



Planning and Zoning Commission Public Hearing

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, June 11, 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. **A-02-2026**, applicant, Zaheed Alam, requests annexation of 0.50 +/- acres located off of Holly Springs Parkway, Cherokee County, GA, tax parcel 082 of tax plat 15N15.--**REQUEST TO DEFER.**
- B. **MA-03-2026**, applicant, Zaheed Alam, requests rezoning of 0.50 +/- acres located off of Holly Springs Parkway, Holly Springs GA, tax parcel 082 of tax plat 15N15, from R-40, Single Family Residential Estate (County), to GC, General Commercial (City).--**REQUEST TO DEFER.**
- C. **CUP-01-2026**, applicant, Zaheed Alam, requests a conditional use permit for a multi-tenant establishment located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 082 of tax plat 15N15.--**REQUEST TO DEFER.**
- D. **A-01-2026**, applicant, Jack Baltar, requests annexation of 23.68 +/- acres located off of Swan Lane, Cherokee County, GA, tax parcel 524A of tax plat 15N20.
- E. **MA-04-2026**, applicant, Jack Baltar, requests rezoning of 23.68 +/- acres off of Swan Lane, Holly Springs, GA, from R-40, Single Family Residential Estate (County), to R-40, Single Family Residential Estate (City).
- F. **ORD-4-2026**, proposed text amendment to the Holly Springs Zoning Ordinance, Article 1: Administration, replace in its entirety.--**REQUEST TO DEFER.**
- G. May 14, 2026 Planning and Zoning Public Hearing Meeting Minutes.

V. REPORTS/COMMENTS

VI. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: June 11, 2026

AGENDA ITEM: A-02-2026, applicant, Zaheed Alam, requests annexation of 0.50 +/- acres located off of Holly Springs Parkway, Cherokee County, GA, tax parcel 082 of tax plat 15N15.--**REQUEST TO DEFER.**

EXECUTIVE SUMMARY:

Zaheed Alam, applicant, requests annexation of 0.50 acres located on Holly Springs Parkway, tax parcel 15N15 082. The applicant has also requested rezoning of the property from R-40, Single Family Residential Estate (County) to GC, General Commercial (City), as well as, a conditional use permit for the development of a multi-tenant establishment for retail and office use.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Plat and Conceptual Site Plan

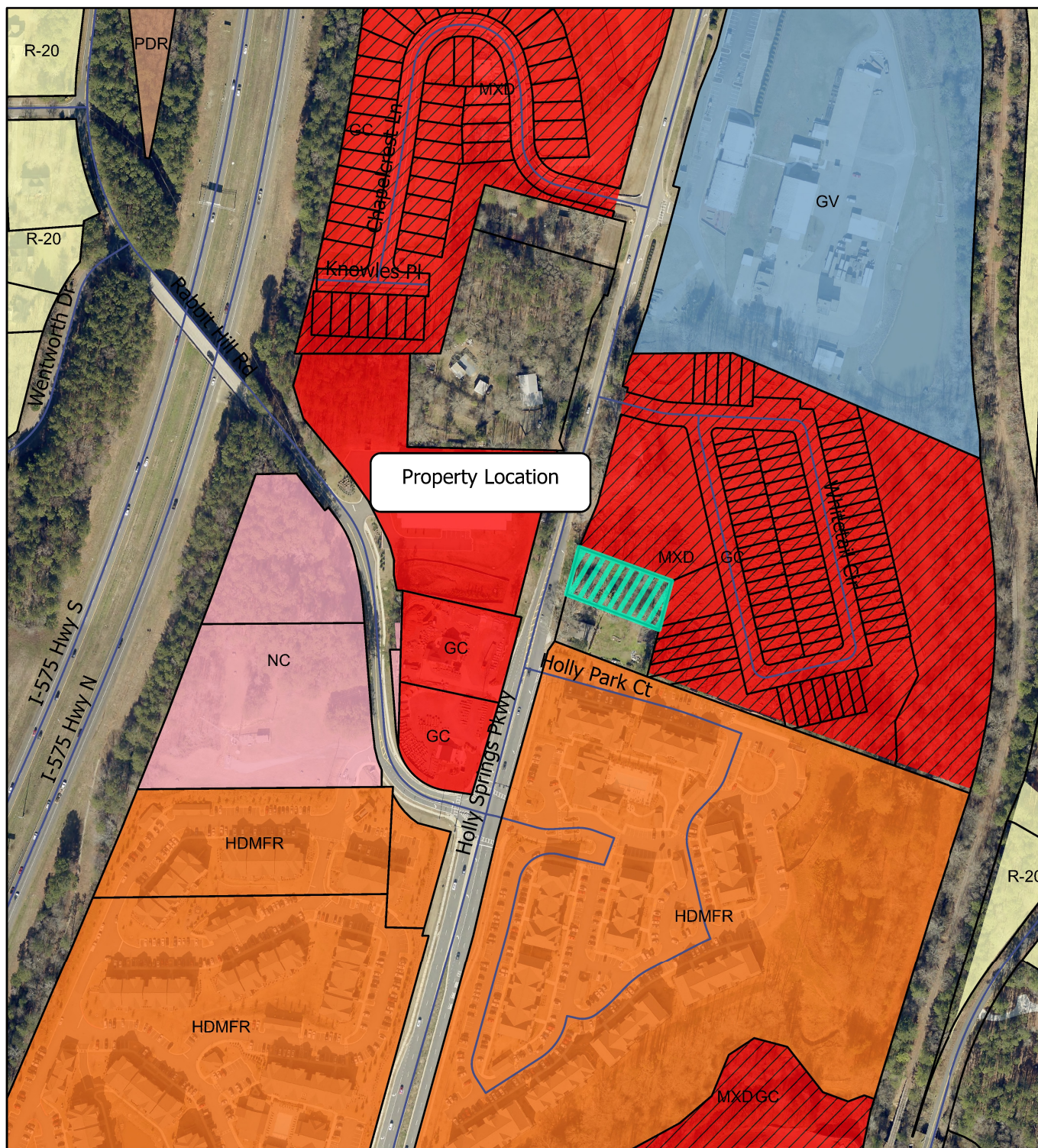
RECOMMENDATION:

The staff recommendation is to defer Item IV.A.

CONCURRENCES:

N/A

A-02-2026 MA-03-2026 CUP-01-2026 Location Map



Legend

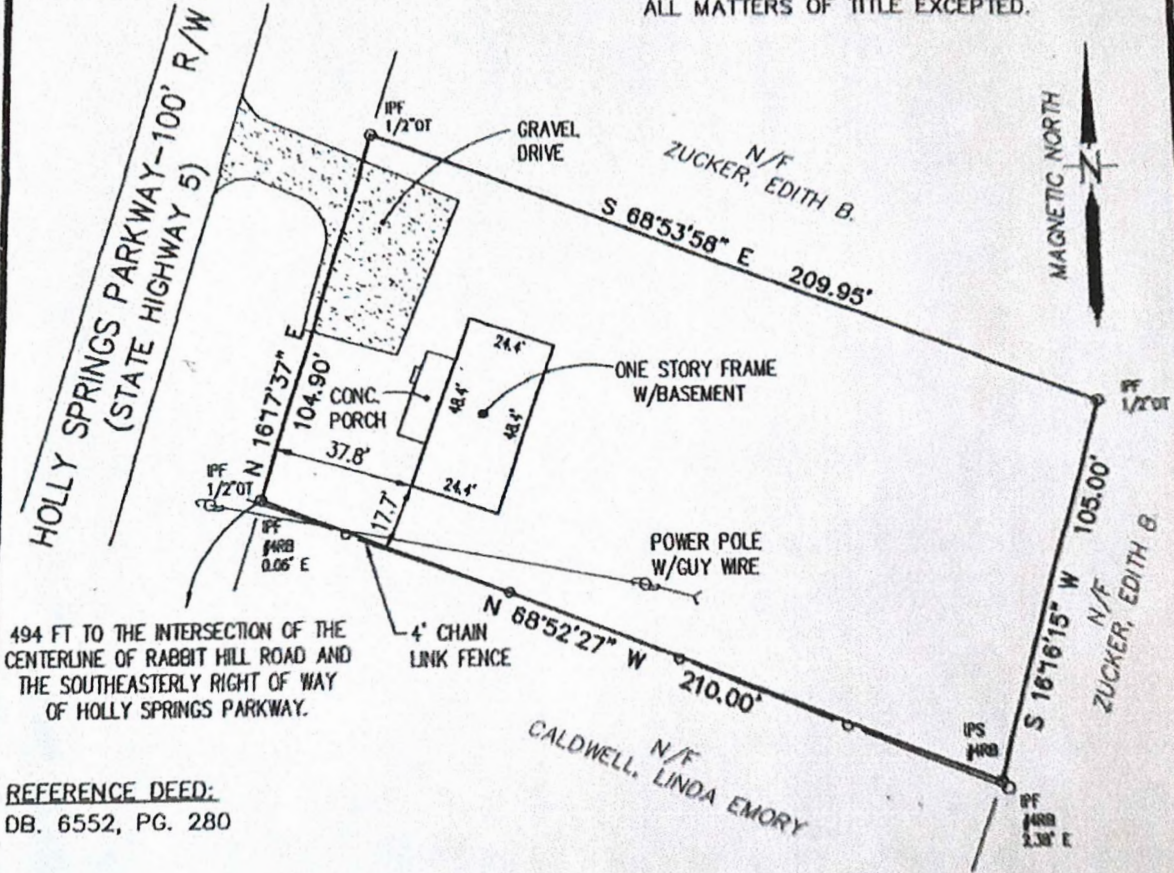
ZONING

- 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



THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO CHEROKEE COUNTY F.I.R.M. PANEL 0219 B COMMUNITY #130424, DATED : JULY 15, 1988 MAP #13057C0219 B.

