



# Planning and Zoning Commission Public Hearing

Holly Springs Public Safety Building, Council Chambers  
3235 Holly Springs Pkwy, Holly Springs, GA 30115  
Thursday, July 9, 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. PUBLIC HEARING RULES

### III. OLD 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.

### 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. **CUP-02-2026**, applicant, Shaib Alkusaimi, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 2210 Holly Springs Parkway, Holly Springs, GA, tax parcel 038 of tax plat 15N14.
- E. May 28, 2026 Planning and Zoning Work Session meeting minutes.

F. June 11, 2026 Planning and Zoning Public Hearing meeting minutes.

V. REPORTS/COMMENTS

VI. ADJOURNMENT

# ITEM REPORT

**AGENDA ITEM NUMBER: III.A.**



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

**MEETING DATE:** July 9, 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.

## **UPDATE**

At the May public hearing, Planning Commission voted to table the application to explore alternative layouts. A revised layout has been submitted with the entrance relocated to New Light Road and the parking relocated to the west side of the proposed building. The City Engineer stated the following:

*It is too small to meet the driveway location requirements that the City adopted from GDOT. However, of the two concepts that I have seen, this one offers the lesser impacts to the less busy road. Because of its proximity to the intersection of Hickory Road (110' or so) I would suggest to make the entrance a right-in right-out only.*

## **FISCAL IMPACT:**

N/A

## **ATTACHMENTS:**

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

5. Conceptual Site Plan Revision 1
6. Conceptual Site Plan Revision 2

**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 shall be located on New Light Road, shall be right-in/right-out only, and shall be coordinated with and approved by the City Engineer.
6. No outside storage shall be permitted on the property.

**CONCURRENCES:**

City Manager

**Staff Analysis**

**A. Existing Land Use and Zoning Classification of Nearby Property**

ADJACENT ZONING		ADJACENT DEVELOPMENT	
<b>NORTH:</b>	HDMFR	<b>NORTH:</b>	Future townhome community
<b>SOUTH:</b>	GC AG (County)	<b>SOUTH:</b>	Office SFR
<b>EAST:</b>	R-40 (County)	<b>EAST:</b>	Greystone Village subdivision
<b>WEST:</b>	R-40 GC	<b>WEST:</b>	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 for the revised site plan with the entrance on New Light Road:**

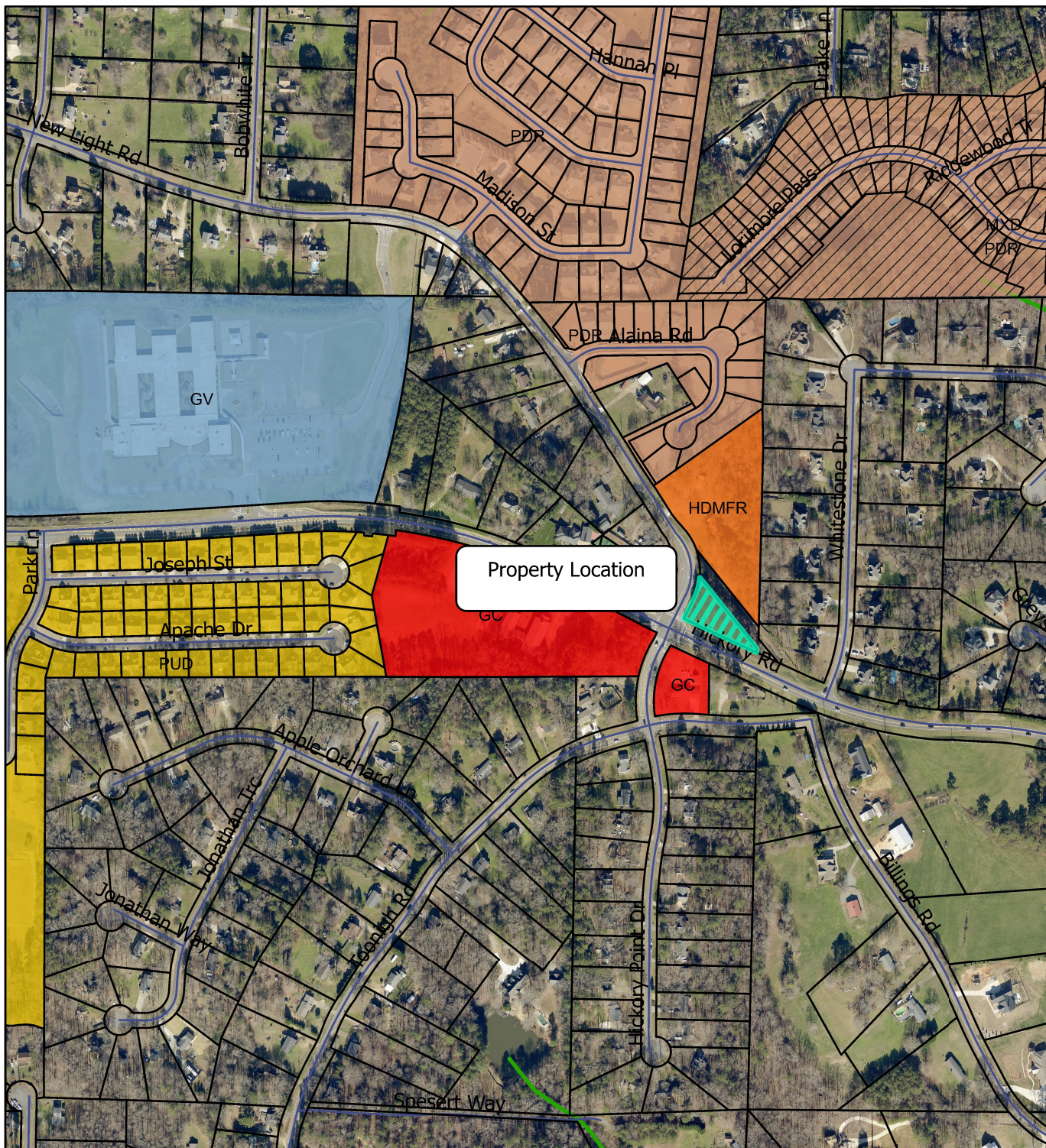
**It is too small to meet the driveway location requirements that the City adopted from GDOT. However, of the two concepts that I have seen, this one offers the**

**lesser impacts to the less busy road. Because of its proximity to the intersection of Hickory Road (110' or so) I would suggest to make the entrance a right-in right-out only.**

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**

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

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

DEVELOPER CONTACT  
 BRUCE SWANSON  
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 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 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.

**TAX PARCEL**

15-038-0024  
 285 HICKORY ROAD  
 CANTON, GA 30115

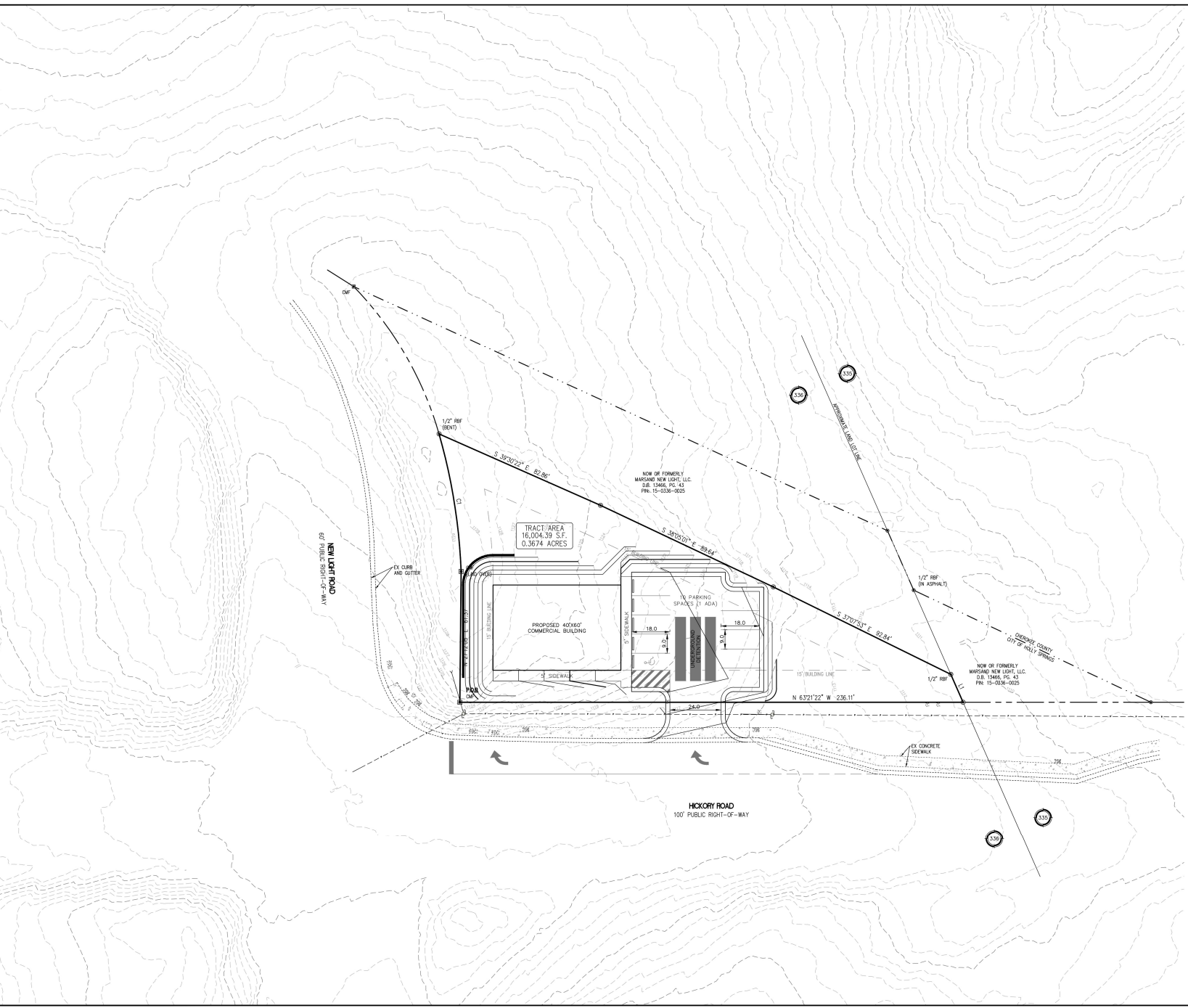
TAX PARCEL	15-038-0024
ADDRESS	285 HICKORY ROAD CANTON, GA 30115
ZONING	NC
ACRES	0.37
DESIGNED ACRES	0.00
FRONT SETBACK	15'
SIDE SETBACK	15'
REAR SETBACK	15'
GROSS SQUARE FOOTAGE	2,400
PROP. USE	GENERAL BUSINESS
MIN. PARKING REQUIRED	8
MAX. PARKING ALLOWED	12

