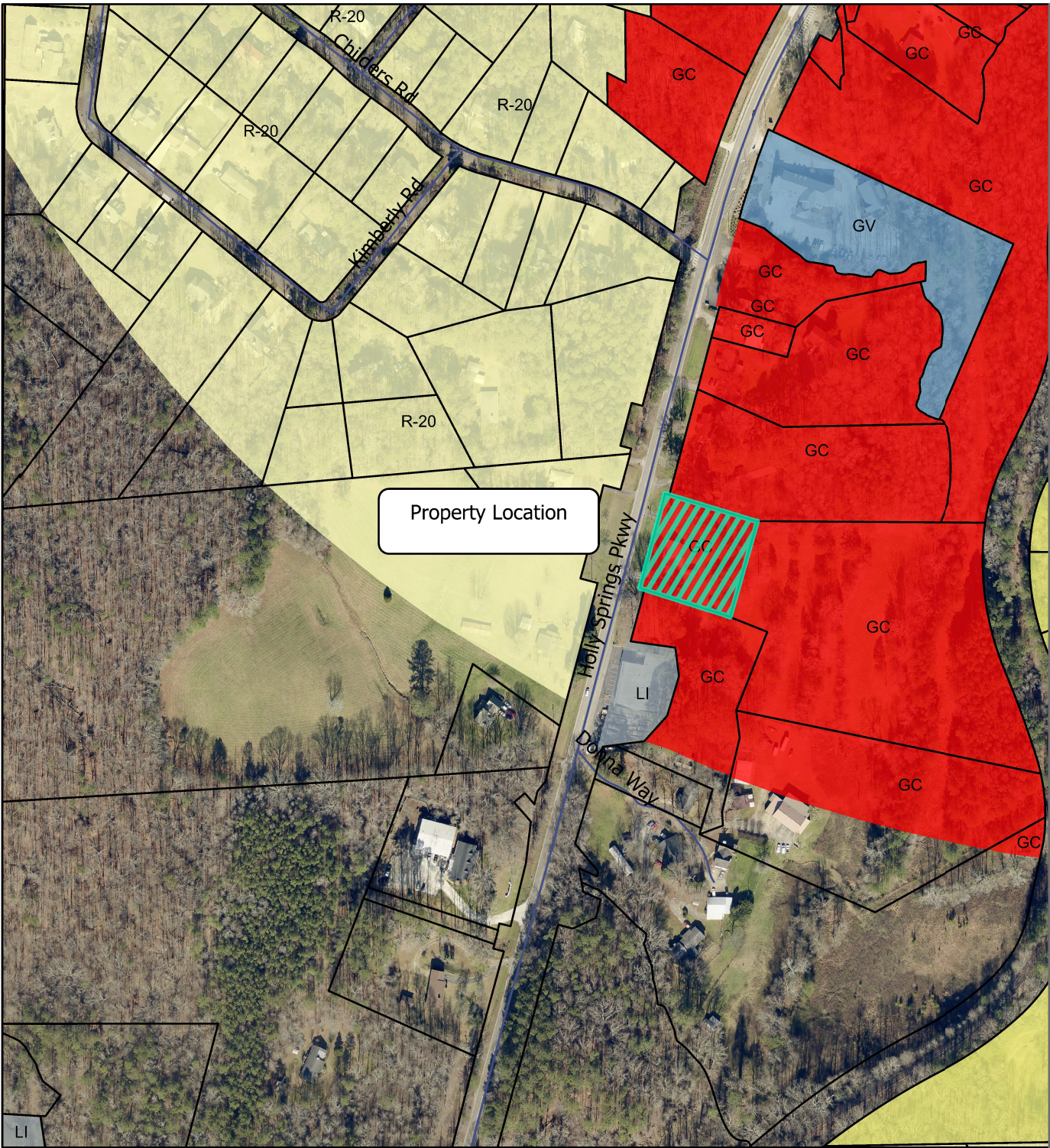
V-03-2026 Location Map

Legend

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- GV- Governmental
- LI- Light Industrial
- MXD- Mixed Use Overlay
- Streets_2026
- Parcels_2026