TRAVERSE CLOSURE - 1:10,000+
 ANGULAR ERROR - 2 SEC'S/STA.
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TOPCON 303 TOTAL STATION
 PLAT CLOSURE - 1:209,950
 ALL MATTERS OF TITLE EXCEPTED.



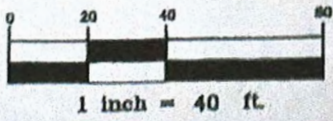
494 FT TO THE INTERSECTION OF THE CENTERLINE OF RABBIT HILL ROAD AND THE SOUTHEASTERLY RIGHT OF WAY OF HOLLY SPRINGS PARKWAY.

REFERENCE DEED:
 DB. 6552, PG. 280

PROPERTY ADDRESS:
 2208 HOLLY SPRINGS PARKWAY
 CANTON, GEORGIA 30115

SURVEY FOR:
LAND DEPOT, INC.

PROPERTY IS LOCATED IN LAND LOT 520
 IN THE 15TH DISTRICT, 2ND SECTION
 CHEROKEE COUNTY, GEORGIA
 SCALE: 1" = 40' DATE: JANUARY 12, 2005



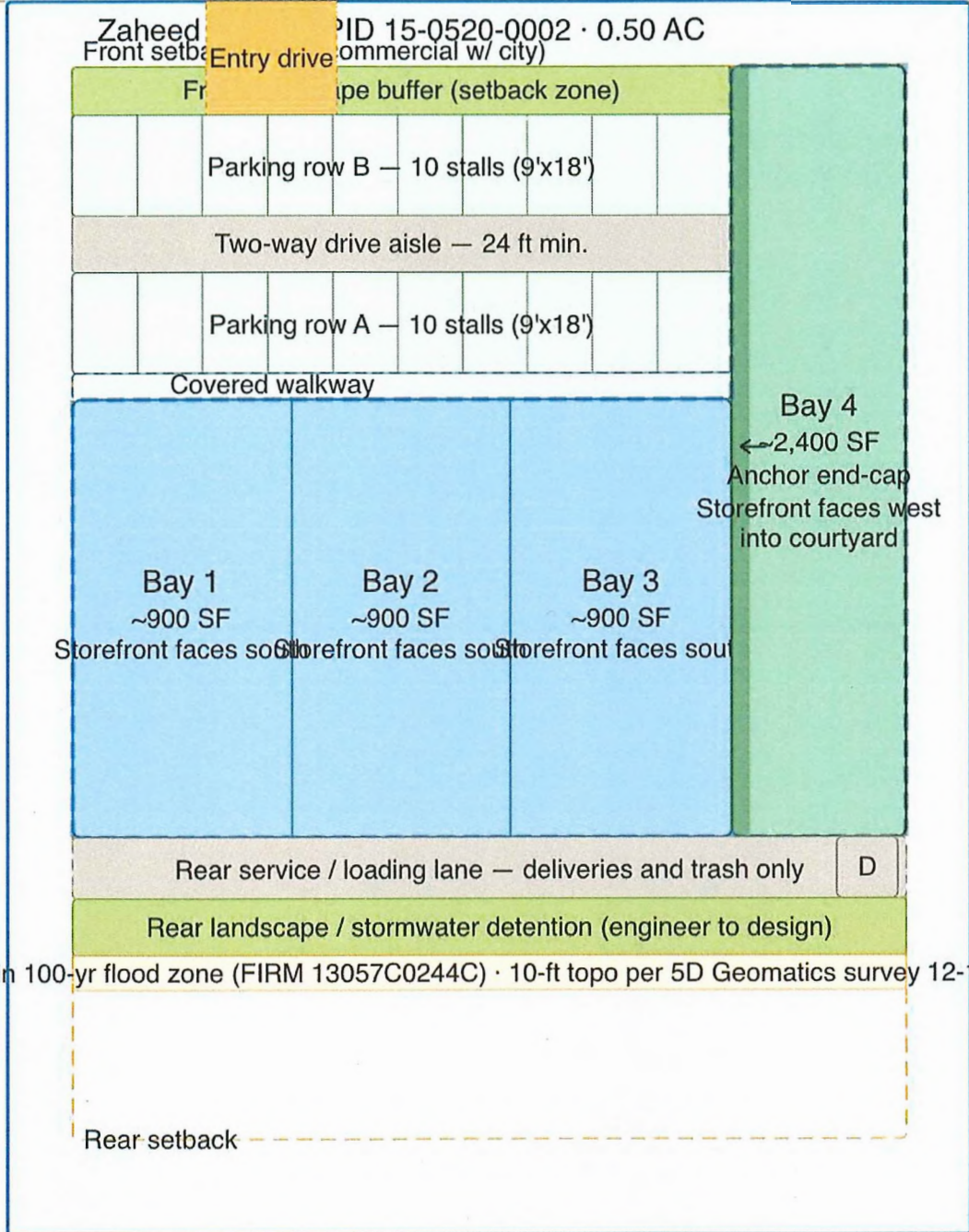
Centerline Surveying Systems, Inc.
 1301 SHILON ROAD, SUITE 1310, KENNESAW, GA 30144
 PHONE: (770) 424-0080 FAX: (770) 424-2380

105014-3

Conceptual Site Plan — 3158 Holly Springs Pkwy, Canton GA 30115
 Tax Parcel 15-0520-0002 · Land Lot 520, 15th Dist., 2nd Sec., Cherokee Co. · 0.50 AC
 Proposed: L-Shaped Strip Plaza · 4 Retail Bays · Rezoning / CUP Application
 Dist. to adj. curb cut (field measure) Dist. to adj. curb cut (field measure)

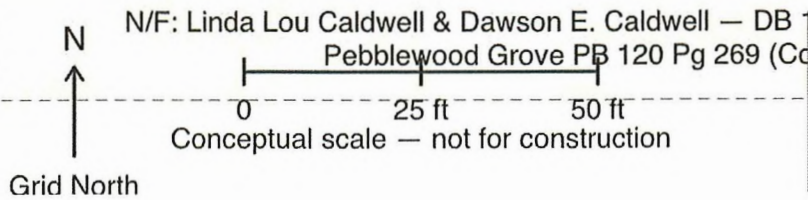
Holly Springs Parkway (Variable R/W)
 Confirm R/W width w/ Holly Springs Public Works

N/F: Pebblewood Grove PB 120 Pg 269 (Commercial Outparcel)



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Not in 100-yr flood zone (FIRM 13057C0244C) · 10-ft topo per 5D Geomatics survey 12-18-25



N/F: Linda Lou Caldwell & Dawson E. Caldwell — DB 14719 Pg 2439 — PID 15-0520-0000
 Pebblewood Grove PB 120 Pg 269 (C)

Vicinity map
 3158 Holly Springs Pkwy
 Canton, GA 30115 · Cherokee Co.
 Land Lot 520, 15th Dist., 2nd Sec.

ITEM REPORT

AGENDA ITEM NUMBER: IV.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: June 11, 2026

AGENDA ITEM: MA-03-2026, applicant, Zaheed Alam, requests rezoning of 0.50 +/- acres located off of Holly Springs Parkway, Holly Springs GA, tax parcel 082 of tax plat 15N15, from R-40, Single Family Residential Estate (County), to GC, General Commercial (City).--
REQUEST TO DEFER.

EXECUTIVE SUMMARY:

Zaheed Alam, applicant, requests rezoning of 0.50 acres located on Holly Springs Parkway, tax parcel 15N15 082, from R-40, Single Family Residential Estate (County) to GC, General Commercial (City), as well as, a conditional use permit for the development of a multi-tenant establishment for retail and office use. This property has also been requested for annexation.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Plat and Conceptual Site Plan