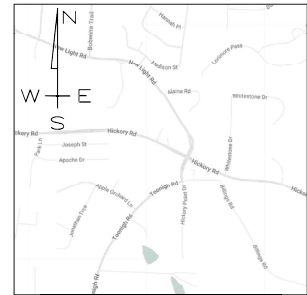
**SHEET INDEX**

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**





**LOCATION MAP**

**GENERAL NOTES:**

1. THE BOUNDARY IS PER A PRELIMINARY PLAT BY BECHLER GREENFIELD SURVEYING, LLC.
2. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD PER FEMA MAP 13055C-0262E. EFFECTIVE DATE 06/07/19.
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REAR: 15 FT.

CONSULTANT CONTACT  
**MARTIN**  
 ASSOCIATES  
 42143 MARTIN RD  
 DUNWOODY, GA 30028  
 (770) 588-2554



DEVELOPER CONTACT  
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 2136 PATRICK HENRY Pkwy  
 MCDONOUGH, GA 30253  
 (404) 259-2181  
 bswanson@ssm.com

24-HR CONTACT  
 BRUCE SWANSON  
 2136 PATRICK HENRY Pkwy  
 MCDONOUGH, GA 30253  
 (404) 259-2181

HICKORY ROAD  
 COMMERCIAL DEVELOPMENT  
 CHOKKI, GA

**SITE NOTES**

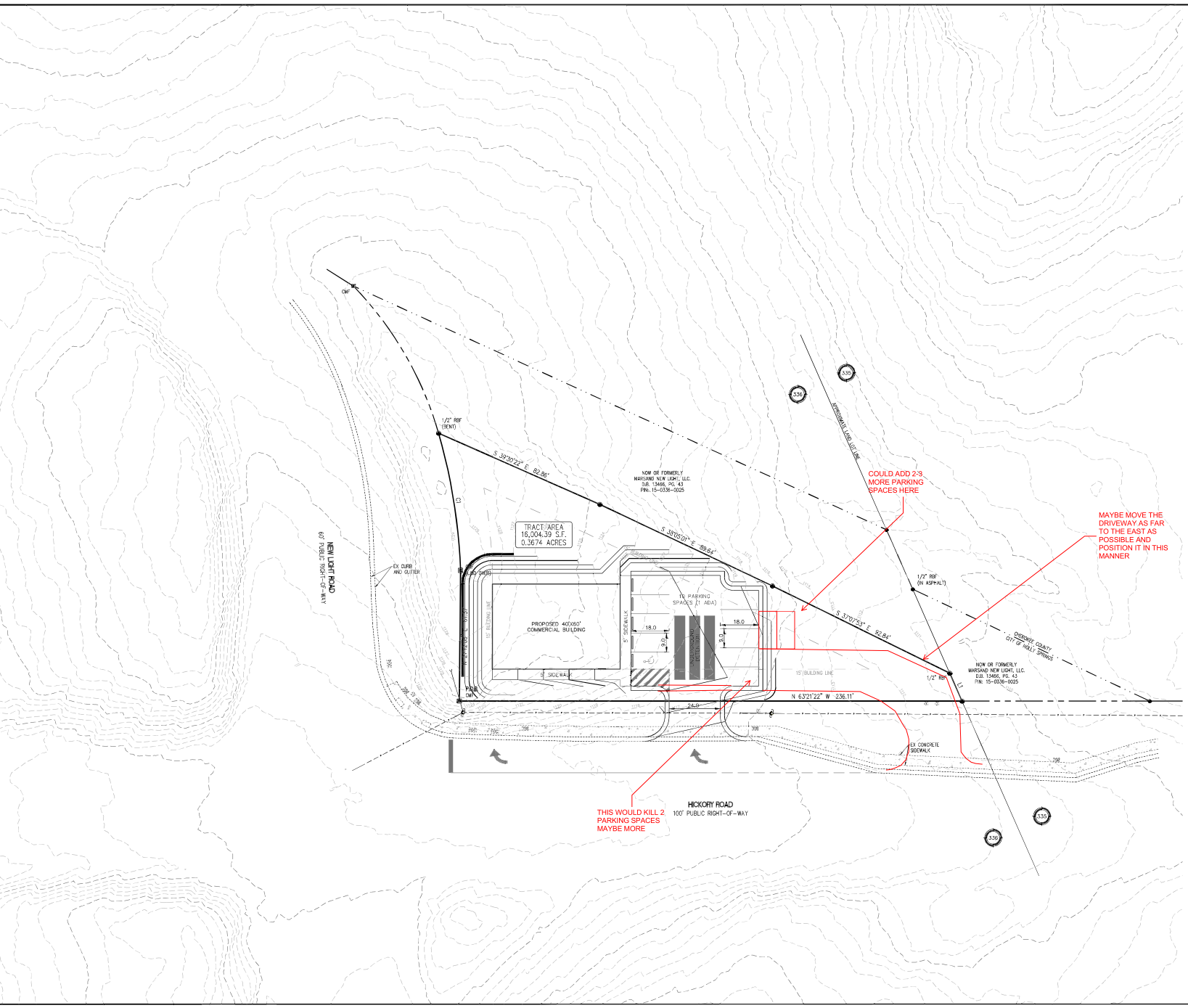
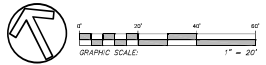
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ADDRESS	320 HICKORY ROAD CANTON, GA 30115
ZONING	NC
AGES	0.37
DEVELOPED AGES	<1.00
FRONT SETBACK	15'
SIDE SETBACK	15'
REAR SETBACK	15'
GROSS SQUARE FOOTAGE	2,400
PROP. USE	GENERAL BUSINESS
MIN. PARKING REQUIRED	8
MAX. PARKING ALLOWED	12

**SHEET INDEX**

CONCEPT PLAN	CO
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NO.	DATE	DESCRIPTION
1.	02/27/2026	QUANTITY TAKE OFF FOR BIDDING

SHEET NUMBER  
**C0.0**







# ITEM REPORT

**AGENDA ITEM NUMBER: III.B.**



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

**MEETING DATE:** July 9, 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)	40	15 (originally), now in excess of 40	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. 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:**

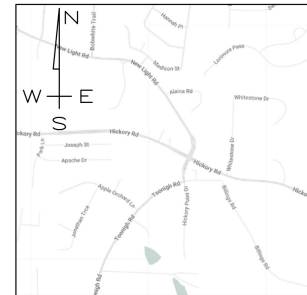
1. Conceptual Site Plan
2. Location Map
3. Conceptual Site Plan Revision 1
4. Conceptual Site Plan Revision 2

**RECOMMENDATION:**

N/A

**CONCURRENCES:**

N/A



**LOCATION MAP**

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

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

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 (404) 259-2161  
 bruce@swansoninc.com

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 MCDONOUGH, GA 30253  
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HICKORY ROAD  
 COMMERCIAL DEVELOPMENT  
 CHEROKEE COUNTY, GA