Property Location



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)

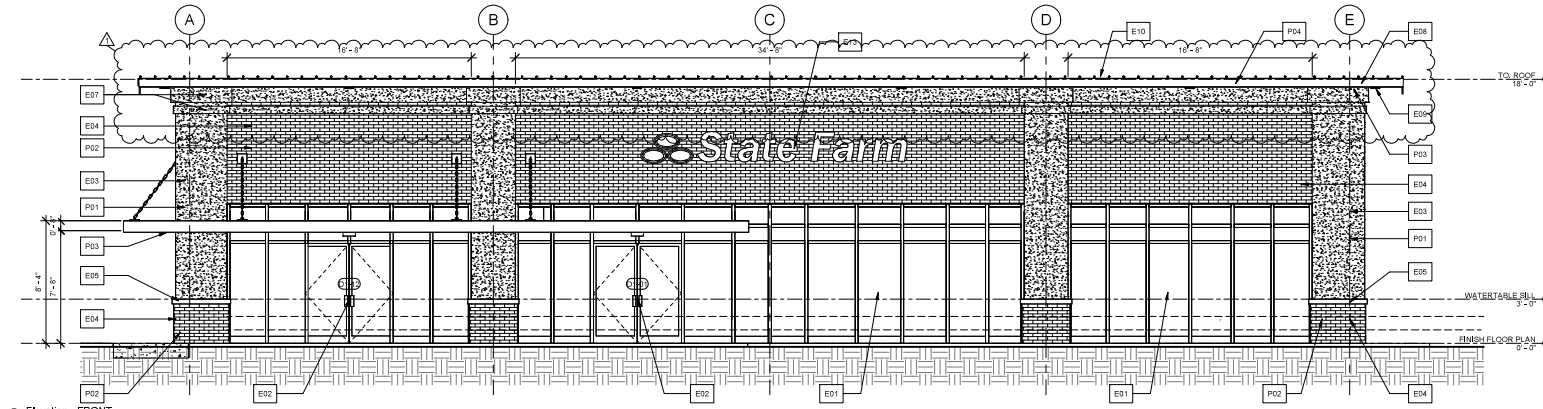
GENERAL NOTES

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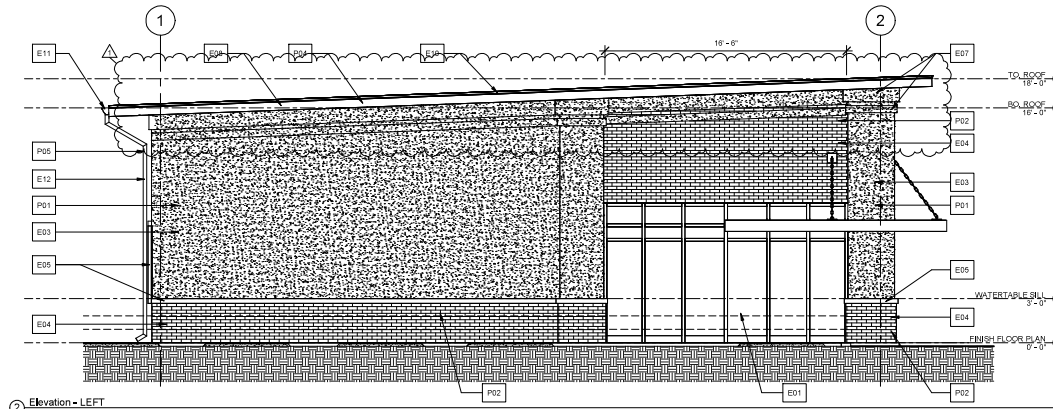
LEGEND