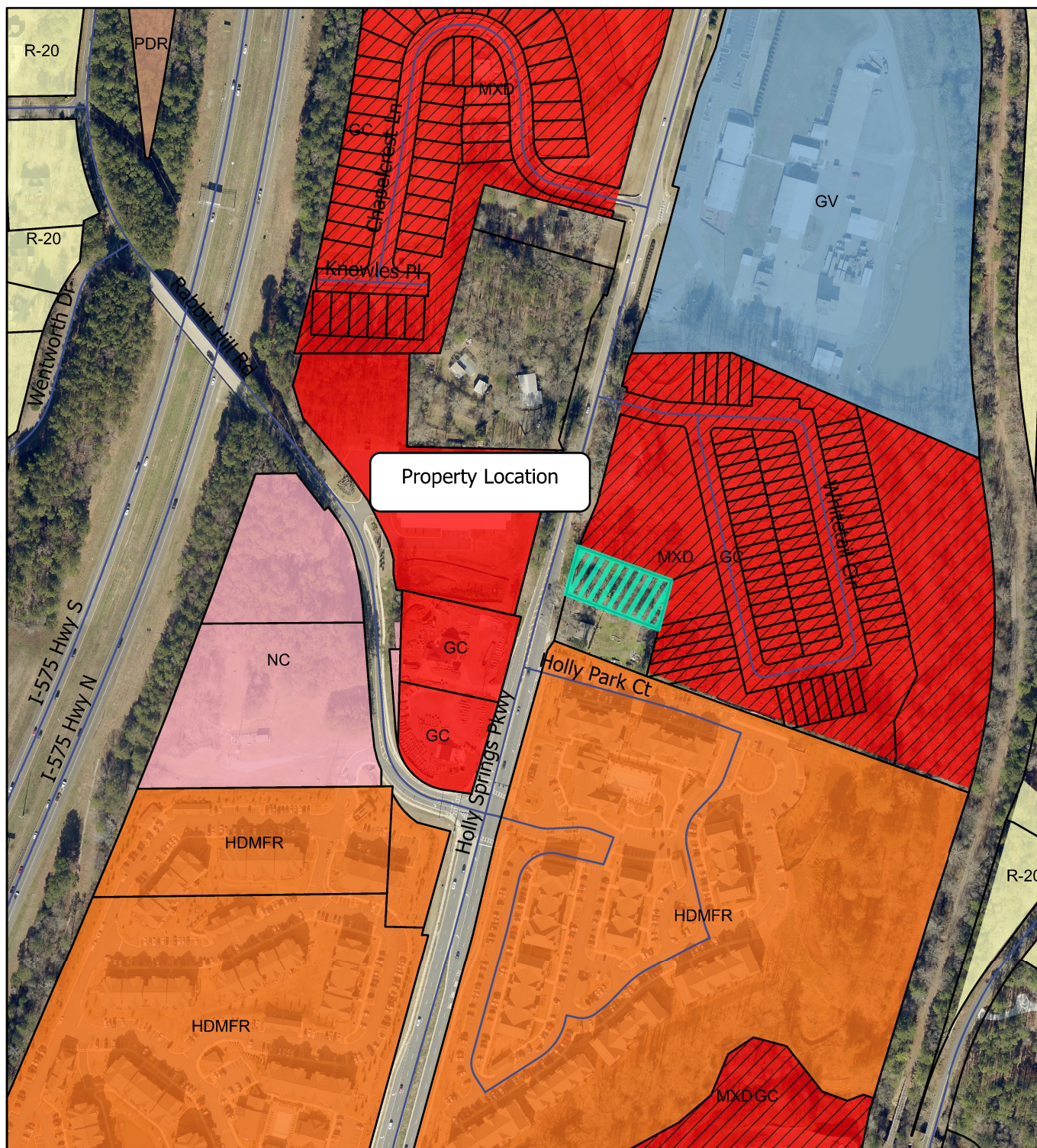
RECOMMENDATION:

The staff recommendation is to defer Item IV.B.

CONCURRENCES:

N/A

A-02-2026 MA-03-2026 CUP-01-2026 Location Map



Legend

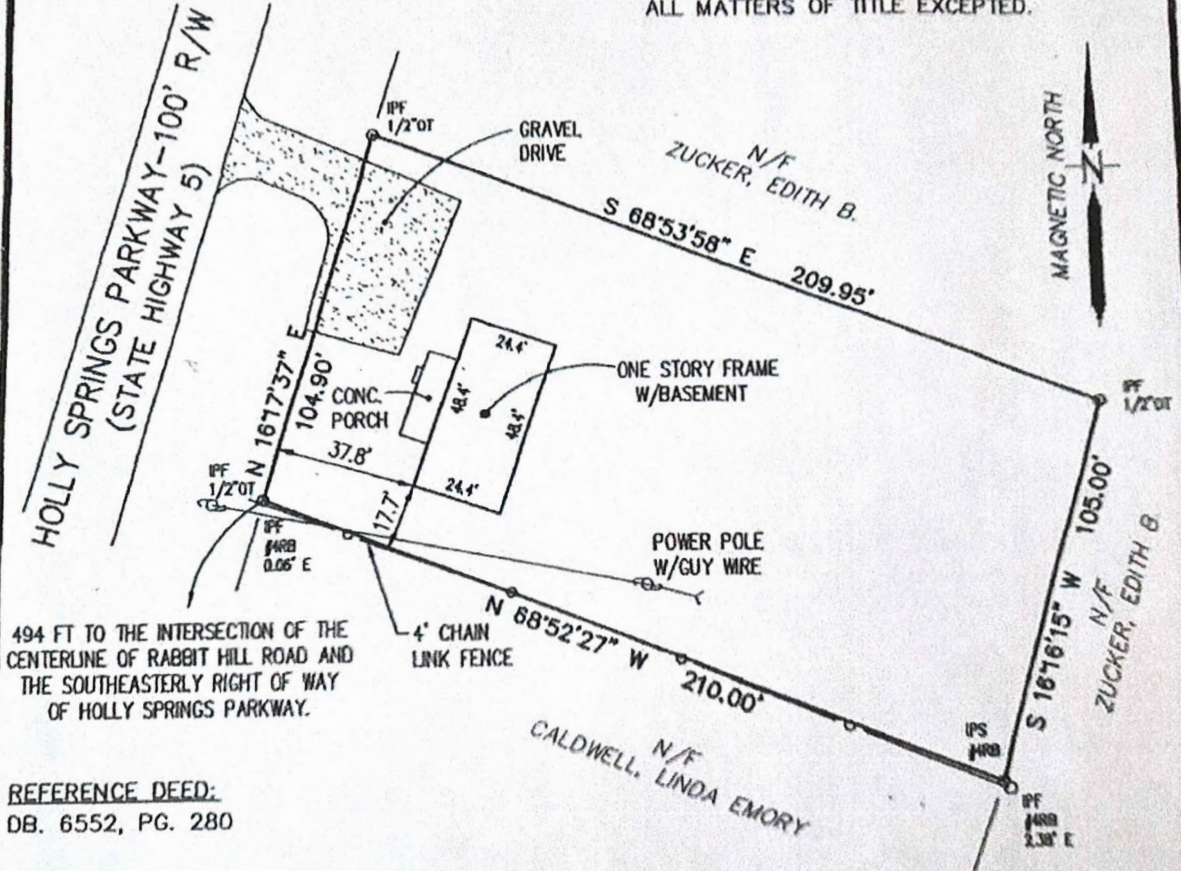
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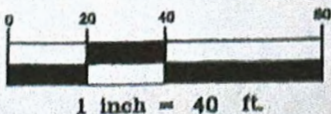


REFERENCE DEED:
 DB. 6552, PG. 280

PROPERTY ADDRESS:
 2208 HOLLY SPRINGS PARKWAY
 CANTON, GEORGIA 30115

SURVEY FOR:
LAND DEPOT, INC.

PROPERTY IS LOCATED IN LAND LOT 520
 IN THE 15TH DISTRICT, 2ND SECTION
 CHEROKEE COUNTY, GEORGIA
 SCALE: 1" = 40' DATE: JANUARY 12, 2005



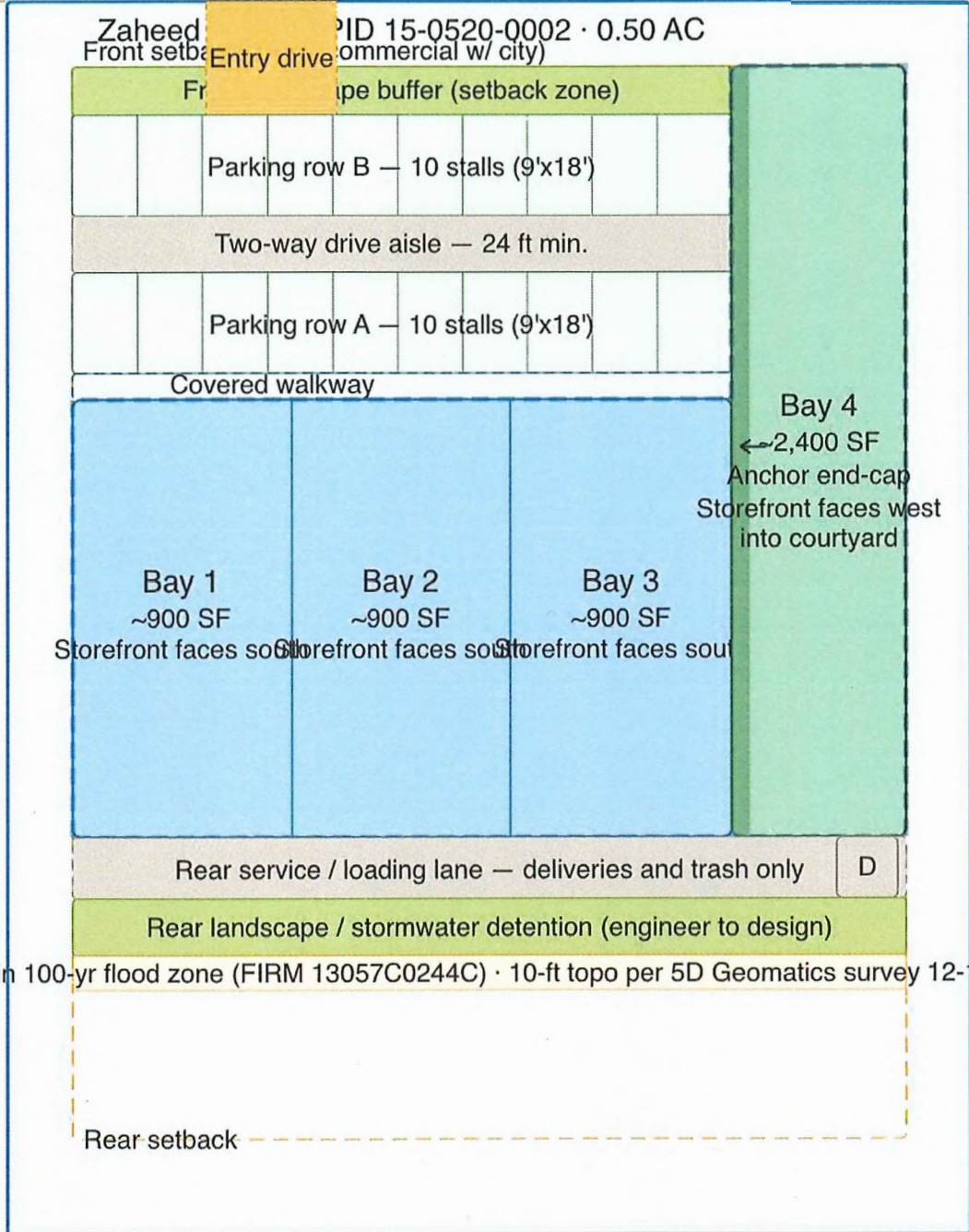
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105014-3