**SITE NOTES**

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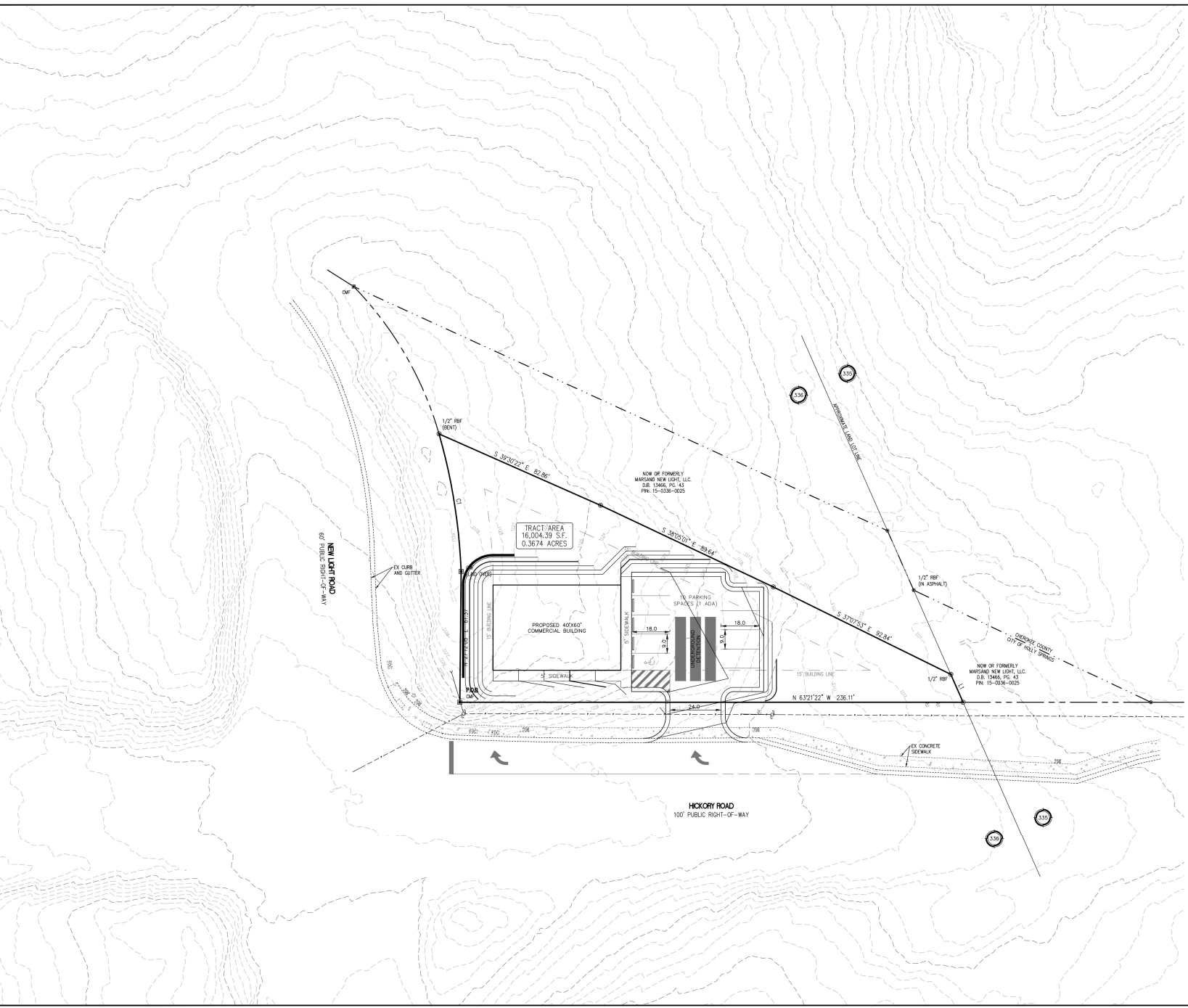
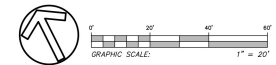
**SHEET INDEX**

CONCEPT PLAN	03
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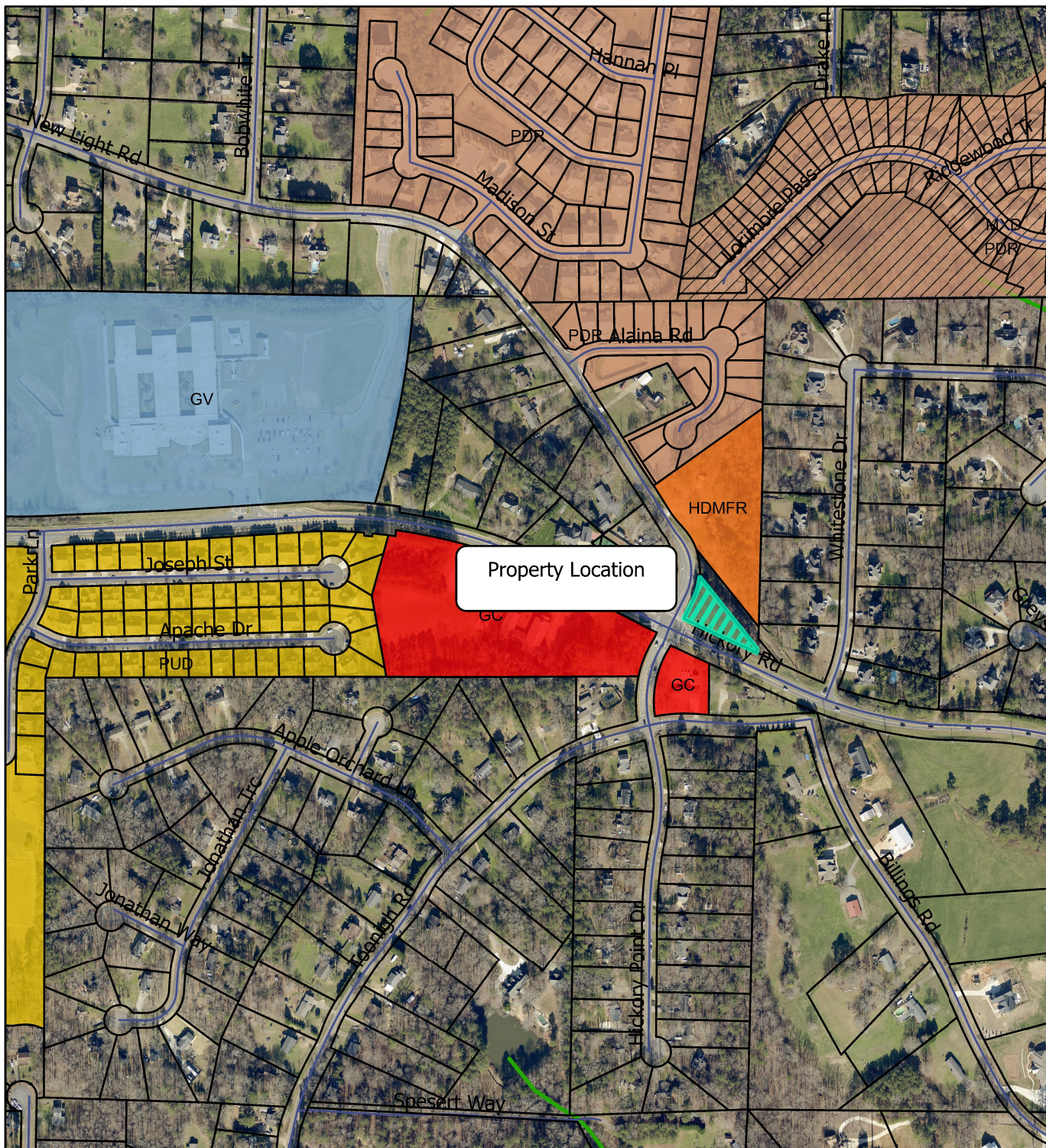
**SHEETS**

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

SHEET NUMBER  
**C0.0**



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



## Legend

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







# ITEM REPORT

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



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

**MEETING DATE:** July 9, 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.**

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## **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.

## **Cherokee County**

The Cherokee County Board of Commissioners discussed this case at its May 19, 2026, meeting. The BOC recommended the following stipulations be considered should the city pursue zoning action:

1. The development must not impact the 10' strip maintaining contiguity of adjacent parcels to the rest of the county.
2. Ensure the development retains a minimum 24 ft. street width that wraps around the entirety of the development to ensure fire access.

A copy of the letter is attached.

## **FISCAL IMPACT:**

N/A

## **ATTACHMENTS:**

1. Location Map

2. Plat and Conceptual Site Plan
3. Cherokee County Response

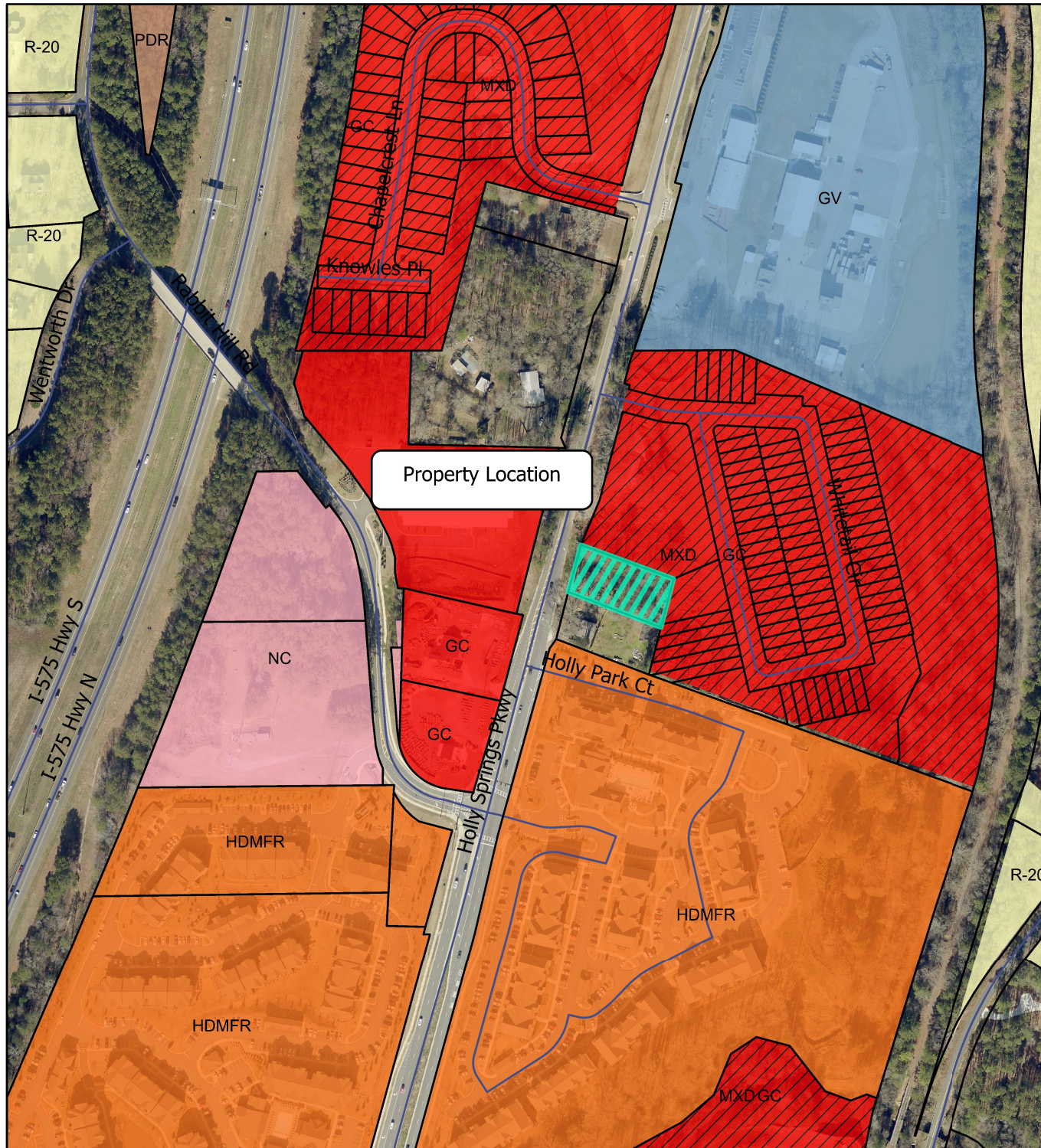
**RECOMMENDATION:**

The staff recommendation is to defer the request to the next meeting.