- EXISTING TO REMAIN
- NEW CONSTRUCTION

KEYNOTE



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



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



Development | Architecture | Management
501 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
01/29/2026 AWG:MLC:TWB



SEAL
Architect of record
MICHAEL TCHOUAFFE, AIA
DRAWING REVISION RECORD

DATE	DESCRIPTION
01/29/26	AWG:MLC:TWB

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: 34"x36"
A300
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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)

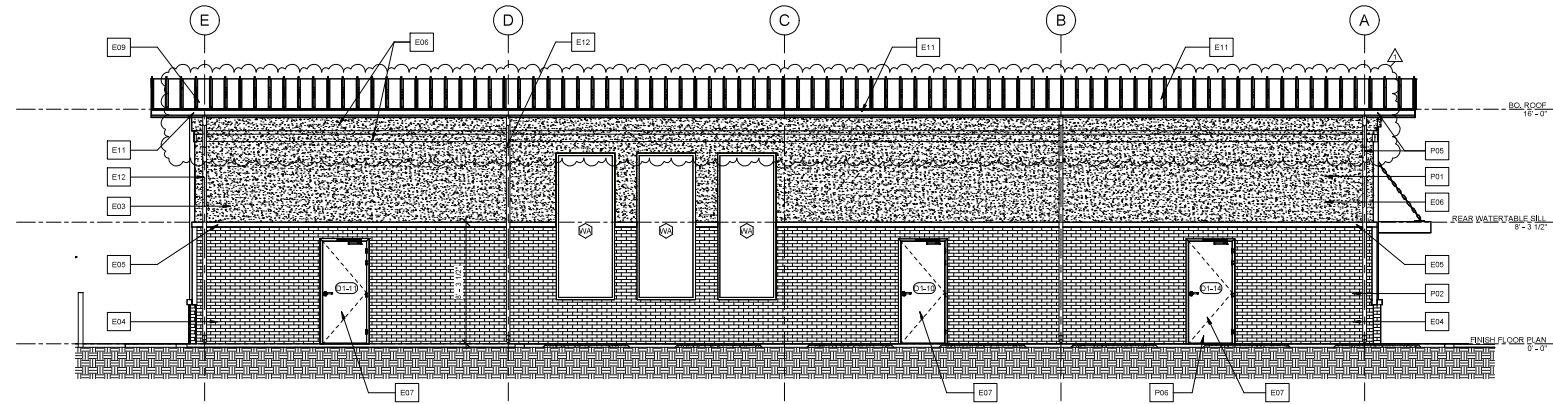
GENERAL NOTES

1.

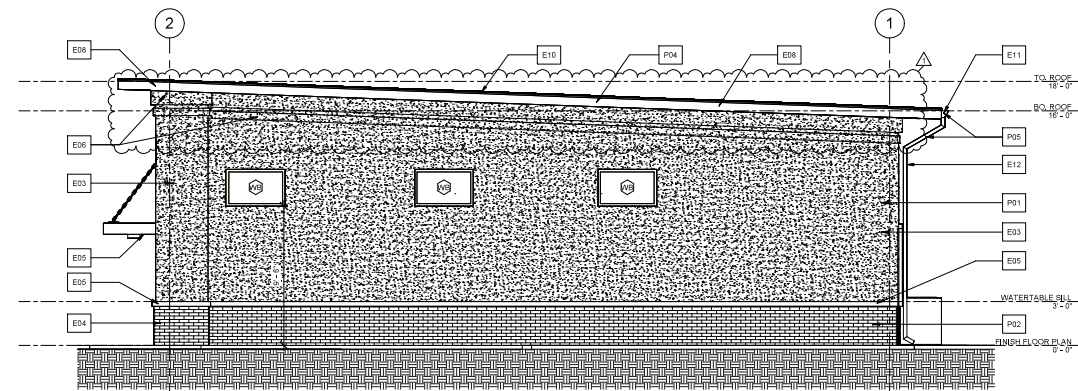
LEGEND

- EXISTING TO REMAIN
- NEW CONSTRUCTION

KEYNOTE



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



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



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DRAWING ISSUANCE RECORD
DATE DESCRIPTION
01/28/2026 AWG: M, TCH: M, TCH: M