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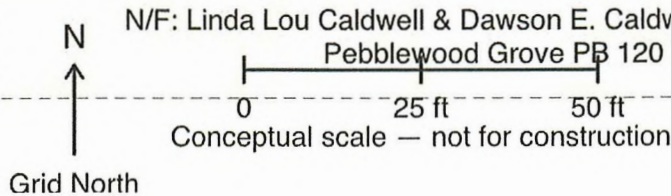
Holly Springs Parkway (Variable R/W)
 Confirm R/W width w/ Holly Springs Public Works

N/F: Pebblewood Grove PB 120 Pg 269 (Commercial Outparcel)



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N/F: Linda Lou Caldwell & Dawson E. Caldwell — DB 14719 Pg 2439 — PID 15-0520-0000
 Pebblewood Grove PB 120 Pg 269 (C)

Vicinity map
 3158 Holly Springs Pkwy
 Canton, GA 30115 · Cherokee Co.
 Land Lot 520, 15th Dist., 2nd Sec.

ITEM REPORT

AGENDA ITEM NUMBER: IV.C.



FROM: Nancy Moon, Community Development Director

MEETING DATE: June 11, 2026

AGENDA ITEM: CUP-01-2026, applicant, Zaheed Alam, requests a conditional use permit for a multi-tenant establishment located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 082 of tax plat 15N15.--**REQUEST TO DEFER.**

EXECUTIVE SUMMARY:

Zaheed Alam, applicant, requests a conditional use permit for a multi-tenant establishment for a 0.50-acre tract, located on Holly Springs Parkway, tax parcel 15N15 082. The applicant has also requested annexation and rezoning of the property from R-40, Single Family Residential Estate (County) to GC, General Commercial (City). The proposed use will be for the purposes of a retail and office building.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Plat and Site Plan

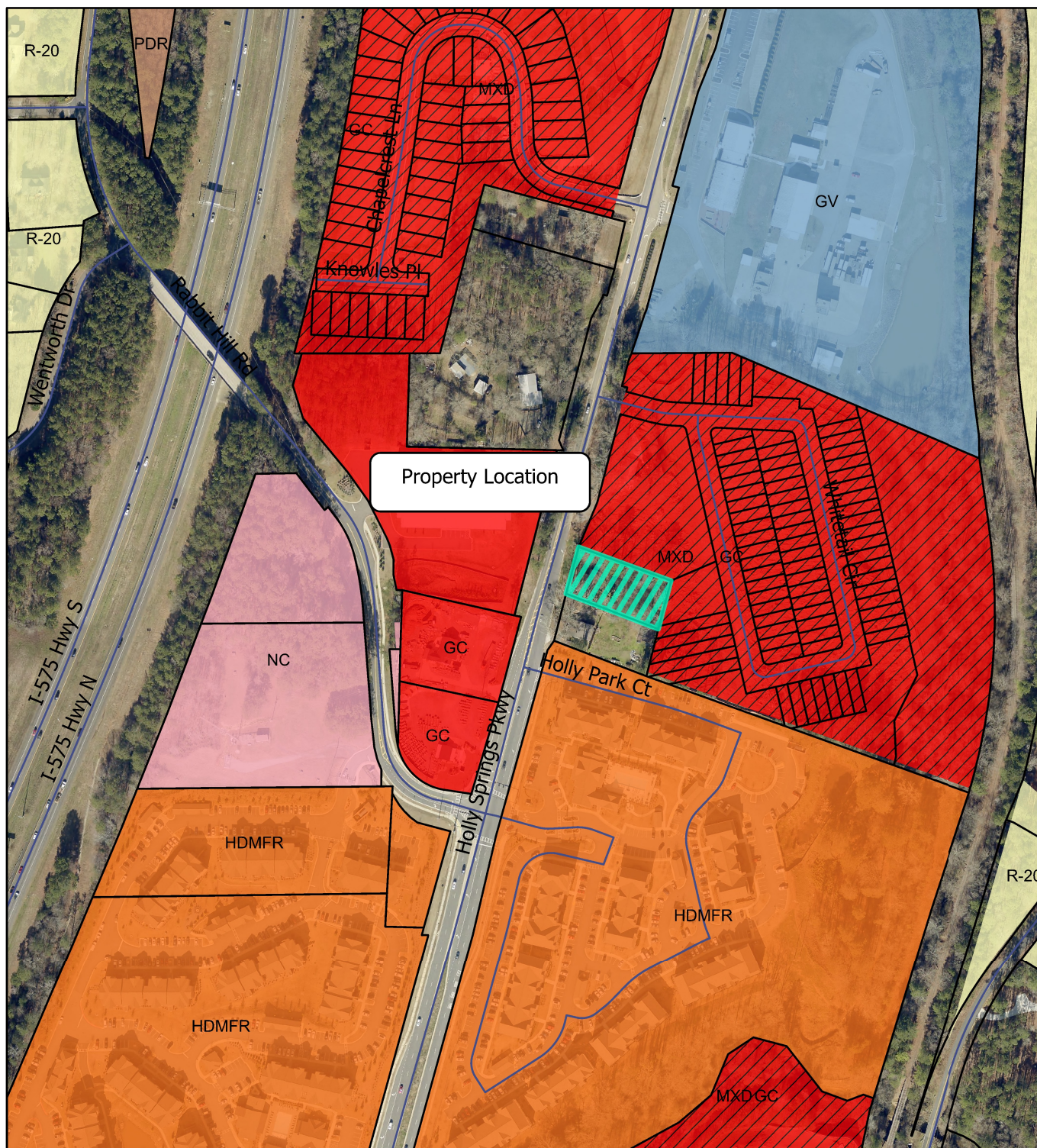
RECOMMENDATION:

The staff recommendation is to defer Item IV.C.

CONCURRENCES:

N/A

A-02-2026 MA-03-2026 CUP-01-2026 Location Map



Legend

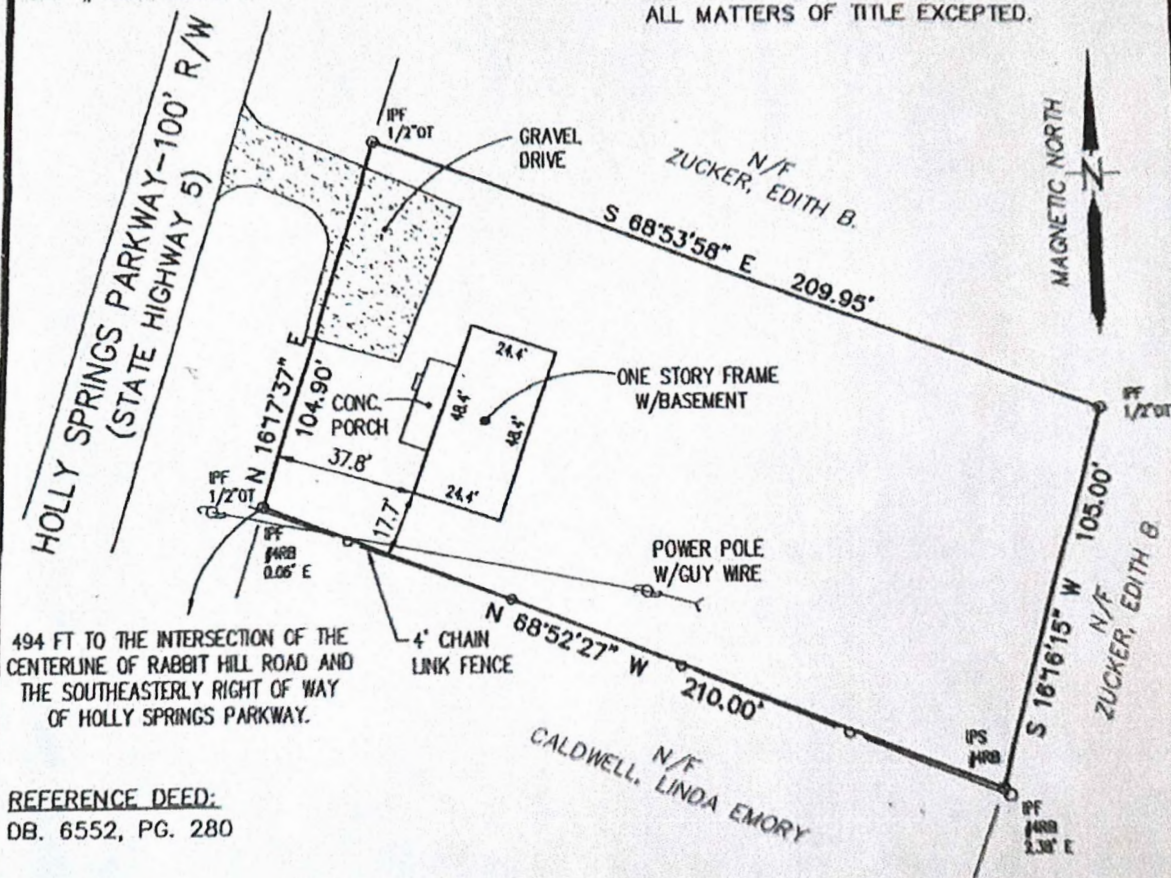
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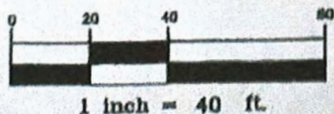


REFERENCE DEED:
 DB. 6552, PG. 280

PROPERTY ADDRESS:
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SURVEY FOR:
LAND DEPOT, INC.