**CONCURRENCES:**

City Manager

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



### Legend

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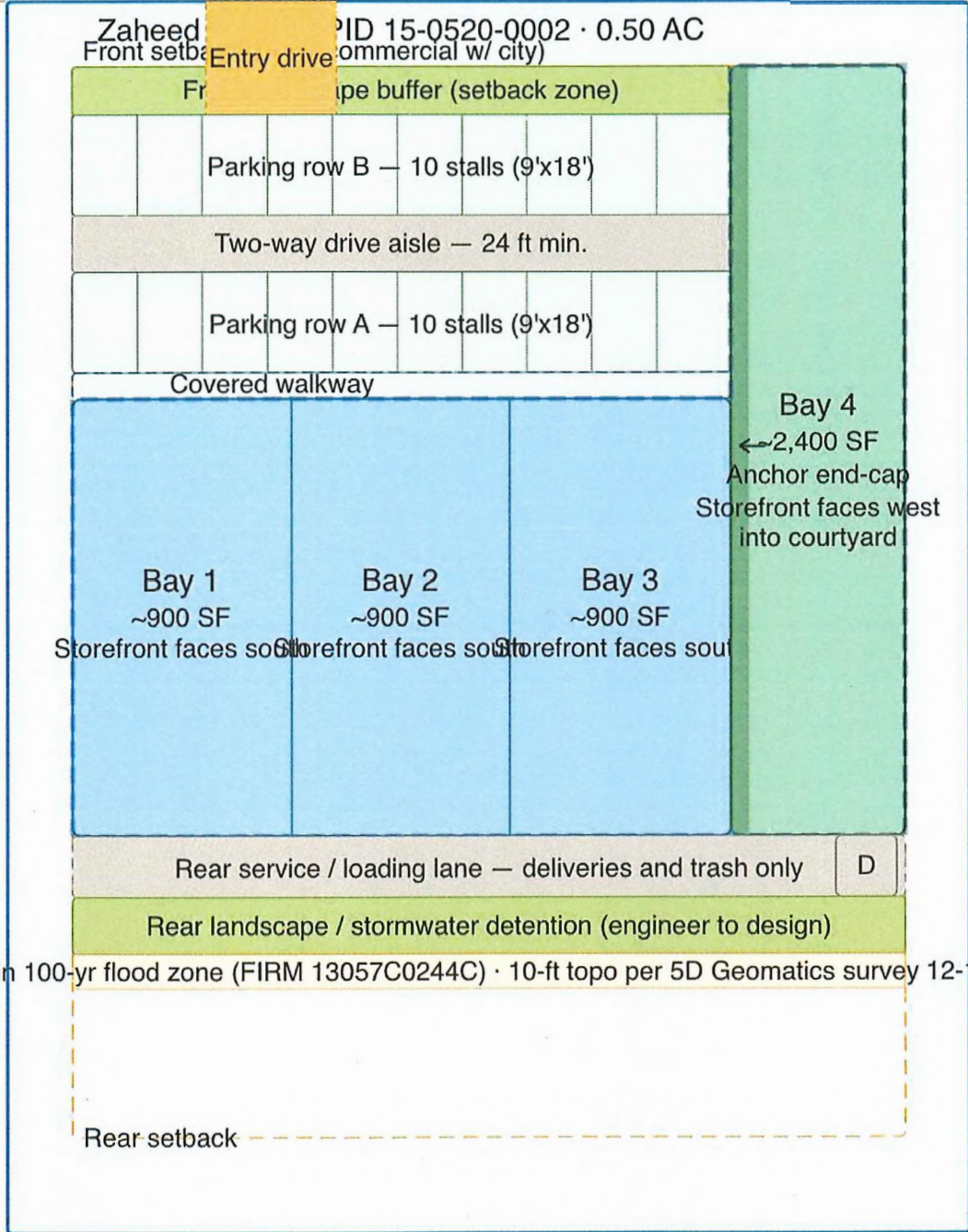




Conceptual Site Plan — 3158 Holly Springs Pkwy, Canton GA 30115  
 Tax Parcel 15-0520-0002 · Land Lot 520, 15th Dist., 2nd Sec., Cherokee Co. · 0.50 AC  
 Proposed: L-Shaped Strip Plaza · 4 Retail Bays · Rezoning / CUP Application  
 Dist. to adj. curb cut (field measure)      Dist. to adj. curb cut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

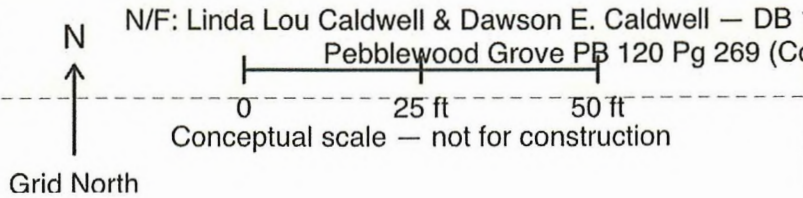
Holly Springs Parkway (Variable R/W)  
 Confirm R/W width w/ Holly Springs Public Works

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



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

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 (Co

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

# 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-02-2026 – 2208 Holly Springs Parkway

Dear Mrs. Moon:

The annexation case A-02-2026 – 2208 Holly Springs Pkwy was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on May 19th, 2026. The applicant is requesting to annex and rezone one parcel totaling 0.5+/- acres (15N15 082) for a proposed multi-tenant retail development requiring the approval of a conditional use permit.

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 development must not impact the 10' strip maintaining contiguity of adjacent parcels to the rest of the county.
2. Ensure the development retains a minimum 24ft street width that wraps around the entirety of the development to ensure fire access.

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-02-2026	Applicant	Zaheed Alam
Receipt of Certified Annexation Notice		04/27/2026	
City Council Public Hearing		06/11/2026	
Meeting date the Board of Commissioners must decide whether to object (45 days)		06/10/2026	
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	Regional Center	
Surrounding / Contiguous City Future Development Map	Parkway Corridor	
Surrounding County Future Development Map	Regional Center	
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 0.5-acre parcel that is outside of the growth boundary. The applicant requests that the property be rezoned from R-40 (Residential) to GC (General Commercial) for the use of a multi-tenant retail development. The applicant indicates that water and sewer will be provided by the Cherokee County Water and Sewerage Authority (CCWSA).

Planning and Zoning

- The property is within the growth boundary.
- The development would require a conditional use permit.
- Contiguity was confirmed via a 10 ft strip from 2180 Holly Springs, through the Pebblewood development, in accordance with annexation A-05-2019.
- Developers should include the 10 ft connecting strip in the site plan to convey contiguity.

Fire and Emergency Services

- Show that the street width meets the 24 ft minimum and wraps around the entirety of the development for fire department access and fire truck turnaround.
- A water flow test shall be conducted to ensure that the development has adequate water supply.

Transportation

- No comment.

**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.

# ITEM REPORT

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



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

**MEETING DATE:** July 9, 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.**

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## **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.

### **Cherokee County**

The Cherokee County Board of Commissioners discussed this case at its May 19, 2026, meeting. The BOC recommended the following stipulations be considered should the city pursue zoning action:

1. The development must not impact the 10' strip maintaining contiguity of adjacent parcels to the rest of the county.
2. Ensure the development retains a minimum 24 ft. street width that wraps around the entirety of the development to ensure fire access.

A copy of the letter is attached.