SEAL
Architect of record
MICHAEL TCHOUAFFE, AIA
DRAWING REVISION RECORD

DATE	DESCRIPTION
01/28/26	AWG: M, TCH: M, TCH: M

PROJECT NAME
STATE FARM HOLLY SPRINGS
Date: 01.28.2026
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"
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DRAWING ISSUANCE RECORD

NO.	DATE	DESCRIPTION



SEAL
 Architect of record
 MICHAEL TCHOUAFFE, AIA

DRAWING REVISION RECORD

NO.	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

Scale: 3/32" = 1'-0"

SHEET TITLE:

3D-ISOMETRICS, PERSPECTIVES, PHOTOGRAPHS

ISSUED:

RELEASED FOR CONSTRUCTION

SHEET NUMBER:

ORIGINAL DRAWINGS SIZE: 34x36"

A900
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ITEM REPORT

AGENDA ITEM NUMBER: IV.D.



FROM: Nancy Moon, Community Development Director

MEETING DATE: May 14, 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 District Front Setback	20	13.2	34.0

VARIANCE REQUIREMENTS

The Zoning Ordinance requires the Planning Commission to only issue a variance if the

conditions listed below exist:

1. That the special circumstances or conditions applying to the building, structure or land in question are peculiar to such premises and do not apply generally to other buildings, structures, or land in the vicinity.

Each application is evaluated on its own merit and specific circumstances.

2. That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.

The encroachment of the building into the setback is for fire and life safety compliance.

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

All properties located within the GC/MXD zoning districts are bound by the regulations of the Holly Springs Zoning Ordinance and the stipulations approved at the time of rezoning of the property. Each case is evaluated separately.

4. That the condition from which relief or a variance is sought did not result from willful action by the applicant.

The applicant is making the change to the building to comply with fire and life safety codes.

5. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

The variance requested is the minimum required for construction of the building as designed.

6. The variance is not a request to permit a use of land, buildings or structures which is not permitted by right in the district involved.

The request does not pertain to the use of the property, only to the design of the building.

7. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, increase the danger of fire, imperil public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

No negative impacts are anticipated from the variance as proposed.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Site Plan