PROPERTY IS LOCATED IN LAND LOT 520
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 CHEROKEE COUNTY, GEORGIA
 SCALE: 1" = 40' DATE: JANUARY 12, 2005



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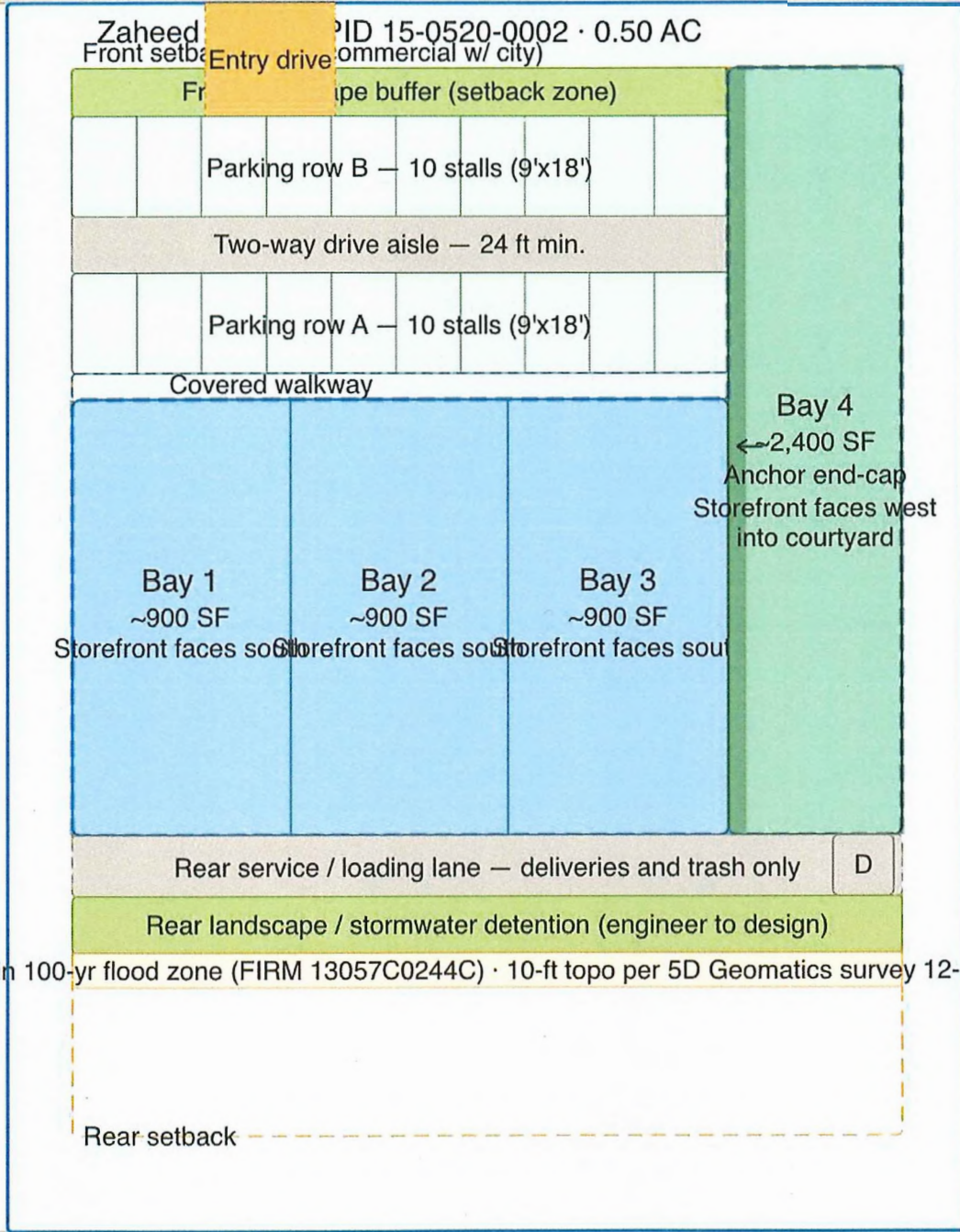
105014-3

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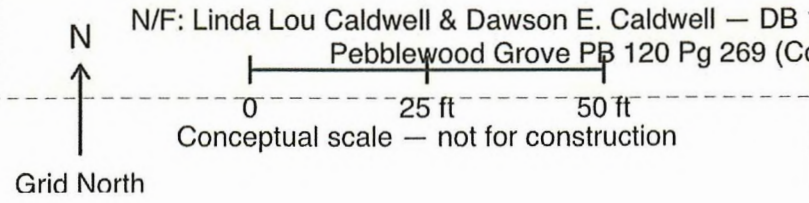
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 Confirm R/W width w/ Holly Springs Public Works

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 Pebblewood Grove PB 120 Pg 269 (C)

Vicinity map
 3158 Holly Springs Pkwy
 Canton, GA 30115 · Cherokee Co.
 Land Lot 520, 15th Dist., 2nd Sec.

ITEM REPORT

AGENDA ITEM NUMBER: IV.D.



FROM: Nancy Moon, Community Development Director

MEETING DATE: June 11, 2026

AGENDA ITEM: A-01-2026, applicant, Jack Baltar, requests annexation of 23.68 +/- acres located off of Swan Lane, Cherokee County, GA, tax parcel 524A of tax plat 15N20.

EXECUTIVE SUMMARY:

Jack Baltar, applicant, requests annexation of 23.68 acres located off of Swan Lane, tax parcel 15N20 524A. The applicant has also requested rezoning of the property from R-40, Single Family Residential Estate (County) to R-40, Residential Estate (City) for the purposes of developing a single-family subdivision consisting of 7 lots ranging from 2.19 acres to 5.67 acres.

Cherokee County Recommendation

The Cherokee County Board of Commissioners discussed this case on May 19, 2026. The BOC voted unanimously to request that the following recommendations be considered:

1. The proposed road must be a minimum of 20 ft. wide and capable of supporting 75,000 lbs. to ensure adequate fire and emergency service access.
2. First stream headwaters have not been verified for spring heads on the property. The application must acquire an environmental consultant to identify headwater location. The local issuing authority should also confirm the location.

The letter from the BOC and Cherokee County staff comments are included in the packet.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Conceptual Site Plan

3. Cherokee County Response
4. Letters from Area Residents

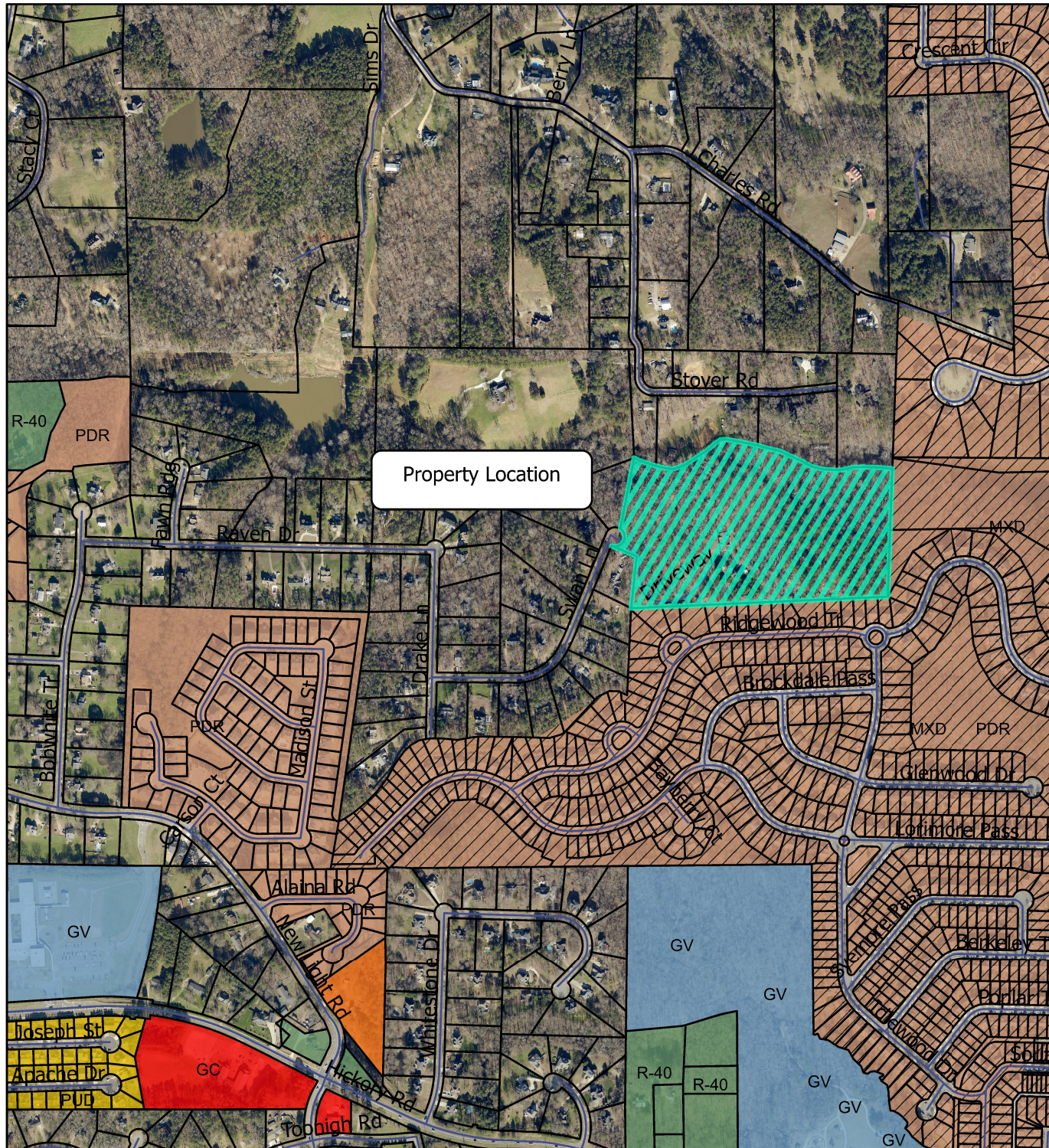
RECOMMENDATION:

The staff recommendation is approval of the request to annex.

CONCURRENCES:

City Manager

A-01-2026 MA-01-2026 Location Map



Legend

ZONING

- AG- Agricultural
- R-80- Estate Residential
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- Parcels 2026



Cherokee County



PLANNING AND ZONING

May 26, 2026

Nancy Moon
Community Development Director
City of Holly Springs
3237 Holly Springs Parkway
Holly Springs, GA 30115

RE: A-01-2026 – 790 Swan Lane

Dear Mrs. Moon:

The annexation case A-01-2026 – 790 Swan Lane was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on May 19, 2026. The applicant is requesting to annex and rezone one parcel totaling 23.68+/- acres (15N20 534A) for a proposed seven lot residential subdivision.

The Board of Commissioners voted unanimously (5-0) to request that the following recommendations be considered as conditions should the city pursue any zoning action.

1. The proposed road must be a minimum of 20 ft wide and capable of supporting 75,000 lbs. to ensure adequate fire and emergency service access.
2. First stream headwaters have not been verified for spring heads on the property. The applicant must acquire an environmental consultant to identify headwater location. The local issuing authority should also confirm the location.

Please find our complete staff analysis attached, which includes planning and zoning, transportation, stormwater, and fire and emergency services comments. Feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Catherine Long".

Catherine Long
Planning Division Manager

Per O.C.G.A. § 36-3613 (set forth in full at the end of this document for your ease of reference), a land use objection can be made by majority vote of the Board of Commissioners in the event of a material increase in burden upon the County which is quantifiable and otherwise meets the requirements of the statute. In order for a land use objection to be considered timely, it must be completed in time for the BOC to vote upon it in open session and served upon the annexing municipality within 45 days of receipt of notice of annexation via statutory overnight delivery or certified mail, return receipt requested.

City	Holly Springs		
Case Number	A-01-2026	Applicant	Jack Baltar
Receipt of Certified Annexation Notice		04/23/2026	
City Council Public Hearing		06/11/2025	
Meeting date the Board of Commissioners must decide whether to object (45 days)		06/06/2026	
City Council Decision		07/06/2026	

Staff is requested to review the application for annexation and provide a response to the following questions.

	Yes	No
Is the property to be annexed contiguous to city jurisdictional boundary?	X	
Future Development Map designation	Suburban Living	
Surrounding / Contiguous City Future Development Map	Suburban Neighborhood	
Surrounding County Future Development Map	Suburban Living	
Does this annexation create an "island" of unincorporated land?		X

1) If the application is granted will there be a material increase in burden upon the County directly related to:		
	Yes	No
a) the proposed change in zoning or land use?		X
b) the proposed increase in density?		X
c) infrastructure demands related to the proposed change in zoning or land use?		X
2) Will delivery of services be affected by the annexation?		
	Yes	No
		X

If the answer to (2) is yes, is the affect on delivery of services directly related to

a) the proposed change in zoning or land use?

b) the proposed increase in density?

c) infrastructure demands related to the proposed change in zoning or land use?

Note: Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in items (a), (b), and/or (c) of Section 1 above.

3) If there is a material increase in burden caused by items (a), (b), and/or (c) of Section 1 above, can your department provide evidence of any financial impact?

Yes No

If the answer to (3) is yes, please provide the evidence

4) Does the proposed change in zoning or land use result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use?

Yes No

X

If the answer to (4) is no, does the proposed change in zoning or land use result in:

a) a use which significantly increases the net cost of infrastructure?

Yes No

X

b) a use which significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. 48-8-110, which is furnished by the county to the area to be annexed?

X

If the answer to 4(a) or 4(b) is yes, then:

Yes No

c) Does the proposed change in zoning or land use differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan?

d) Does the proposed change in zoning or land use differ substantially from the existing uses permitted for the property pursuant to the county's zoning ordinance or its land use ordinances?

Comments: This annexation consists of one 23.68 +/- acre parcel that is inside the growth boundary. The applicant intends for the property to remain R-40 (Residential) for the development of a 7-lot residential neighborhood. The applicant indicates that water is available and sewer will be provided through septic.

Planning:

- The property is within the growth boundary.
- The development has a density of 0.3 du/a.

Fire:

- The road must meet the 20 ft wide minimum requirement and support up to 75,000lbs.
- The development will need an additional fire hydrant.
- A water flow test shall be conducted to ensure that the development has adequate water supply

Transportation:

- No comment.

Stormwater:

- The access easement does not meet any standard width or cross-sections from the County. Rural cross-section requires 60 feet with 8-foot shoulder and ditches, urban cross-section requires 50 feet with curb and gutter etc.
- No stormwater management is shown. Rural classification would require detention/channel protection, major subdivision would require detention, channel protection, and water quality.
- Future conditions floodplain is not shown to the north. AutoCAD file of this can be downloaded from GIS website.
- First stream headwaters have not been verified, recommend that an environmental consultant confirm headwater location and LIA confirm.
- Stream crossings are subject to USACE requirements depending on crossing method (pipes or arch culverts).

O.C.G.A. § 36-36-113. Reasons for objection to annexation

(a) The county governing authority may by majority vote object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; and
- (3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in [Code Section 36-36-111](#).

(d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:

(1) Result in:

(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in [Code Section 48-8-110](#), which is furnished by the county to the area to be annexed; and

(2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

Attention: Nancy Moon, Community Development Director

Re: Swan Lane Annexation Case

From: Concerned Resident on Raven Drive

Dear Ms. Moon and Members of the Planning Commission,

I am writing to ensure my voice is included prior to the June 11th public hearing, as I am unable to attend in person due to childcare. My comments refer to Case # MA-04-2026.

I want to state clearly and firmly that I am opposed to the proposed annexation and rezoning of this tax parcel. My concerns are significant and rooted in the long-term impact this decision could have on our community.

The proposed rezoning sets a precedent that could open the door for other nearby R-40 Single Family Residential Estate parcels to pursue similar changes. This area includes multiple parcels that could quickly become targets for additional development pressure.

I am deeply concerned about the environmental implications of developing this parcel, especially since it will likely result in additional housing construction. Will this rezoning and annexation make it easier for the property owners to bypass or minimize environmental safeguards, including protections for streams and surrounding natural resources?

If new homes are built, the construction phase will bring months of heavy vehicle traffic through small neighborhood roads that are not designed for that level of strain. This would create unnecessary wear on our roads and disruption for the residents who rely on them daily.

Emergency vehicle access to this parcel also appears questionable. Based on the current layout, it seems unlikely that emergency services could reliably and safely reach the property without delay.

For these reasons, I strongly oppose this annexation and rezoning request. I respectfully ask that you consider the long-term consequences for our community, our environment, and our safety. Thank you for your time and for allowing my concerns to be part of the public record.

Sincerely,

Raven Drive Resident

Dear Ms. Moon and Members of the Planning Commission,

I am submitting these comments ahead of the June 11th hearing for **Case # MA-04-2026**, as I will be unable to attend due to work obligations. I appreciate the opportunity to have my concerns included in the public record.

I am firmly opposed to the proposed annexation and rezoning of this parcel. My concerns stem from the long-term effects this decision could have on the surrounding neighborhoods and the precedent it may set for future land-use changes.

One of my primary worries is that approving this request could encourage additional nearby R-40 parcels to pursue similar rezoning efforts. This area contains several large lots that could quickly become vulnerable to development pressure if this case moves forward.

I am also troubled by the environmental impact that would have. Any development on this land would inevitably lead to new home construction, which raises questions about how well natural resource safeguards will be upheld. I am concerned that annexation and rezoning may make it easier for these protections to be reduced or bypassed.

Construction traffic is another issue that cannot be overlooked. Our neighborhood roads are not built to handle prolonged periods of heavy equipment, contractor vehicles, and supply deliveries. This would create unnecessary wear on the roads and daily disruption for residents who rely on them.