## **FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

1. Location Map
2. Plat and Conceptual Site Plan
3. Cherokee County Response

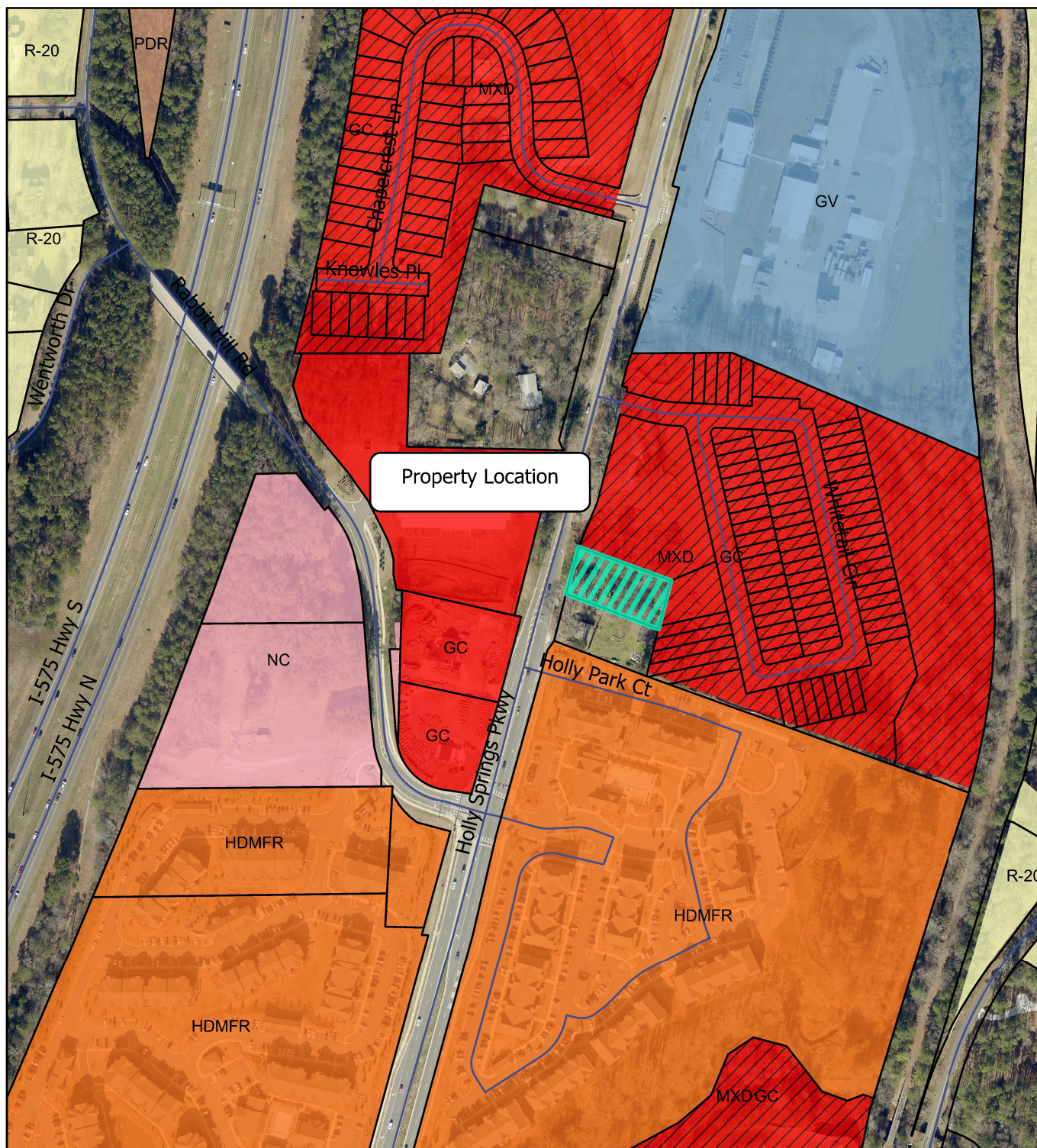
**RECOMMENDATION:**

The staff recommendation is to defer the request to the next meeting.

**CONCURRENCES:**

City Manager

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



## Legend

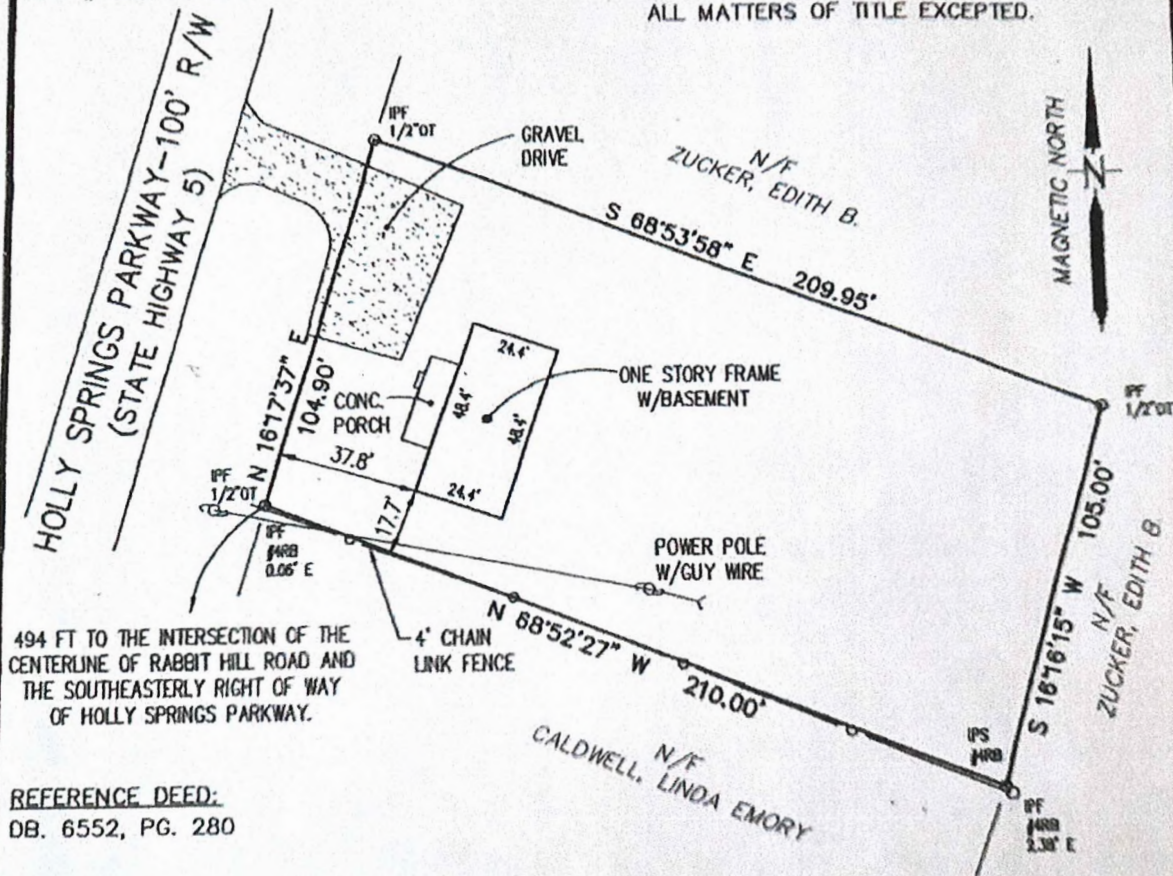
### ZONING

- 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.

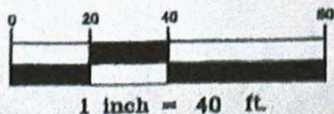
REFERENCE DEED:  
 DB. 6552, PG. 280

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



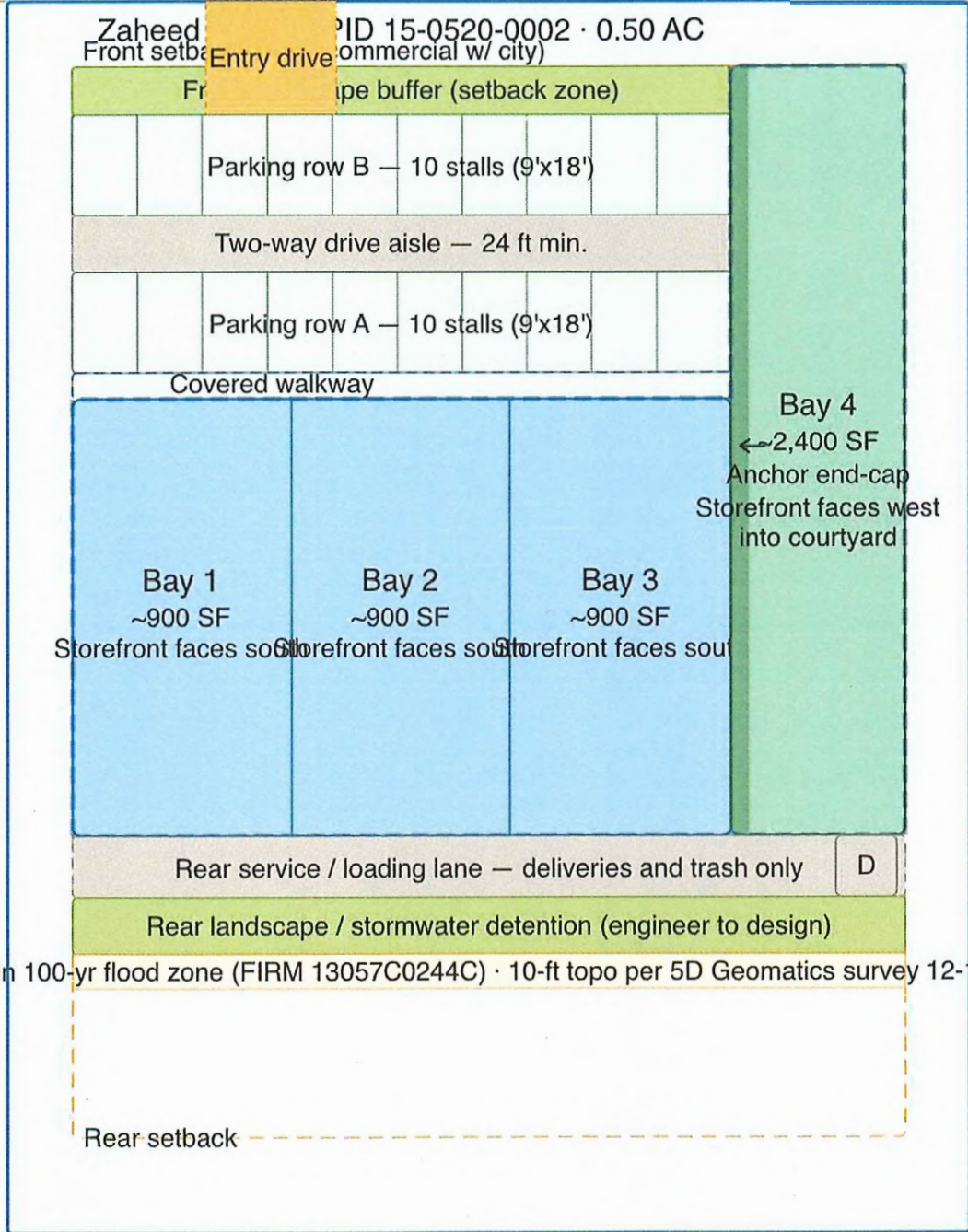
Centerline Surveying Systems, Inc.  
 1301 SHILON ROAD, SUITE 1310, KENNESAW, GA 30144  
 PHONE: (770) 424-0080 FAX: (770) 424-2380

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)

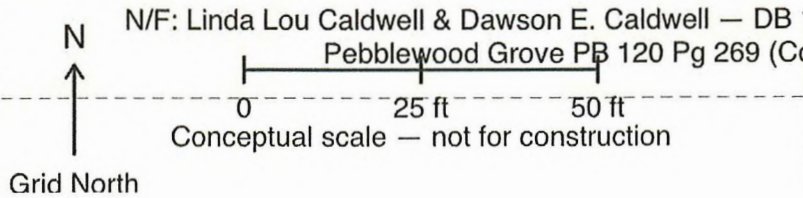
Holly Springs Parkway (Variable R/W)  
 Confirm R/W width w/ Holly Springs Public Works

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



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

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 (Co

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

# 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-02-2026 – 2208 Holly Springs Parkway

Dear Mrs. Moon:

The annexation case A-02-2026 – 2208 Holly Springs Pkwy was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on May 19th, 2026. The applicant is requesting to annex and rezone one parcel totaling 0.5+/- acres (15N15 082) for a proposed multi-tenant retail development requiring the approval of a conditional use permit.