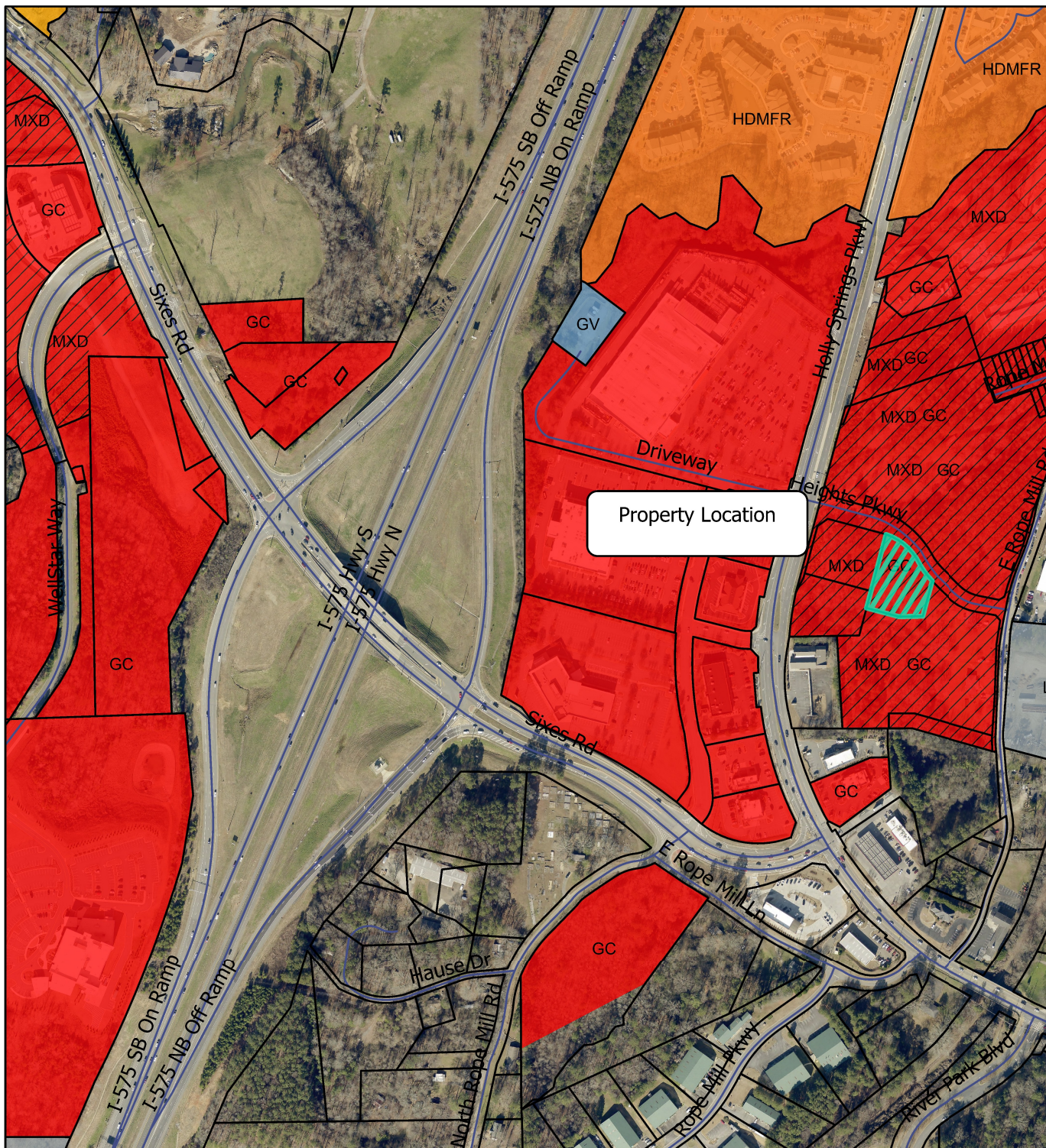
RECOMMENDATION:

N/A

CONCURRENCES:

N/A

V-05-2026 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



**City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
February 12, 2026**

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

Commission Members Not Present: None.

Elected Officials Present: None.

Staff Present: City Manager Robert H. Logan, Community Development Director Nancy Moon, Audrey Conley with the City Attorney's Office, and Captain Casey Barton.

I. OATH OF OFFICE FOR MIKE GRAYESKI

City Manager Robert H. Logan administered the Oath of Office to Commissioner Grayeski.

II. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Meeting to order,

III. PUBLIC HEARING RULES

Commission Member Norris read the public hearing rules.

IV. OLD BUSINESS/PUBLIC HEARING

None.

V. NEW BUSINESS/PUBLIC HEARING

A. **A-04-2025**, applicant requests annexation of 19.9 +/- acres located off of Sixes Road, Cherokee County, GA, tax parcels 063 and 064 of tax plat 15N09.—
WITHDRAWN

B. **MA-09-2025**, applicant requests rezoning of 19.9 +/- acres located off of Sixes Road, tax parcels 063 and 064 of tax plat 15N09, from R-40, Single Family Residential Estate (County), to TND, Traditional Neighborhood Development (City).—**WITHDRAWN**