For these reasons, I respectfully urge the Planning Commission to deny this annexation and rezoning request. The long-term implications for safety, environmental stewardship, and neighborhood stability are too significant to overlook.

Thank you for your time and for considering my perspective.

Sincerely,

A Concerned Resident on Swan Lane

ITEM REPORT

AGENDA ITEM NUMBER: IV.E.



FROM: Nancy Moon, Community Development Director

MEETING DATE: June 11, 2026

AGENDA ITEM: MA-04-2026, applicant, Jack Baltar, requests rezoning of 23.68+/- acres off of Swan Lane, Holly Springs, GA, from R-40, Single Family Residential Estate (County), to R-40, Single Family Residential Estate (City).

EXECUTIVE SUMMARY:

Jack Baltar, applicant, requests rezoning of 23.68 acres located off of Swan Lane, tax parcel 15N20 524A, from R-40, Single Family Residential Estate (County) to R-40, Residential Estate (City) for the purposes of developing a single-family subdivision consisting of 7 lots ranging from 2.19 acres to 5.67 acres, a density of 0.3 units/acre. The applicant has also requested annexation of the property.

Cherokee County Recommendation

The Cherokee County Board of Commissioners discussed this case on May 19, 2026. The BOC voted unanimously to request that the following recommendations be considered:

1. The proposed road must be a minimum of 20 ft. wide and capable of supporting 75,000 lbs. to ensure adequate fire and emergency service access.
2. First stream headwaters have not been verified for spring heads on the property. The application must acquire an environmental consultant to identify headwater location. The local issuing authority should also confirm the location.

The letter from the BOC and Cherokee County staff comments are included in the packet.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Conceptual Site Plan
3. Staff Analysis
4. Cherokee County Response
5. Letters from Area Residents

RECOMMENDATION:

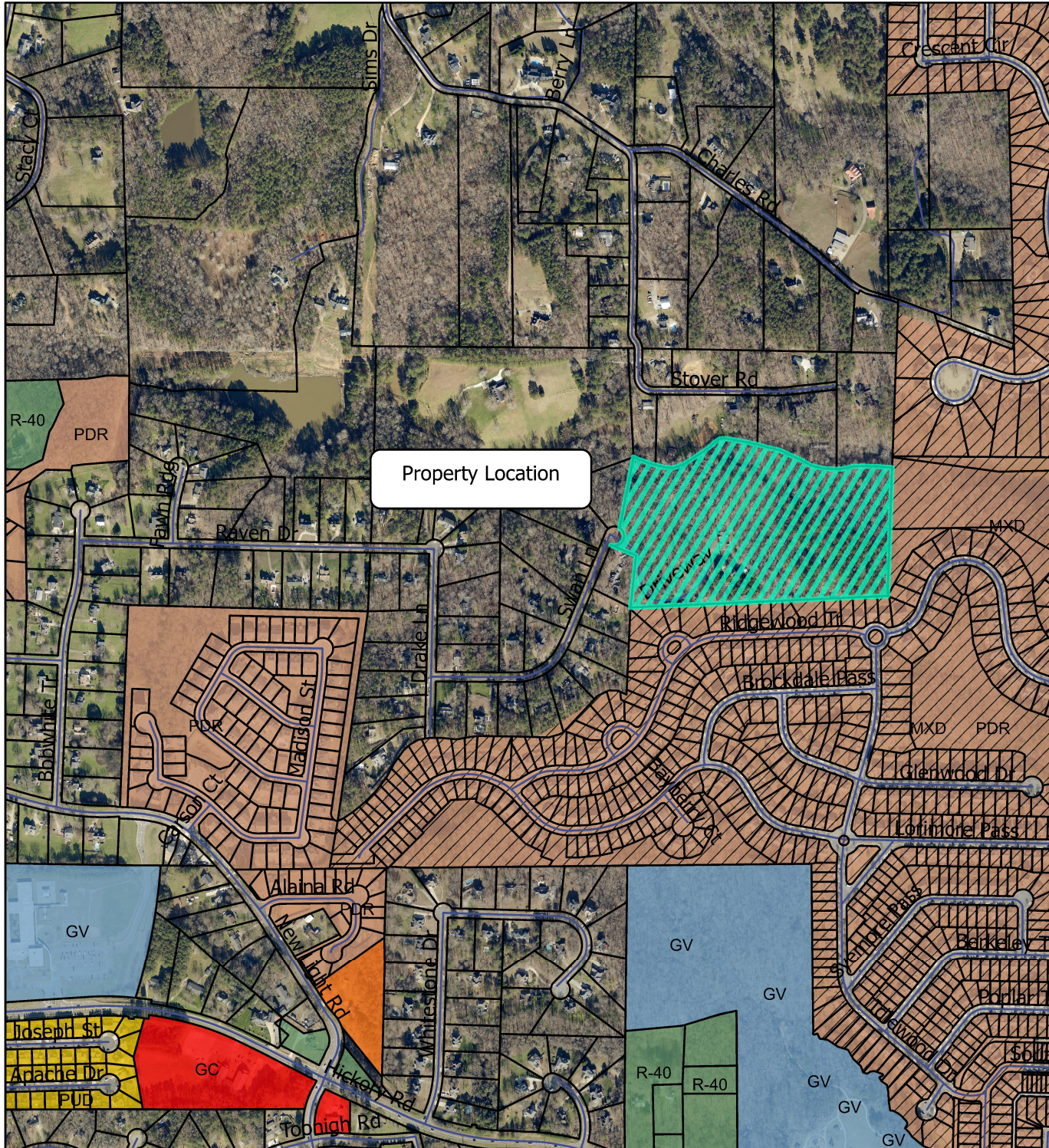
The staff recommendation is approval of the request to rezone the property to R-40 with the following stipulations:

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. Future development shall comply with the regulations of the Holly Springs Zoning Ordinance, Article 19: Design Guidelines for Model Zoning Districts, Section 19.10-3: East Residential District Requirements-Architectural Design.

CONCURRENCES:

City Manager

A-01-2026 MA-01-2026 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



Staff Analysis

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	R-80 (County)	NORTH:	Single Family Residential
SOUTH:	PDR	SOUTH:	Harmony on the Lakes
EAST:	PDR	EAST:	Harmony on the Lakes
WEST:	R-40	WEST:	Quail Pointe

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 with a mix of lot sizes. The proposed development is consistent with that of surrounding property. The zoning designation is not changing, R-40 (County) to R-40 (City), just the jurisdiction.

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

The proposed use is that which is currently permitted under the R-40 zoning district and the development as proposed will not adversely affect the adjacent properties.

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?

All development will meet local and state regulations. Cherokee County had concerns about the road; however, Holly Springs regulations will require that the road be built to a Residential 1 standard. The number of lots does not impact the school greatly and the Cherokee County School Board has stated, "This proposed annexation is below the 25-lot threshold established by CCSD to generate a noticeable impact to the schools."

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 Suburban Neighborhood. This character area corresponds with conventional suburban subdivisions with approximately 1/3 acre to 1-acre lots that have curvilinear streets.

Houses are set back from the road, and lots are spacious. Streets are built to a relatively wide standard when compared with traditional neighborhoods. Connectivity is not necessarily provided, although an objective of this character area is to provide for pedestrian activity and connections among subdivisions to provide more of a true “neighborhood” feel, as opposed to each tract being developed without consideration of connecting to abutting properties. Another key objective for this character area is the provision of connected open spaces that are permanently protected. With such protected open space, it is possible for this character area to preserve a more rural, open-space feel if conservation lands are set aside and scenic view analyses are incorporated into development plans. Acceptable uses include single-family residences, stick-built (excluding manufactured homes), along with supportive civic, institutional, and recreational uses. These areas are served by public water supply but not necessarily sanitary sewer service.

Application: Existing and new single-family residential neighborhoods.

Primary Future Land Uses: Single-family detached residential.

Zoning Districts: R-40, R-30, R-20, PD-R, TND

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) **Residential Uses. Use the character areas and the Future Development Map (FDM) to guide residential growth, steering appropriate densities to suitable locations. (9.1, #3)**
 - b) **Annexation. Consider municipal boundary expansion opportunities as unincorporated property owners petition for annexation. (9.1, #9)**
 - 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)**
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. Cherokee County had concerns about the headwaters and development impact on the streams; however, all development in Holly Springs is guided by the state regulations, as is development in the County.

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?

A large part of the surrounding area is zoned R-40 and is permitted to develop under these regulations without any rezoning of the property. The applicant is not requesting any use that is not already permitted under the existing zoning and is basically just moving the property under the jurisdiction of the City of Holly Springs.

Cherokee County



PLANNING AND ZONING

May 26, 2026

Nancy Moon
Community Development Director
City of Holly Springs
3237 Holly Springs Parkway
Holly Springs, GA 30115

RE: A-01-2026 – 790 Swan Lane

Dear Mrs. Moon:

The annexation case A-01-2026 – 790 Swan Lane was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on May 19, 2026. The applicant is requesting to annex and rezone one parcel totaling 23.68+/- acres (15N20 534A) for a proposed seven lot residential subdivision.

The Board of Commissioners voted unanimously (5-0) to request that the following recommendations be considered as conditions should the city pursue any zoning action.

1. The proposed road must be a minimum of 20 ft wide and capable of supporting 75,000 lbs. to ensure adequate fire and emergency service access.
2. First stream headwaters have not been verified for spring heads on the property. The applicant must acquire an environmental consultant to identify headwater location. The local issuing authority should also confirm the location.

Please find our complete staff analysis attached, which includes planning and zoning, transportation, stormwater, and fire and emergency services comments. Feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads 'Catherine Long'.