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 development must not impact the 10' strip maintaining contiguity of adjacent parcels to the rest of the county.
2. Ensure the development retains a minimum 24ft street width that wraps around the entirety of the development to ensure fire access.

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-02-2026	Applicant	Zaheed Alam
Receipt of Certified Annexation Notice		04/27/2026	
City Council Public Hearing		06/11/2026	
Meeting date the Board of Commissioners must decide whether to object (45 days)		06/10/2026	
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	Regional Center	
Surrounding / Contiguous City Future Development Map	Parkway Corridor	
Surrounding County Future Development Map	Regional Center	
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 0.5-acre parcel that is outside of the growth boundary. The applicant requests that the property be rezoned from R-40 (Residential) to GC (General Commercial) for the use of a multi-tenant retail development. The applicant indicates that water and sewer will be provided by the Cherokee County Water and Sewerage Authority (CCWSA).

Planning and Zoning

- The property is within the growth boundary.
- The development would require a conditional use permit.
- Contiguity was confirmed via a 10 ft strip from 2180 Holly Springs, through the Pebblewood development, in accordance with annexation A-05-2019.
- Developers should include the 10 ft connecting strip in the site plan to convey contiguity.

Fire and Emergency Services

- Show that the street width meets the 24 ft minimum and wraps around the entirety of the development for fire department access and fire truck turnaround.
- A water flow test shall be conducted to ensure that the development has adequate water supply.

Transportation

- No comment.

**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.

# ITEM REPORT

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



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

**MEETING DATE:** July 9, 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.**

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## **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.

### **Cherokee County**

The Cherokee County Board of Commissioners discussed this case at its May 19, 2026, meeting. The BOC recommended the following stipulations be considered should the city pursue zoning action:

1. The development must not impact the 10' strip maintaining contiguity of adjacent parcels to the rest of the county.
2. Ensure the development retains a minimum 24 ft. street width that wraps around the entirety of the development to ensure fire access.

A copy of the letter is attached.

## **FISCAL IMPACT:**

N/A

## **ATTACHMENTS:**

1. Location Map
2. Plat and Site Plan
3. Cherokee County Response

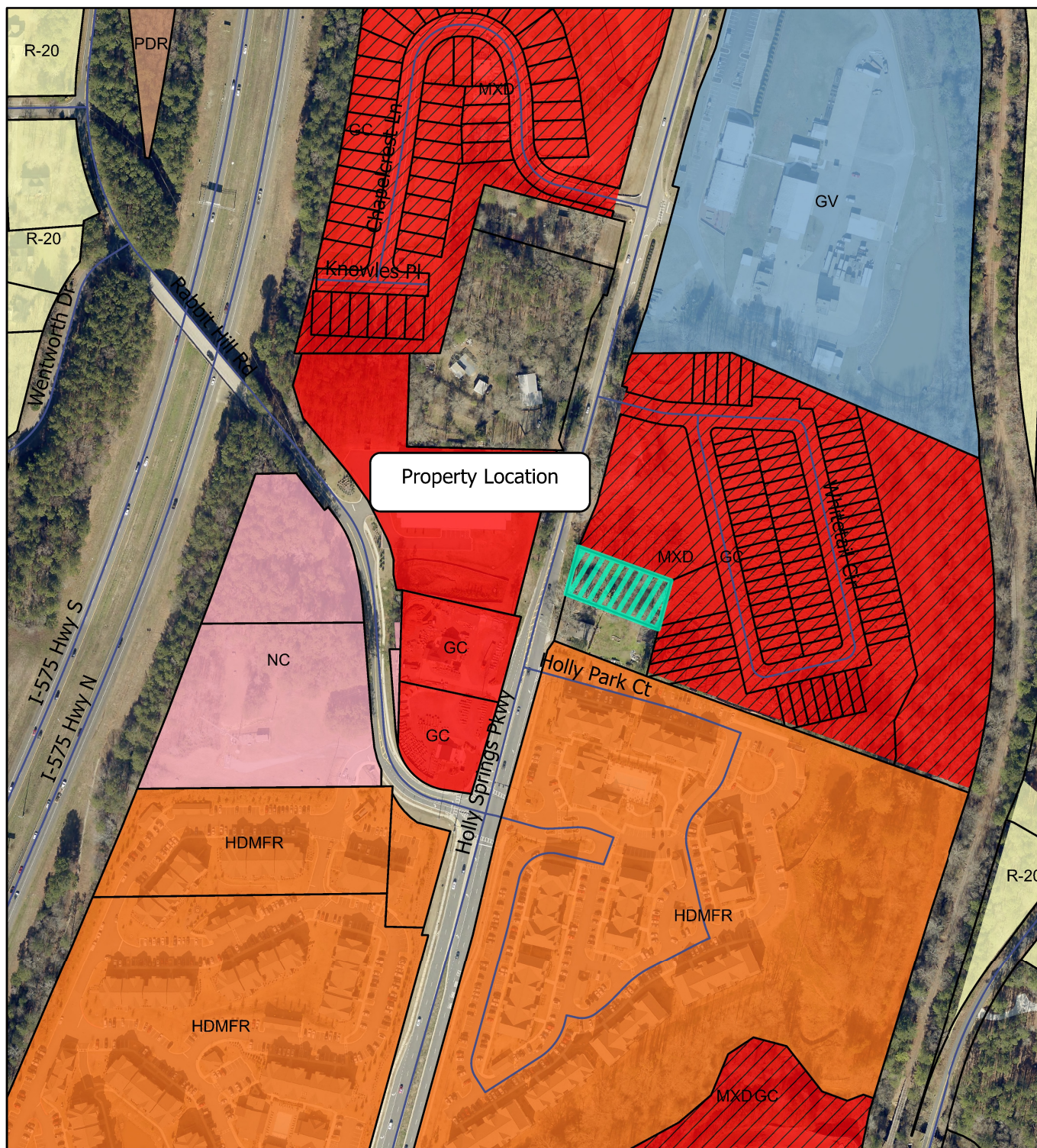
**RECOMMENDATION:**

The staff recommendation is to defer the request to the next meeting.

**CONCURRENCES:**

City Manager

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



## Legend

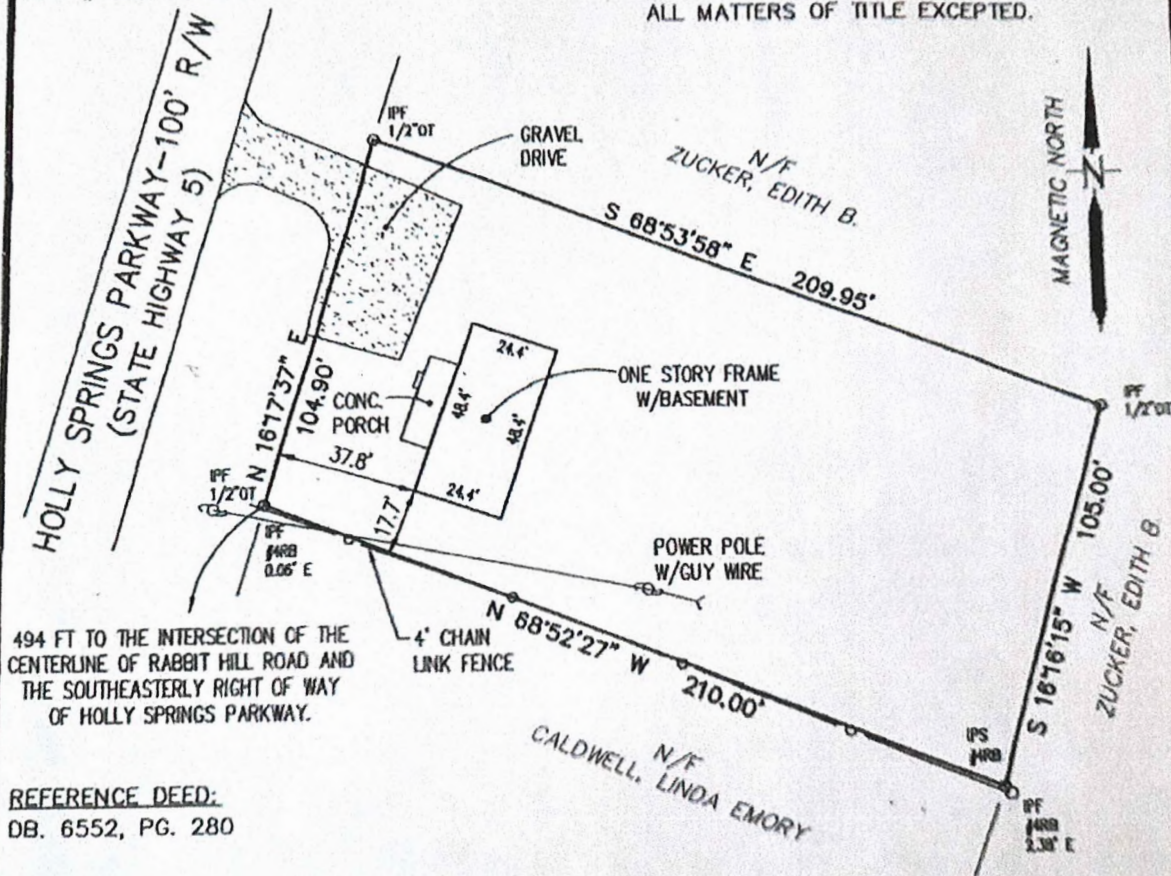
### ZONING

- 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.