C. **V-04-2025**, applicant, Brock Built, LLC., requests variances from the Holly Springs Zoning Ordinance, Article 9: Buffer Requirements, 9.4 Minimum Buffer Width Between Abutting Districts and Article 7: Planned Development Districts, Table 7.01 Planned Development District Dimensional Standards, and the Holly Springs Stream Buffer Ordinance, Section 5: Land Development Requirements (1) for property located off of Sixes Road, Cherokee County, GA, tax parcels 063 and 064 of tax plat 15N09.—**WITHDRAWN**

- D. **MA-01-2026**, applicant, First Baptist Church of Woodstock, requests rezoning of 4.71 +/- acres located off of Hickory Road, tax parcel 051A of tax plat 15N26 from GC, General Commercial, to GC, General Commercial and MXD, Mixed Use Overlay.

Community Development Director Nancy Moon stated that the First Baptist Church of Woodstock, in conjunction with the owner, James Thomas, is requesting rezoning from GC, General Commercial, to GC, General Commercial, and MXD, Mixed Use Overlay. Ms. Moon said that the additional zoning would allow for a multi-family residential structure, consisting of ten units, to be built on the property. Ms. Moon said that there is a daycare and a ball field on the property that will continue to run at this time. Ms. Moon said that staff recommends approval with stipulations.

Commission Member Adams made a motion to approve Item D with conditions. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- E. **V-02-2026**, applicant, First Baptist Church of Woodstock, requests a variance from the Holly Springs Zoning Ordinance, Article 9: Buffer Requirements for 4.71 +/- acres located off of Hickory Road, tax parcel 051A of tax plat 15N26.

Community Development Director Nancy Moon stated that the variance is to run a driveway to the eastern side of the property to create a circular drive. Ms. Moon said that the driveway would be within the buffer zone requiring a variance.

Chairman Dekker made a motion to approve Item E. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- F. January 15, 2026, Planning and Zoning Work Session Meeting minutes.

Commission Member Adams made a motion to approve the minutes. Commission Member Huminski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- G. January 29, 2026, Planning and Zoning Work Session Meeting minutes.

Chairman Dekker made a motion to approve the minutes. Commission Member Adams seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

VI. REPORTS/COMMENTS

None.

VII. ADJOURNMENT

Chairman Dekker made a motion to adjourn the meeting. Commission Member Norris seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

Respectfully submitted.

Adrian Dekker, Chairman

Attest:

Tracey Chambers
Community Development Coordinator

DRAFT

**City of Holly Springs
Planning and Zoning Commission Work Session Minutes
April 23, 2026**

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

Commission Members Not Present: None.

Elected Officials Present: None.

Staff Present: City Manager Robert H. Logan, Community Development Director Nancy Moon, Audrey Conley with the City Attorney's Office, and Lieutenant Scott Ryder.

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-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.

Community Development Director Nancy Moon said that the applicant would like to rezone to NC, Neighborhood Commercial, for the development of a commercial office building.

- 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.

Community Development Director Nancy Moon noted that the applicant's proposed site for a commercial office building is triangular, which presents significant developmental challenges. Ms. Moon reviewed the variance request and explained how it would effectively resolve these site issues.

- 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.

Community Development Director Nancy Moon stated that the applicant is seeking a variance to construct a 4,000-square-foot State Farm office building. Ms. Moon said that the proposed design features a flat roof, which deviates from the Holly Springs Zoning Ordinance requiring buildings under 5,000 square feet to have a pitched roof. Ms. Moon said that the project requires an approved variance to proceed as designed.

- 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.

Community Development Director Nancy Moon said that the applicant is requesting a variance for a stairwell that encroaches into the building setback. Ms. Moon said that the stairwell is a requirement to comply with a life safety code for egress.

V. REPORTS/COMMENTS

None.

VI. ADJOURNMENT

Commission Member Adams made a motion to adjourn the meeting. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

Respectfully submitted.

Adrian Dekker, Chairman

Attest:

Tracey Chambers
Community Development Coordinator