Catherine Long
Planning Division Manager

Per O.C.G.A. § 36-3613 (set forth in full at the end of this document for your ease of reference), a land use objection can be made by majority vote of the Board of Commissioners in the event of a material increase in burden upon the County which is quantifiable and otherwise meets the requirements of the statute. In order for a land use objection to be considered timely, it must be completed in time for the BOC to vote upon it in open session and served upon the annexing municipality within 45 days of receipt of notice of annexation via statutory overnight delivery or certified mail, return receipt requested.

City	Holly Springs		
Case Number	A-01-2026	Applicant	Jack Baltar
Receipt of Certified Annexation Notice		04/23/2026	
City Council Public Hearing		06/11/2025	
Meeting date the Board of Commissioners must decide whether to object (45 days)		06/06/2026	
City Council Decision		07/06/2026	

Staff is requested to review the application for annexation and provide a response to the following questions.

	Yes	No
Is the property to be annexed contiguous to city jurisdictional boundary?	X	
Future Development Map designation	Suburban Living	
Surrounding / Contiguous City Future Development Map	Suburban Neighborhood	
Surrounding County Future Development Map	Suburban Living	
Does this annexation create an "island" of unincorporated land?		X

1) If the application is granted will there be a material increase in burden upon the County directly related to:		
	Yes	No
a) the proposed change in zoning or land use?		X
b) the proposed increase in density?		X
c) infrastructure demands related to the proposed change in zoning or land use?		X
2) Will delivery of services be affected by the annexation?		
	Yes	No
		X

If the answer to (2) is yes, is the affect on delivery of services directly related to

a) the proposed change in zoning or land use?

b) the proposed increase in density?

c) infrastructure demands related to the proposed change in zoning or land use?

Note: Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in items (a), (b), and/or (c) of Section 1 above.

3) If there is a material increase in burden caused by items (a), (b), and/or (c) of Section 1 above, can your department provide evidence of any financial impact?

Yes No

If the answer to (3) is yes, please provide the evidence

4) Does the proposed change in zoning or land use result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use?

Yes No

X

If the answer to (4) is no, does the proposed change in zoning or land use result in:

a) a use which significantly increases the net cost of infrastructure?

Yes No

X

b) a use which significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. 48-8-110, which is furnished by the county to the area to be annexed?

X

If the answer to 4(a) or 4(b) is yes, then:

Yes No

c) Does the proposed change in zoning or land use differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan?

d) Does the proposed change in zoning or land use differ substantially from the existing uses permitted for the property pursuant to the county's zoning ordinance or its land use ordinances?

Comments: This annexation consists of one 23.68 +/- acre parcel that is inside the growth boundary. The applicant intends for the property to remain R-40 (Residential) for the development of a 7-lot residential neighborhood. The applicant indicates that water is available and sewer will be provided through septic.

Planning:

- The property is within the growth boundary.
- The development has a density of 0.3 du/a.

Fire:

- The road must meet the 20 ft wide minimum requirement and support up to 75,000lbs.
- The development will need an additional fire hydrant.
- A water flow test shall be conducted to ensure that the development has adequate water supply

Transportation:

- No comment.

Stormwater:

- The access easement does not meet any standard width or cross-sections from the County. Rural cross-section requires 60 feet with 8-foot shoulder and ditches, urban cross-section requires 50 feet with curb and gutter etc.
- No stormwater management is shown. Rural classification would require detention/channel protection, major subdivision would require detention, channel protection, and water quality.
- Future conditions floodplain is not shown to the north. AutoCAD file of this can be downloaded from GIS website.
- First stream headwaters have not been verified, recommend that an environmental consultant confirm headwater location and LIA confirm.
- Stream crossings are subject to USACE requirements depending on crossing method (pipes or arch culverts).

O.C.G.A. § 36-36-113. Reasons for objection to annexation

(a) The county governing authority may by majority vote object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; and
- (3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in [Code Section 36-36-111](#).

(d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:

(1) Result in:

(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in [Code Section 48-8-110](#), which is furnished by the county to the area to be annexed; and

(2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

Attention: Nancy Moon, Community Development Director

Re: Swan Lane Annexation Case

From: Concerned Resident on Raven Drive

Dear Ms. Moon and Members of the Planning Commission,

I am writing to ensure my voice is included prior to the June 11th public hearing, as I am unable to attend in person due to childcare. My comments refer to Case # MA-04-2026.

I want to state clearly and firmly that I am opposed to the proposed annexation and rezoning of this tax parcel. My concerns are significant and rooted in the long-term impact this decision could have on our community.

The proposed rezoning sets a precedent that could open the door for other nearby R-40 Single Family Residential Estate parcels to pursue similar changes. This area includes multiple parcels that could quickly become targets for additional development pressure.

I am deeply concerned about the environmental implications of developing this parcel, especially since it will likely result in additional housing construction. Will this rezoning and annexation make it easier for the property owners to bypass or minimize environmental safeguards, including protections for streams and surrounding natural resources?

If new homes are built, the construction phase will bring months of heavy vehicle traffic through small neighborhood roads that are not designed for that level of strain. This would create unnecessary wear on our roads and disruption for the residents who rely on them daily.

Emergency vehicle access to this parcel also appears questionable. Based on the current layout, it seems unlikely that emergency services could reliably and safely reach the property without delay.

For these reasons, I strongly oppose this annexation and rezoning request. I respectfully ask that you consider the long-term consequences for our community, our environment, and our safety. Thank you for your time and for allowing my concerns to be part of the public record.

Sincerely,

Raven Drive Resident

Dear Ms. Moon and Members of the Planning Commission,

I am submitting these comments ahead of the June 11th hearing for **Case # MA-04-2026**, as I will be unable to attend due to work obligations. I appreciate the opportunity to have my concerns included in the public record.

I am firmly opposed to the proposed annexation and rezoning of this parcel. My concerns stem from the long-term effects this decision could have on the surrounding neighborhoods and the precedent it may set for future land-use changes.

One of my primary worries is that approving this request could encourage additional nearby R-40 parcels to pursue similar rezoning efforts. This area contains several large lots that could quickly become vulnerable to development pressure if this case moves forward.

I am also troubled by the environmental impact that would have. Any development on this land would inevitably lead to new home construction, which raises questions about how well natural resource safeguards will be upheld. I am concerned that annexation and rezoning may make it easier for these protections to be reduced or bypassed.

Construction traffic is another issue that cannot be overlooked. Our neighborhood roads are not built to handle prolonged periods of heavy equipment, contractor vehicles, and supply deliveries. This would create unnecessary wear on the roads and daily disruption for residents who rely on them.

For these reasons, I respectfully urge the Planning Commission to deny this annexation and rezoning request. The long-term implications for safety, environmental stewardship, and neighborhood stability are too significant to overlook.

Thank you for your time and for considering my perspective.

Sincerely,

A Concerned Resident on Swan Lane

ITEM REPORT

AGENDA ITEM NUMBER: IV.F.



FROM: Nancy Moon, Community Development Director

MEETING DATE: June 11, 2026

AGENDA ITEM: ORD-4-2026, proposed text amendment to the Holly Springs Zoning Ordinance, Article 1: Administration, replace in its entirety.--**REQUEST TO DEFER.**

EXECUTIVE SUMMARY:

The proposed text amendment will revise Article 1: Administration of the Holly Springs Zoning Ordinance to revise language from Zoning Administrator to Community Development Director, as well as, to provide parameters for the composition of the Planning Commission members and provide procedural rules for the conduct of business.

FISCAL IMPACT:

N/A

ATTACHMENTS:

None

RECOMMENDATION:

The staff recommendation is to defer Item IV.F.

CONCURRENCES:

N/A

City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
May 14, 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 and Audrey Conley with the City Attorney's Office.

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-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 stated that the applicant would like to build a commercial office building at the corner of New Light Road and Hickory Road. Ms. Moon reviewed the surrounding development area and stated that a small office building would be appropriate for the area and would have little impact on the surrounding properties.

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

- 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 said that the size and triangle shape of the property causes some issues with development. Ms. Moon said that the applicant has applied for this variance to reduce the setbacks. The applicant's agent also answered questions from the Commission.

Cherokee County resident Raphael Jose of 201 Whitestone Drive had concerns regarding the buffer and lighting.

Vice Chairman Grayeski made a motion to defer this item. Commission Member Huminski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- 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.

The applicant, Kevin Nguyen, addressed the Commission. Mr. Nguyen stated that flat roof framing materials had already been ordered and delivered to the site. Mr. Nguyen said that this action was taken based on assurances from the previous builder that the City had approved the flat roof design. Mr. Nguyen is requesting a variance from the City ordinance, which requires commercial buildings under 5,000 square feet to feature a pitched roof.

Chairman Dekker made a motion to approve. Commission Member Norris seconded the motion. Motion carried. Yes 4, No 1, Abstained 0. Commission Member Eric Huminski voted no. None abstained.

- 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.

The applicant informed the Commission that adding necessary building egress required installing exterior stairways. The applicant said that this addition encroaches into the property setback, prompting the variance request.

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

- E. February 12, 2026, Planning and Zoning Public Hearing Meeting minutes.

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

- F. April 23, 2026, Planning and Zoning Work Session Meeting minutes.

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

V. REPORTS/COMMENTS

None.

VI. ADJOURNMENT

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

Respectfully submitted.

Adrian Dekker, Chairman

Attest:

Tracey Chambers
Community Development Coordinator

DRAFT