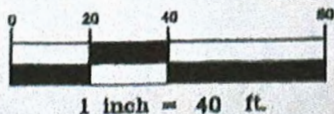


REFERENCE DEED:  
 DB. 6552, PG. 280

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

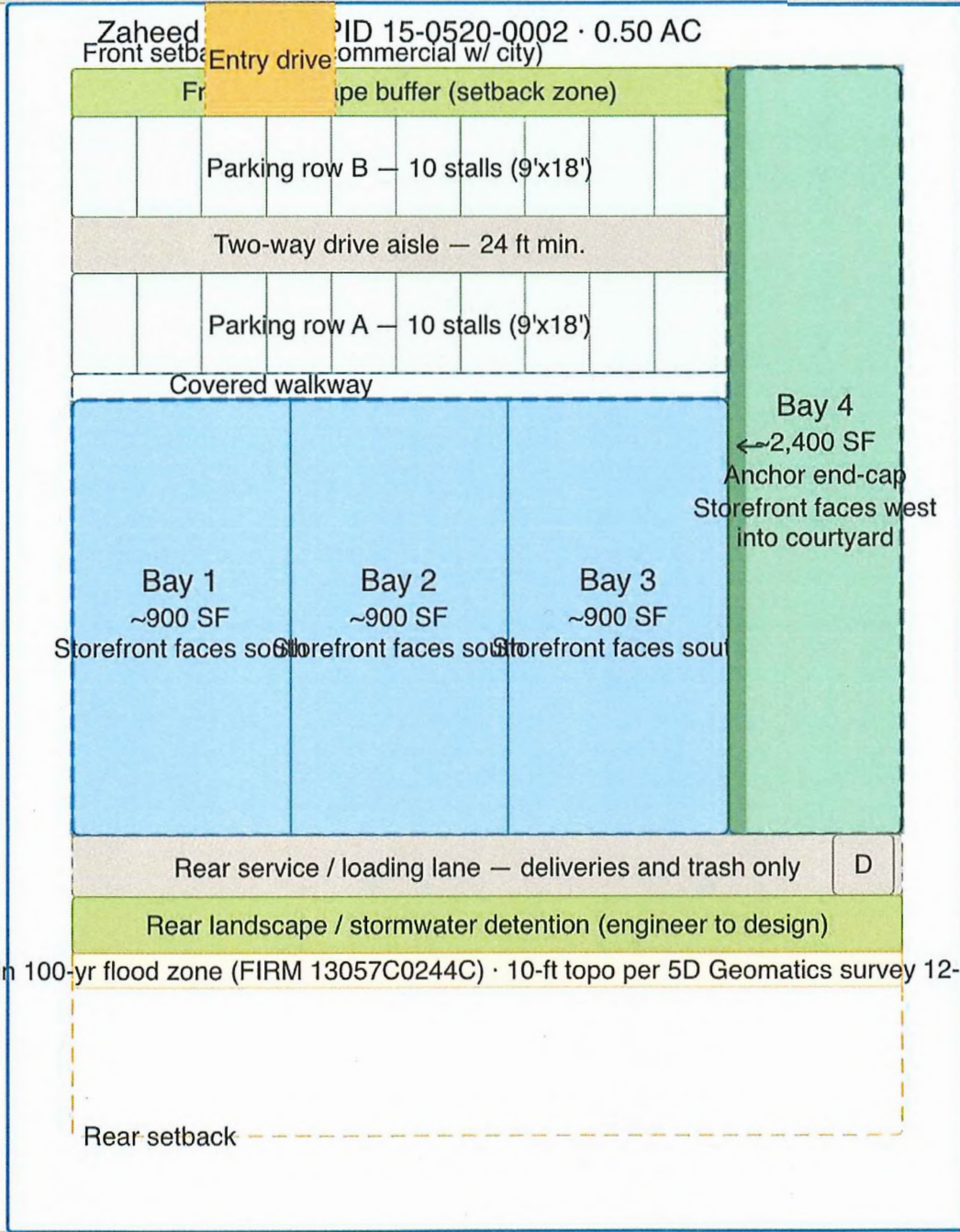
105014-3

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)

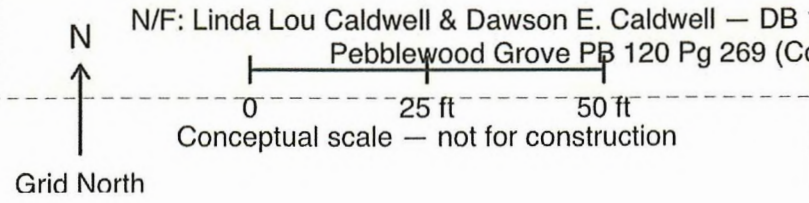
Holly Springs Parkway (Variable R/W)  
 Confirm R/W width w/ Holly Springs Public Works

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

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



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.

# 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-02-2026 – 2208 Holly Springs Parkway

Dear Mrs. Moon:

The annexation case A-02-2026 – 2208 Holly Springs Pkwy was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on May 19th, 2026. The applicant is requesting to annex and rezone one parcel totaling 0.5+/- acres (15N15 082) for a proposed multi-tenant retail development requiring the approval of a conditional use permit.

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 development must not impact the 10' strip maintaining contiguity of adjacent parcels to the rest of the county.
2. Ensure the development retains a minimum 24ft street width that wraps around the entirety of the development to ensure fire access.

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,

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Catherine Long  
Planning Division Manager

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City	Holly Springs		
Case Number	A-02-2026	Applicant	Zaheed Alam
Receipt of Certified Annexation Notice		04/27/2026	
City Council Public Hearing		06/11/2026	
Meeting date the Board of Commissioners must decide whether to object (45 days)		06/10/2026	
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	Regional Center	
Surrounding / Contiguous City Future Development Map	Parkway Corridor	
Surrounding County Future Development Map	Regional Center	
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 0.5-acre parcel that is outside of the growth boundary. The applicant requests that the property be rezoned from R-40 (Residential) to GC (General Commercial) for the use of a multi-tenant retail development. The applicant indicates that water and sewer will be provided by the Cherokee County Water and Sewerage Authority (CCWSA).

Planning and Zoning

- The property is within the growth boundary.
- The development would require a conditional use permit.
- Contiguity was confirmed via a 10 ft strip from 2180 Holly Springs, through the Pebblewood development, in accordance with annexation A-05-2019.
- Developers should include the 10 ft connecting strip in the site plan to convey contiguity.

Fire and Emergency Services

- Show that the street width meets the 24 ft minimum and wraps around the entirety of the development for fire department access and fire truck turnaround.
- A water flow test shall be conducted to ensure that the development has adequate water supply.

Transportation

- No comment.

**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.

# ITEM REPORT

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



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

**MEETING DATE:** July 9, 2026

**AGENDA ITEM: CUP-02-2026**, applicant, Shaib Alkusaimi, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 2210 Holly Springs Parkway, Holly Springs, GA, tax parcel 038 of tax plat 15N14.

**EXECUTIVE SUMMARY:**

Applicant, Shaib Alkusaimi, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 2210 Holly Springs Parkway, Holly Springs, GA, tax parcel 038 of tax plat 15N14. This established business is located within the Walmart shopping center, Canton Tobacco and Vape. With the changes in state law and the amendment to the zoning ordinance regarding these types of establishments, the City Council did not grandfather the sale of any THC or hemp products. This CUP application requests to add the sale of Hemp, THC, and CBD to the existing business license which is currently only grandfathered for tobacco and tobacco products.

The criteria regarding these types of establishments is shown in the following table:

				<b>Required Distance</b>			
	<b>Business Name</b>	<b>Type</b>	<b>Requested Use</b>	<b>Religious Institution (&gt;1,000 ft.)</b>	<b>Day Care Center (&gt;1,000 ft.)</b>	<b>School (&gt;1,000 ft.)</b>	<b>CBD, Hemp, THC, and/or Tobacco Specialty Store (&gt;5,000 ft.)</b>

				<b>Actual Distance</b>			
CUP-02-2026	Canton Tobacco and Vape	Primary	CBD, Hemp, and THC	3,069	6,182	3,061	2,002

Since this is an existing store requesting to add hemp or THC to the existing licensing, there are a number of options with regard to the approval or denial of this CUP request:

- 1) Full CUP approval for all CBD, Hemp, THC and Tobacco products;
- 2) CUP approval for just the Tobacco///Denial of the sale of Hemp and THC.
- 3) Denial of the CUP request for CBD, Hemp and THC but grandfather the sale of Tobacco and CBD with the grandfathered use staying nonconforming.

In addition, the CUP approval, if approved in any form, could be restricted to just the current owner of the business. In general, a Conditional Use Permit approval runs with the land.

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

1. Attachment B
2. Location Map

**RECOMMENDATION:**

The staff recommendation is to deny the CUP request but grandfather the sale of tobacco and tobacco products.

**CONCURRENCES:**

City Manager

**ATTACHMENT B**

For Conditional Use Permit Requests, please answer the following questions.

1. Please verify that the proposed use complies with all of the additional stipulations by use, if any, as set forth by Section 5.4, Article 5.

The proposed business will comply with all applicable requirements of Section 5.4, Article 5, and all local, state, and federal regulations governing the retail sale of hemp-derived products.

2. State the proposed business name, brand, flag, and/or franchise.

Canton Tobacco & Vape Inc is independently owned and not part of a franchise.

3. Explain in detail what services the proposed conditional use business will provide.

The business will operate as a retail store offering compliant hemp-derived products, including CBD and other legally permitted items under Georgia law. All products will meet regulatory standards, with age restrictions enforced.

4. Has a business plan or model been completed for this proposed conditional use business?

Yes, a business plan and operational model have been completed to ensure compliance and efficient operations.

5. Why was this specific location chosen for this proposed establishment?

This location was selected due to its placement along the Holly Springs Parkway commercial corridor, offering strong visibility, accessibility, and compatibility with surrounding retail uses.

6. What is the projected date that the proposed conditional use business will open?

within two weeks after approval and permitting

7. How many employees are expected to work at the proposed conditional use business?

One

8. What are the expected hours of operation for the proposed conditional use business?

08:00AM TO 10:00PM Every day

9. What licensing requirements, if any, are mandated by the state for this business to operate? Do the proprietors of this business already possess these credentials?

The business will comply with all applicable State of Georgia requirements for the retail sale of hemp-derived products. The proprietors currently hold a valid Georgia tobacco license and will maintain all required licenses and permits for lawful operation.

10. Does the proposed conditional use business conform with the nearby uses already in existence?

Yes, the proposed business is consistent with surrounding retail and commercial uses along Holly Springs Parkway and conforms with the existing character of the area.

11. Was a feasibility study conducted that provides evidence that the local market demands such a business use? Or is such a study available?

While a formal feasibility study has not been conducted, there is strong and growing consumer demand for compliant hemp-derived products, supporting the viability of this retail use.

12. Will the proposed conditional use business create a nuisance or disturbance to nearby or adjacent properties?

No, the proposed business will not create a nuisance or disturbance. It will operate as a standard indoor retail establishment with no noise, odors, or disruptive activities.

13. Is the proposed conditional use business a service that is similar or will overlap a nearby establishment already in existence?

While there may be other retail establishments in the area, the proposed business offers a specialized product line focused on compliant hemp-derived products, providing a distinct retail option.

14. Will the services provided by the proposed conditional use business complement and correspondent well with the intended character of the respective zoning district area?

Yes, the proposed use complements the intended commercial character of the zoning district and is consistent with other retail and service-oriented businesses in the area.

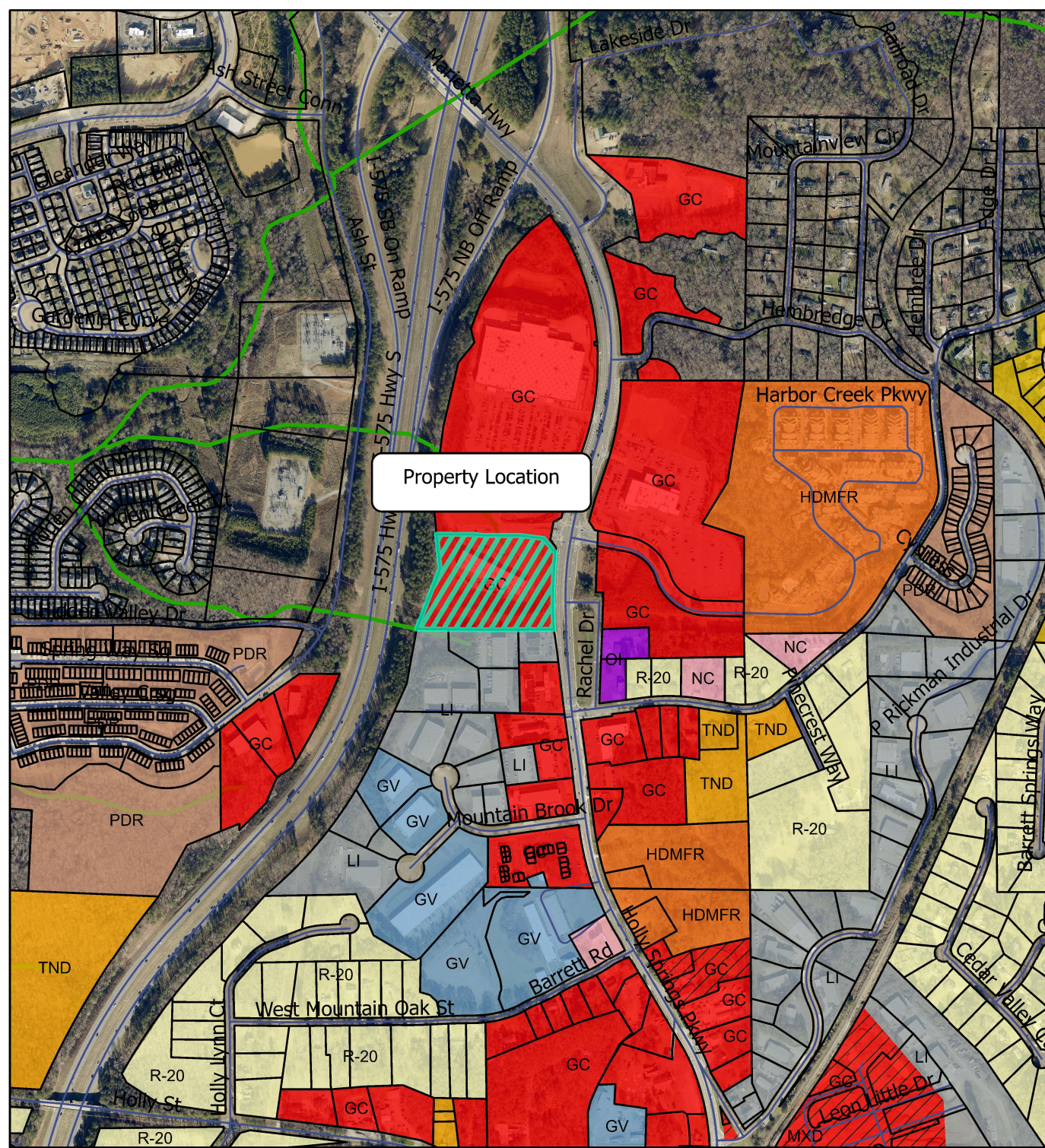
15. Will the business have adequate facilities and parking to accommodate the proposed use?

Yes, the property provides adequate facilities, access, and parking to accommodate the proposed retail use.

16. If in the Neighborhood Commercial District (NC), could nearby neighborhood residents and local pedestrians be expected to frequent this proposed business establishment without the use of an automobile?

The location is accessible to nearby residents; however, it is primarily a vehicle-oriented commercial corridor. Customers may access the business by both vehicle and, where feasible, pedestrian access.

# CUP-02-2026 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 Work Session Minutes  
May 28, 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 Captain Jeff Lance.

**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. **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.

Community Development Director Nancy Moon said that the applicant is requesting to annex this property into the City of Holly Springs.

- 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).

Community Development Director Nancy Moon said that the applicant would like to rezone the property to General Commercial.

- 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.

Community Director Nancy Moon stated that the applicant has requested a conditional use permit for a multi-tenant building on the property. Ms. Moon stated that the applicant has requested this for retail use. Ms. Moon said that the county did not have any objections to this case.

- 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.

Community Development Director Nancy Moon said that the applicant has asked to annex this property into the City of Holly Springs.

- 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).

Community Development Director Nancy Moon said that the applicant is requesting to rezone the property to R-40, Single Family Residential Estate in the City. Ms. Moon stated that the applicant would like to build single family homes on seven lots ranging from 2.19 acres to 5.67 acres. The county did not have any objections to this case.

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

Community Development Director Nancy Moon said that this proposed text amendment will replace the current Article 1. Ms. Moon stated that there are many changes to be implemented and she discussed some of the changes with the Commission.

**V. REPORTS/COMMENTS**

None.

**VI. ADJOURNMENT**

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

Respectfully submitted.

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Adrian Dekker, Chairman

Attest:

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Tracey Chambers  
Community Development Coordinator

**City of Holly Springs**  
**Planning and Zoning Commission Public Hearing Minutes**  
**June 11, 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, Lieutenant Naveed Babar and Officer Kyle Hazlett.

**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. **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.**

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

- 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.**

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

- 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.**

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

- 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.

Community Development Director Nancy Moon said that the applicant would like to annex this property into the City of Holly Springs.

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

- 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).

Community Development Director Nancy Moon said that the applicant would like to build seven homes on the 23.68 +/- acres of property. Ms. Moon said that Cherokee County did not object to the annexation, but requested stipulations if rezoned. Ms. Moon reviewed all of the surrounding properties in the area. Ms. Moon stated that staff does recommend approval with stipulations regarding the lighting and compliance with the Holly Springs Zoning Ordinance, Article 19- Design Guidelines for Model Districts, specifically the architectural guidelines.

Cherokee County resident Bill Eaton of 780 Swan Lane had concerns regarding traffic and trees.

Cherokee County resident Lori Mullinax of 3200 Hummingbird Drive had concerns regarding water lines and traffic.

Cherokee County resident Jacque Corry of 625 Fawn Ridge had concerns regarding traffic, water lines and construction vehicles damaging the roads.

Cherokee County resident Mariah Corless of 318 Ridgewood Trail had concerns regarding the environment and traffic.

Cherokee County resident Cody Jacobson of 318 Ridgewood Trail had concerns regarding construction vehicles on the roadway in the area.

Commission Member Adams made a motion to extend the public hearing by five minutes. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

The applicant and City staff addressed the concerns.

Commission Member Adams made a motion to approve with staff stipulations and comments. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

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

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

- G. May 14, 2026, Planning and Zoning Public Hearing Meeting Minutes.

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

**V. REPORTS/COMMENTS**

None.

**VI. ADJOURNMENT**

Chairman Dekker 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